

**PEMBROKESHIRE COUNTY COUNCIL
JOINT HOUSING LAND AVAILABILITY STUDY**

2019

**BETWEEN PEMBROKESHIRE COUNTY COUNCIL LPA
AND THE STUDY GROUP:
THE HOME BUILDERS FEDERATION
PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY
PERSIMMON HOMES WEST WALES
PEMBROKESHIRE HOUSING ASSOCIATION
TAI CANTREF AND
DWR CYMRU WELSH WATER**

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Table of Contents

1.0 Introduction	3
2.0 Housing Land Supply	4
Appendix 1: Site Schedules	6
Appendix 2 – Past Completion Data.....	11
Appendix 3 – Previous Land Supply Data	11
Appendix 4 – Planning Inspectorate’s Recommendation.....	Error! Bookmark not defined.

1.0 Introduction

- 1.1 This is the Pembrokeshire County Council Joint Housing Land Availability Study for 2019 which presents the housing land supply for the area at the base date of 1st April 2019. It replaces the report for the previous base date of 1st April 2018.
- 1.2 The JHLAS has been prepared in accordance with the requirements of *Planning Policy Wales* and Technical Advice Note 1 (TAN 1). Please refer to these documents for details of the requirements for the maintenance of a five year housing land supply in each Local Planning Authority area and the process for undertaking the JHLASs.
<http://gov.wales/topics/planning/policy/ppw/?lang=en> (Planning Policy Wales)
<http://gov.wales/topics/planning/policy/tans/tan1/?lang=en> (Technical Advice Note)
- 1.3 Section 2 sets out details of the housing land supply and how it has been calculated. It shows that based on the residual method set out in TAN 1 Pembrokeshire County Council had a **3.5 year** housing land supply at the base date for the survey of 1 April 2019.

Involvement

- 1.4 The housing land supply has been assessed in consultation with:
 - Home Builders Federation (HBF)
 - Persimmon Homes West Wales (PHWW)
 - Pembrokeshire Coast National Park Authority (PCNPA)
 - Dwr Cymru Welsh Water (DCWW)
 - Pembrokeshire Housing Association (PHA)
 - Tai Cantref (TC)

Report production

- 1.5 Pembrokeshire County Council issued draft site schedules and site proformas for consultation between 11th September and the 8th October 2018. Comments were provided by the HBF and Persimmon Homes within this period. A Statement of Common Ground (SoCG) was subsequently prepared and, following consultation with the Study Group, was submitted to the Welsh Government on 2nd December 2019.
- 1.6 All matters were agreed following the consultation and set out in the SoCG.
- 1.7 This JHLAS report has been prepared on the basis of the SoCG.

2.0 Housing Land Supply

- 2.1 The five year land supply comprises sites with outline or full planning permission, sites with a resolution to grant planning permission subject to the signing of a section 106 agreement and sites allocated for housing in adopted development plans, categorised as prescribed in TAN 1.
- 2.2 The land supply has been calculated (using the residual methodology), based on the Pembrokeshire County Council Local Development Plan (up to 2021), adopted on 28/02/2013.

Table 1 – Identified Housing Land Supply

Housing Land Supply (1 st April 2015 to 1 st April 2020) – Large Sites						
	5 Year Land Supply (TAN 1 Categories)			Beyond 5 Years		
	Proposed homes	1	2	3	4	Homes completed since last study
Total	7043	172	2405	205	2727	419

- 2.3 Five year land supply breakdown (i.e. Categories 1 and, 2):

Private	2206
Public	0
Housing Association	371
Total	2577

- 2.4 **Small Site Supply** – The contribution from small sites of less than 5 dwellings is based on the completions for the last five years.

Table 2 – Small Site Completions for previous 5 years

2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	Total
178	181	85	55	120	619

- 2.5 The overall **total 5 year land supply** (large + small sites) is **3196** (2577+619)

Table 3 – 5 Year Land Supply Calculation (Residual Method)

H	Total LDP Housing Requirement (period 2011-2021)	5724
N	Number of years left in JHLAS period after the Plan period expires	2
P	Total number of years in Plan period	9
C	Completions from start of Plan period 01/04/2011 to 31/03/2017 (large and small sites)	3122
	(HxN)/P	2146.5
	H-C	2602
E	$(715.5+3307)/5$	1431
F	Total 5 Year Land Supply	3196
G	Land Supply in Years (F/E)	3.5

Appendix 1: Site Schedules

Reference	PA reference	Site Name	Settlement	Total Units	Units remaining	No. Units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
000/01419	17/0030/PA	Land off Langford Rd	JOHNSTON	26	0	26	0	0	0	0
000/01008	09/1260/PA	Fenton Barns	CRUNDALE	23	5	3	0	2	0	0
000/01043	03/1548/PA	Denant Farm Dreenhill	HAVERFORDWEST	9	9	0	3	5	0	0
000/01055	03/0796/PA	Land adj Grahams Builders	HAVERFORDWEST	52	52	0	0	52	0	0
000/01122	04/0491/PA	Forest Farm	CILGERRAN	6	5	0	0	5	0	0
000/01202	10/0676/PA	Wolfsdale Hall	CAMROSE	7	3	0	1	2	0	0
000/01231	07/0418/PA	Outbuildings at Plas	WHITCHURCH	6	6	0	5	1	0	6
000/01287	07/1521/PA	Brynawelon Hotel	LETTERSTON	20	20	0	11	9	0	0
000/01290	08/0962/PA	Lammas, Pontygafel	GLANDWR	9	0	2	0	0	0	0
000/01417	12/1034/PA	DJs Nightclub & Shangrila Flats	PENALLY	31	31	0	0	11	0	0
000/01420	15/1012/PA	Land at Square & Compass	SQUARE & COMPASS	6	6	4	2	0	0	0
000/01421	15/1052/PA	North of Maesbryn	LLANDISSILIO	6	6	0	0	6	0	0
001/00008	04/1277/PA	ENC 9222,PENRHIW	ABERCYCH	16	16	0	0	0	0	16
154/00001	09/0556/PA	Phase 2, Barnlake Point	BARNLAKE	30	30	0	0	30	0	0
003/00012	10/0987/PA	New Rd/P Green	BEGELLY	27	7	0	0	0	0	7
003/00040	11/0687/PA	North of New Road	BEGELLY	70	70	0	0	70	0	0
003/00025	12/0803/PA	West of Barley Park	BEGELLY	26	26	0	0	26	0	0
003/00026	11/0687/PA	Ext on the New Rd Site	BEGELLY	65	65	0	0	0	0	65
003/00037	14/0155/PA	North of Brookfield Villas	BEGELLY	20	4	8	4	0	0	0
003/00038	14/0327/PA	East of the Cottage	BEGELLY	8	3	5	3	0	0	0
006/00003	LDP	Adjacent to Hafod	BLAENFFOS	10	10	0	0	0	10	0
007/00047	05/1443/PA	Old Station Yard	BONCATH	30	30	0	0	0	0	30
007/LDP/01	LDP	North of Cilfan y Coed	BONCATH	17	17	0	0	17	0	0
008/LDP/01	LDP	Northwest Lyndhurst Avenue	BROADMOOR	12	12	0	0	0	0	12
012/00004	14/0821/PA	Land to the S of Kiln Park	BURTON FERRY	8	7	0	0	7	0	0
014/00026	15/0312/PA	Land S of Beech Grove	CAMROSE	15	0	1	0	0	0	0
015/00006	07/1432/PA	Plot 2, Runway Garage	CAREW	8	3	0	0	0	0	3
015/00022	LDP	South of the Plough Inn	CAREW	49	26	1	0	25	0	0
015/00024	11/1194/PA	PCNPA Caravan Site	CAREW	100	100	0	0	100	0	0
015/00029	13/0585/PA	Clynderwen & Cardiganshire Farmers LTD	CAREW	6	6	0	0	6	0	0
020/00062	LDP	Adjacent to Holly Lodge	CILGERRAN	30	30	10	10	0	0	0
022/00012	15/0866/PA	West of Ash Grove	CLARBESTON ROAD	21	8	8	0	0	0	0
022/00018	09/1215/PA	Site adj Memorial Hall	CLARBESTON ROAD	24	2	0	0	0	3	0
152/LDP/01	15/0166/PA	Depot Site	CLUNDERWEN	50	50	0	0	50	0	0
025/00028	LDP	South of Tinkers Fold	COSHESTON	6	6	0	0	6	0	0
025/00039	07/1330/PA	Land at West Park	COSHESTON	6	3	2	0	1	0	0

028/00012	LDP	North of the Forge	CROESGOCH	20	20	0	0	0	20	0
028/00013	LDP	East of the Forge	CROESGOCH	22	22	0	0	0	22	0
029/00013	17/0412/PA	Dingle Lane	CRUNDALE	40	6	2	4	0	0	0
029/00014	12/0776/PA	Opposite Woodholm Close	CRUNDALE	11	11	0	1	10	0	0
030/00019	15/0728/PA	Adjoining Crug yr Efydd	CRYMYCH	27	17	4	2	11	0	0
030/00039	15/1014/PA	OS 3337, Hermon Road	CRYMYCH	10	1	1	0	0	0	0
030/00043	12/0629/PA	Between the School & Station Rd	CRYMYCH	60	60	0	0	60	0	0
030/00055	13/1009/PA	West of Greenacres	CRYMYCH	14	14	0	1	13	0	0
030/LDP/01	LDP	East of Waunaeron	CRYMYCH	35	35	0	0	0	0	35
033/00035	09/0992/PA	South West of the School	EGLWYSRW	15	15	0	0	0	0	15
034/00099	15/0203/PA	Delfryn, Heol Penlan, Stop & Call	GOODWICK	9	9	0	0	9	0	0
034/00109	08/114/PA	OS 8527 opposite Crowstone	GOODWICK	19	15	0	0	0	0	15
034/00165 & 034/00215	LDP	East of & Maesgwynne Farm	FISHGUARD	341	315	2	3	18	0	295
034/00257	05/0844/PA	The Old Frenchmans Hotel	FISHGUARD	10	10	0	10	0	0	0
034/00292	05/1198/PA	Main Street	GOODWICK	41	41	0	3	38	0	0
034/00333	17/0259/PA	Pen Wallis	FISHGUARD	30	17	17	0	0	0	0
034/LDP/01	LDP	Old Infants School	FISHGUARD	18	18	0	0	18	0	0
035/00021	03/0382/PA	Land off Targate Road	FREYSTROP	10	3	0	1	2	0	0
040/00420	17/0513/PA	County Hotel	HAVERFORDWEST	10	10	0	0	10	0	0
040/00077	06/0063/PA	Area of Land Behind City Rd	HAVERFORDWEST	130	57	0	2	0	0	55
040/00106	D2/94/0745	Scarrowscant/Glenover	HAVERFORDWEST	220	138	3	2	181	0	0
040/00273 and 040/00274	12/0830/PA	Slade Lane North & South	HAVERFORDWEST	729	729	0	0	240	0	489
040/00275	PEMBS UDP	Shoals Hook Lane	HAVERFORDWEST	277	277	0	0	0	0	277
040/00364	09/0072/PA	8 & 8a Spring Gardens	HAVERFORDWEST	6	6	0	6	0	0	0
040/00373	10/0207/PA	Calvary Church	HAVERFORDWEST	17	17	0	0	0	0	17
040/00386	13/0854/PA	Land at Albert Town	HAVERFORDWEST HA	87	57	30	11	46	0	0
040/00397	12/0891/PA	Former Imperial Garages	HAVERFORDWEST	58	58	0	0	58	0	0
040/00411	16/0434/PA	Pembroke House Hotel	HAVERFORDWEST	23	23	23	0	0	0	0
040/00424	18/0094/PA	Land off Slade Lane	HAVERFORDWEST	24	24	0	0	24	0	0
041/LDP/01	LDP	Land Opposite Barrowgate	HAYSCASTLE CROSS	6	6	0	0	6	0	0
042/00013	07/1441/PA	OS 709	HERMON	26	26	0	0	26	0	0
044/00015	10/0997/PA	Adjacent Shangrila	HOOK	41	28	0	0	0	0	28
044/00050	LDP	R/O Pill Road	HOOK	13	7	0	6	1	0	0
044/00063	12/1201/PA	Barn Farm	HOOK	10	6	0	0	6	0	0
045/00008	11/0430/PA	Houghton Nursery	HOUGHTON	15	15	0	1	0	0	14
046/00015	LDP	East of Bentlass Rd	HUNDLETON	32	25	5	1	19	0	0
047/LDP/01	LDP	Rear of Beggars Roost & Sunnyside	JEFFREYSTON	18	18	0	0	0	0	18
048/00017	PEMBS UDP	Pond Bridge Farm	JOHNSTON	137	50	10	0	40	0	0
048/00038	LDP	Adj to Milford Road	JOHNSTON	120	120	0	0	0	0	120
048/00050	15/0225/PA	Land Off A477	JOHNSTON	13	7	5	2	0	0	0

049/00024	07/0916/PA	Land adj West Lane Close	KEESTON	35	15	5	6	4	0	0
050/00041	LDP	Land West of Stepside School	KILGETTY	19	19	0	0	19	0	0
050/00043	LDP	Land to rear of Newton Hall	KILGETTY	26	26	0	0	0	0	26
050/00044	LDP	Land South of Kivelgy Park	KILGETTY	20	20	0	0	0	0	20
052/00011	LDP	South of Cleggars Park	LAMPHEY	55	55	0	0	0	0	55
053/00009	LDP	Court Meadow	LETTERSTON	90	89	0	0	0	89	0
053/00052	13/0356/PA	Former Go-Kart Track	LETTERSTON	23	23	0	1	22	0	0
057/LDP/01	LDP	North of the Village Hall	LLANDEWEI VELFREY	12	12	0	0	0	0	12
060/00036	10/1207/PA	Llandissillio Tractors	LLANDEWEI VELFREY	5	5	0	0	0	0	5
060/LDP/01	LDP	Pwll Quarry Cross	LLANDEWEI VELFREY	25	25	0	0	0	0	25
063/00024	LDP	Opposite the Kilns	LLANGWM	75	75	0	0	0	0	75
081/LDP/01	LDP	Northwest of the Globe Inn	MAENCLOCHOG	30	30	0	0	20	0	10
085/LDP/01	LDP	South of the Woodturners	MATHRY	6	6	0	0	0	0	6
086/00095	LDP	Hubberston West of Silverstream	MILFORD HAVEN	50	50	0	0	0	0	50
086/00107	D2/74/1081	Liddeston Valley Estate	MILFORD HAVEN	72	1	0	1	0	0	0
086/00128	D2/90/0379	GreenMeadow Steynton	MILFORD HAVEN	81	10	6	4	0	0	0
086/00129	LDP	Beaconing Field	MILFORD HAVEN	81	81	4	6	71	0	0
086/00222	12/0685/PA	SW of the Meads	MILFORD HAVEN	93	93	0	0	0	0	93
086/00223	LDP	Thornton Road	MILFORD HAVEN HA	224	224	48	8	69	0	107
086/00316	18/1297/PA	The Point, Hakin	MILFORD HAVEN	22	0	2	0	0	0	0
086/00318	08/0368/PA	Castle Pill	MILFORD HAVEN	72	72	0	0	0	0	72
086/00335	10/1289/PA	Land at Cromwell Rd	MILFORD HAVEN	76	76	0	0	20	0	56
086/00360	13/0824/PA	Land NE of Manchester Club	MILFORD HAVEN	10	10	0	0	10	0	0
088/00006	03/0891/PA	Old Mart Spring Gardens	NARBERTH	46	4	2	4	0	0	0
088/00074	08/0098/PA	Dingle Farm	NARBERTH	33	33	0	0	33	0	0
088/00075	15/1044/PA	East of Northmead, Jesse Rd	NARBERTH	104	63	41	9	63	0	0
088/00077	09/0419/PA	Land adj Rushacre Farm	NARBERTH	55	55	0	1	54	0	0
088/00078	LDP	W of Bloomfield Gardens	NARBERTH	89	89	0	0	89	0	0
088/00348	13/0889/PA	Little Greenway, Station Road	NARBERTH	19	19	0	6	13	0	0
088/00352	10/0546/PA	Eastgate House, Jesse Road	NARBERTH	6	6	0	0	0	0	6
088/00353	16/0028/PA	Sunnybank Residential Home	NARBERTH	25	11	4	3	3	0	0
093/00066	LDP	East of Poppy Drive	NEYLAND	101	101	0	0	0	0	101
095/00119	12/0078/PA	Land to Rear of 100 South Road	PEMBROKE	5	5	0	0	5	0	0
095/00120	00/0275/PA	Greenacre Park	PEMBROKE	15	8	0	0	0	0	8
095/00144	LDP	North of Gibbas Way	PEMBROKE	70	70	0	0	0	0	70
095/00144	LDP	South of Gibbas Way	PEMBROKE	98	4	9	0	4	0	0
095/00147	10/01252/PA	Adj to Long Mains & Monkton Priory	PEMBROKE	169	139	0	0	139	0	0
095/00153	LDP	Adj to Monkton Swifts	PEMBROKE	118	118	0	0	40	0	78
095/00154	15/0144/PA	N & W of Railway Tunnel	PEMBROKE	141	10	10	0	0	0	0

095/00183	14/1093/PA	The Haygert Field	PEMBROKE	9	0	0	0	0	0	0
095/00225	13/0892/PA	Land South East of Golden Hill Road	PEMBROKE	29	29	0	0	29	0	0
095/00233	15/0541/PA	4 & 5 Rocky Park	PEMBROKE HA	13	4	4	0	0	0	0
095/00237	12/0515/PA	4, 5, 6 Castle Terrace, 7, 8 Northgate Street	PEMBROKE	16	16	0	0	16	0	0
095/00240	13/0291/PA	Springfield	PEMBROKE	5	2	1	0	2	0	0
096/00006	18/0504/PA	St Patricks Hill	PEMBROKE DOCK	13	0	1	0	0	0	0
096/00011	D3/94/0270	Pennar Park	PEMBROKE DOCK	136	31	1	6	23	0	0
096/00233	LDP	E of Hill Farm	PEMBROKE DOCK	63	63	0	0	0	0	63
096/00238	LDP	North of Pembroke Rd	PEMBROKE DOCK	98	98	0	0	0	0	98
096/00274	13/0785/PA	Land N of Cleddau Bridge Hotel	PEMBROKE DOCK	5	5	0	0	5	0	0
096/00328	07/0670/PA	13, 15, 17, 19 to 23, Meyrick Street	PEMBROKE DOCK	22	22	0	0	0	22	0
096/00330	14/0429/PA	Commodore Hotel	PEMBROKE DOCK	31	31	0	0	31	0	0
096/00337	09/0847/PA	Land Adj to ASDA	PEMBROKE DOCK	7	7	0	0	0	0	7
096/00373	12/0708/PA	Imble Lane	PEMBROKE DOCK HA	100	100	0	0	100	0	0
096/00375	13/0619/PA	Land North of Cleddau	PEMBROKE DOCK	14	14	0	0	14	0	0
096/00385	15/0610/PA	The Olde School House	PEMBROKE DOCK	5	5	0	0	5	0	0
096/00387	14/1098/PA	Old Pennar School	PEMBROKE DOCK HA	15	0	0	0	0	0	0
097/LDP/01	14/0045/PA	North of the Paddock	PENALLY	8	8	0	0	8	0	0
097/LDP/02	LDP	Penally Heights	PENALLY	11	11	0	0	8	0	0
099/00045	13/1076/PA	East of Glenanne	PENTLEPOIR	6	6	0	0	6	0	0
099/00052/ 099/LDP/01	14/0270/PA	Land adj Coppins Lodge	PENTLEPOIR	49	23	0	4	19	0	0
099/00056	09/1193/PA	Holborn Farm	PENTLEPOIR	30	30	0	0	0	0	30
099/00059	16/0678/PA	The Old School	PENTLEPOIR	19	19	0	0	19	0	0
108/LDP/01	LDP	Opposite Bro Dewi	PUNCHESTON	6	6	0	0	0	6	0
108/LDP/02	LDP	West of Awelfa	PUNCHESTON	12	12	0	0	0	0	12
110/00015	14/0657/PA	Land at Maes Elwyn John	REYNALTON	7	7	0	2	5	0	0
113/00013	06/0159/PA	Robeston House	ROBESTON WATHEN	5	1	1	0	1	0	0
113/LDP/01	LDP	South of Robeston Court	ROBESTON WATHEN	14	14	0	0	0	0	14
114/00016	03/0620/PA	Part OS 6717, Church Rd	ROCH	22	0	0	0	0	0	0
114/LDP/01	LDP	East of Pilgrim's Way	ROCH	44	44	0	0	0	0	44
116/00029	13/0528/PA	3 The Beacon	ROSEMARKET	10	10	0	0	0	10	0
116/00031	13/0976/PA	Middle Street	ROSEMARKET	6	6	0	0	6	0	0
116/LDP/01	LDP	Opposite the Glades	ROSEMARKET	13	13	0	0	0	0	13
119/LDP/01	LDP	East of Hill Lane	SIMPSON CROSS	11	11	0	0	11	0	0
120/00018	12/0281/PA	NW of Wesley Way	SPITTAL	22	22	0	0	22	0	0
122/00035	LDP	Awel Y Mor Extension	ST DOGMAELS	44	33	0	0	33	0	0
123/00045	16/1056/PA	Ash Grove	ST FLORENCE	11	11	0	0	11	0	0
123/LDP/01	LDP	North of Parsons Green	ST FLORENCE	26	26	0	0	26	0	0
125/00009	05/1487/PA	St Twynells Farm	ST TWYNELLS	9	6	0	2	4	0	0
131/00021	03/1297/PA	Land adj Blaenfyfnon Farm	TEGRYN	30	25	0	1	0	0	24
132/00044	09/0188/PA	Land N of Village Green	TEMPLETON	22	11	7	4	0	0	0
132/LDP/01	LDP	South of the Boars Head Junction	TEMPLETON	28	28	0	0	28	0	0

134/00012	09/1194/PA	Land at Upper Thornton Farm	MILFORD HAVEN	10	9	1	0	8	0	0
135/00004	LDP	North of Bulford Rd	TIERS CROSS	23	23	0	0	0	23	0
144/00104	06/1459/PA	Land at OS 3428 WE	CLARBESTON ROAD	6	1	0	1	0	0	0
146/00012	09/0820/PA	Land at Green Lane	WATERSTON	6	6	0	0	6	0	0
149/LDP/01	LDP	Opposite Haul y Bryn	WOLFSCASTLE	30	30	0	0	0	0	30
086/00372	18/0274/PA	Land at the Priory	MILFORD HAVEN	14	14	0	0	14	0	0
086/00374	18/0538/PA	Hakin Social Club	MILFORD HAVEN	8	8	0	8	0	0	0
093/00112	18/0837/PA	Lawrenny Castle Hotel	NEYLAND	5	0	5	0	0	0	0
040/00378	18/0788/CL	Flat 12,18-20 Hill Street	HAVERFORDWEST	13	0	13	0	0	0	0
040/00404	13/0988/PA	Olive Branch, 22 Hill St	HAVERFORDWEST	6	0	6	0	0	0	0
040/00429	18/0776/PA	25 Hill Street	HAVERFORDWEST	6	0	6	0	0	0	0
086/00374	18/0538/PA	Hakin Social Club	MILFORD HAVEN	8	8	0	8	0	0	0
093/00112	18/0837/PA	Castle House 17 High St	NEYLAND	5	0	5	0	0	0	0
127/00012	11/0319/PA	Clos yr Ysgol	STEPASIDE	5	0	0	1	0	0	0
127/00015	10/1309/PA	Old Victorian School	STEPASIDE	8	3	0	0	3	0	0
				7043	5660	349	172	2405	205	2727

Appendix 2 – Past Completion Data

Year	Number of homes completed on		
	Large Sites	Small Sites	Total Completions
2015	410	178	588
2016	224	181	405
2017	280	85	365
2018	231	55	286
2019	299	120	419

Appendix 3 – Previous Land Supply Data

Year	5 year supply – Number of homes (TAN1 categories)		Numbers of years supply	Supply beyond 5 years – Number of homes	
	1	2		3	4
2015	168	2593	5.0	0	3070
2016	124	2911	5.1	0	3078
2017	160	3304	5.1	0	2735
2018	229	2763	4.5	0	2960
2019	172	2405	3.5	205	2727