

**Pembrokeshire Coast National Park Authority
Joint Housing Land Availability Study 2013**

**BETWEEN THE PEMBROKESHIRE COAST NATIONAL PARK
AUTHORITY AND THE HOMEBUILDERS FEDERATION (plus
PEMBROKESHIRE COUNTY COUNCIL, PEMBROKESHIRE HOUSING
ASSOCIATION, TAI CANTREF HOUSING ASSOCIATION & DWR CYMRU)**

November 2013

Contents

1.0 SUMMARY	3
2.0 HOUSING LAND SUPPLY	4
3.0 COMMENTARY	5
4.0 MONITORING DATA.....	6
Appendix 1 – Site Schedules.....	8
Appendix 2 – Past Completion Data.....	18
Appendix 3 – Previous Land Supply Data	18

1.0 SUMMARY

1.1 This is the Pembrokeshire Coast National Park Authority Joint Housing Land Availability study for 2013 which presents the housing land supply for the area at the base date of 1st April 2013. It replaces the report for the previous date of 1st April 2012.

1.2 The Joint Housing Land Availability Study has been prepared in accordance with the requirements of *Planning Policy Wales*, Technical Advice Note 1 (TAN1) and the Guidance Note on the JHLAS process (September 2012). 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://wales.gov.uk/topics/planning/policy/ppw/?jsessionid=F9DE329015C3CE30EA37931A6E0A91A2?lang=en>

<http://wales.gov.uk/topics/planning/policy/tans/tan1/?lang=en>

<http://wales.gov.uk/topics/planning/policy/guidanceandleaflets/jhlasguidancenote/?lang=en>

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 TAN1. Pembrokeshire Coast National Park Authority has 2.96 years housing land supply.

Involvement

1.4 The housing land supply has been assessed in consultation with:

- Home Builders Federation
- Pembrokeshire County Council
- Dwr Cymru/Welsh Water
- Pembrokeshire Housing Association
- Tai Cantref Housing Association

Report production

1.5 Pembrokeshire Coast National Park Authority issued draft site schedules and site proformas for consultation on 4th July 2013 for a period of 3 weeks until 26th July 2013. No comments were made 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 7th November 2013.

1.6 It was necessary for an appointed Planning Inspector to resolve a number of disputed matters because details within the site schedule could not be agreed by all parties through the Statement of Common Ground stage.

1.7 The appointed Planning Inspector subsequently made a recommendation to the Welsh Government on the housing land supply (Appendix 4), including recommendations on the points of dispute. The Planning Inspector's recommendations were considered by the Welsh Government, relevant amendments were made to the site schedules by Pembrokeshire Coast National Park Authority and this information has been incorporated into this report.

2.0 HOUSING LAND SUPPLY

2.1 The five year land supply comprises sites with planning permission (outline or full) and sites allocated for housing in adopted development plans, categorised as prescribed in TAN1.

2.2 The land supply has been calculated using the residual methodology, based on the Pembrokeshire Coast National Park Local Development Plan (end date 2021), adopted on 30th September 2010.

Table 1 – Identified Housing Land Supply

Housing Land Supply								
	Proposed homes	5 Year Land Supply (TAN 1 categories)				Beyond 5 years		Homes completed since last study
		Under construction	1	2	2*	3(i)	3(ii)	
Total	1008	32	64	273	0	636	0	18

2.3 Five year land supply breakdown (ie. Categories 1,2,2* and Under Construction)

Private	235
Public	0
Housing Association	134
Total	369*

*Please note this figure differs from that given in the Inspector's report which is likely to be a typing error.

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

Table 2 – Small Site Completions for previous 5 years

2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	Total
33	19	20	16	9	97

2.5 The overall **total 5 year land supply** (large and small sites) is 466.

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

A	Total Housing Requirement (LDP provision)	1600
----------	--	-------------

	2006 - 2021)	
B	Completions 01/04/2007 to 31/03/2013 (large and small sites)	307
C	Residual Requirement (April 2013 – 2021)	1293
D	5 Year Requirement	808
E	Annual Need	162
F	Total 5 Year Land Supply	466
G	Land Supply in Years (F/E)	2.87

3.0 COMMENTARY

3.1 In order to address the 5 year land supply shortfall the National Park Authority is continuing with the following actions:

- Approving planning applications for housing developments, provided all relevant policy considerations are met. The majority of applications submitted to the Authority in the past few years have been on small sites which are not listed in the land supply. Site visits undertaken in November 2013 and beginning of April 2014 show an increase in the level of activity on these small sites and on some of the larger sites which will be recorded in the 2014 Land Availability study.
- Further to the consideration of affordable housing delivery in the National Park by the Authority's Scrutiny Committee in 2012/13, Nathaniel Litchfield and Andrew Golland Associates were commissioned to advise on ways in which it might be improved. The study was the result of concern raised through the Authority's own Scrutiny Committee that recent delivery rates have fallen below what is required and set out in the Local Development Plan. The study:
 - Undertook a range of consultation including a workshop with landowners and agents;
 - Re-ran the viability assessment for the allocations in the Plan;
 - Looked at how to streamline the planning application process;
 - Reviewed how affordable housing information is disseminated in the National Park;
 - Reviewed approaches to affordable housing delivery elsewhere; and
 - Re-drafted the Authority's Supplementary Planning Guidance on Affordable Housing, in line with the Study's conclusions.
- The Authority has a continuing dialogue with owners of many of the land allocations in the Park. Several of the landowners are undertaking preparatory work to start bringing sites forward for development and will be reflected in the 2014 Land Availability Study. In preparation for the scheduled 1st Review of the Local Development Plan, the Authority is starting to reconsider the future of sites where landowners have expressed no interest in bringing sites forward for development during the Plan period.
- The Authority has reviewed the potential for release of the limited land in its ownership during the preparation of the Local Development Plan. None of the

land in its ownership, within the National Park area was appropriate for development, for the following reasons:

- a) The land is situated in remote locations;
 - b) Land is used for other purposes, such as amenity space;
 - c) It is undeveloped land and forms an integral to the character of an area;
 - d) The land is subject to the same deliverability issues as those already identified for allocated sites.
- The Authority also owns land outside the National Park, in Pembrokeshire County Council's area of planning jurisdiction. Planning permission has been sought for 90-100 dwellings with 20% affordable housing contribution and is due to be issued.
 - Land was allocated in the Local Development Plan on land in the ownership of Pembrokeshire County Council. The land allocated could contribute approximately 320 units. Of this land:
 - A site for 18 units is being sold to a Housing Association for development;
 - Land for 25 units has been sold to a private person as a long-term investment which is now unlikely to be developed during the Plan period;
 - Land for 10 units has been sold to a private person who has expressed an intention to develop the site but without a specific timescale;
 - The Council has advised that two sites for a total of 98 units will not be developed until the local market condition improve; and
 - Discussion on a site for 168 units has commenced but the Council has no timescale on delivery of housing at this site.

4.0 MONITORING DATA

4.1 TAN 1 requires the JHLAS report to provide additional information on the development of land for housing covering the use of previously developed land, the use of sites subject to flood risk, constraints and the type of housing being developed (ie houses, flats, other). This data is set out below.

Table 4 – Re-use of Previously Developed Land (large sites)

Total Number and Percentage of Homes by Category and Land Type												
Year	5 Year Supply				3i and 3ii Categories				Completions			
	Greenfield		Brownfield		Greenfield		Brownfield		Greenfield		Brownfield	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
2011	144	38%	239	62%	489	71%	195	29%				
2012	153	39%	237	61%	490	79%	133	21%	6	60%	4	40%
2013	138	37%	231	63%	486	76%	150	24%	1	6%	17	94%
2014												
2015												
2016												

Table 5 – Sites subject to flood risk constraints (large sites)

Total Number and Percentage of Homes by Category and Land Type												
Year	<i>5 Year Supply</i>				<i>3i and 3ii Categories</i>				<i>Completions 2011-12</i>			
	<i>C1</i>		<i>C2</i>		<i>C1</i>		<i>C2</i>		<i>C1</i>		<i>C2</i>	
	<i>No.</i>	<i>%</i>	<i>No.</i>	<i>%</i>	<i>No.</i>	<i>%</i>	<i>No.</i>	<i>%</i>	<i>No.</i>	<i>%</i>	<i>No.</i>	<i>%</i>
2011	0	0%	0	0%	0	0%	8	1%				
2012	0	0%	10	2.6%	0	0%	6	1%	0	0%	0	0%
2013	0	0%	20	5.5%	0	0%	0	0%	0	0%	0	0%
2014												
2015												
2016												

Table 6 – Completions by House Type – 1st April 2012 to 31st March 2013 (large sites)

- 1 (6%) houses completed
- 17 (94%) apartments/flats completed
- 0 other (eg bungalows) completed

Appendix 1 – Site Schedules

Broad Haven

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Remg	Hectares Rmng	U/C	Categorisation					2 *	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyferiad	Unedau a Adeiladwyd Ers yr AstudiARTH ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	Hectaurau sydd ar ol	W/A	2014	2015	2016	2017	2018			
HA734	South of Driftwood Close Broad Haven	0	8	8		0	0	2	2	2	2	0	0	0
MA776	North East Marine Road Broad Haven	0	35	35		0	0	0	7	7	7	0	14	0
	Total	0	43	43		0	0	2	9	9	9	0	14	0

Crymych

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Remg	Hectares Rmng	U/C	Categorisation					2 *	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyferiad	Unedau a Adeiladwyd Ers yr AstudiARTH ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	Hectaurau sydd ar ol	W/A	2014	2015	2016	2017	2018			
0	Depot Site Crymych	0	18	18		0	10	8	0	0	0	0	0	0
	Total	0	18	18		0	10	8	0	0	0	0	0	0

Dale

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Remg	Hectares Rmng	U/C	Categorisation					2 ⁺	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyferiad	Unedau a Adeiladwyd Ers yr AstudiARTH ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	Hectaurau sydd ar ol	W/A	2014	2015	2016	2017	2018			
HA382	Castle Way, Dale	0	12	12		0	0	0	0	0	0	0	12	0
	Total	0	12	12		0	0	0	0	0	0	0	12	0

Dinas Cross

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Remg	Hectares Rmng	U/C	Categorisation					2 ⁺	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyferiad	Unedau a Adeiladwyd Ers yr AstudiARTH ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	Hectaurau sydd ar ol	W/A	2013	2014	2015	2016	2017			
HA387	Opposite Bay View Terrace, Dinas	0	12	12		0	0	0	0	0	0	0	12	0
	Total	0	12	12		0	0	0	0	0	0	0	12	0

Herbrandston

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Remg	Hectares Rmng	U/C	Categorisation					2 ⁺	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyferiad	Unedau a Adeiladwyd Ers yr AstudiARTH ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	Hectaurau sydd ar ol	W/A	2014	2015	2016	2017	2018			
NP/04/462	Site of former Sir Benfro Hotel, Herbrandston	0	28	28		5	6	6	6	5	0	0	0	0
HA732	East of Herbrandston Hall, Herbrandston	0	12	12		0	0	0	0	0	0	0	12	0
	Total	0	40	40		5	6	6	6	5	0	0	12	0

Jameston

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Remg	Hectares Rmng	U/C	Categorisation					2 ⁺	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyferiad	Unedau a Adeiladwyd Ers yr AstudiARTH ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	Hectaurau sydd ar ol	W/A	2014	2015	2016	2017	2018			
NP/07/402	Adj Landway Farm, Jameston	0	6	6		0	0	2	2	2	0	0	0	0
HA730	Opposite Bush Farm, Jameston	0	35	35		0	0	0	0	0	8	0	27	0
HA821	Green Grove, Jameston	0	5	5		0	0	1	2	2	0	0	0	0
	Total	0	46	46		0	0	3	4	4	8	0	27	0

Lawrenny

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Remg	Hectares Rmng	U/C	Categorisation					2 ⁺	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyferiad	Unedau a Adeiladwyd Ers yr AstudiARTH ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	Hectaurau sydd ar ol	W/A	2014	2015	2016	2017	2018			
HA559	Adjacent to Home Farm, Lawrenny	0	30	30		0	0	0	5	5	5	0	15	0
	Total	0	30	30		0	0	0	5	5	5	0	15	0

Manorbier Station

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Remg	Hectares Rmng	U/C	Categorisation					2 ⁺	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyferiad	Unedau a Adeiladwyd Ers yr AstudiARTH ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	Hectaurau sydd ar ol	W/A	2014	2015	2016	2017	2018			
HA848	Opposite Manorbier VC School, Manorbier	0	19	19		0	0	0	3	3	3	0	10	0
MA895	Land part of Buttylands, Manorbier	0	15	15		0	0	0	0	0	3	0	12	0
	Total	0	34	34		0	0	0	3	3	6	0	22	0

New Hedges

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Remg	Hectares Rmng	U/C	Categorisation					2 ⁺	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyferiad	Unedau a Adeiladwyd Ers yr AstudiARTH ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	Hectaurau sydd ar ol	W/A	2014	2015	2016	2017	2018			
HA813	Rear of Cross Park, New Hedges	0	30	30		0	0	0	0	5	5	0	20	0
	Total	0	30	30		0	0	0	0	5	5	0	20	0

Newport

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Remg	Hectares Rmng	U/C	Categorisation					2	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyferiad	Unedau a Adeiladwyd Ers yr AstudiARTH ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	Hectaurau sydd ar ol	W/A	2014	2015	2016	2017	2018			
NP/09/488	Newport Garage, Newport	0	10	10		4	0	2	2	2	0	0	0	0
NP/06/106	Newport Pottery, Newport	0	6	6		0	0	0	0	0	6	0	0	0
HA825	Feidr Eglwys, Newport	0	20	20		0	0	5	5	5	5	0	0	0
	Total	0	36	36		4	0	7	7	7	11	0	0	0

Saundersfoot

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Remg	Hectares Rmng	U/C	Categorisation					2	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyferiad	Unedau a Adeiladwyd Ers yr AstudiARTH ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	Hectaurau sydd ar ol	W/A	2014	2015	2016	2017	2018			
NP/06/0623	Jalna Hotel, Saundersfoot	0	9	9		0	0	3	6	0	0	0	0	0
MA777	Rear of Cambrian Hotel & the Cambrian Hotel	0	28	28		0	0	7	7	7	7	0	0	0
NP/033/91	Land adj Ridgeway and Incline Saundersfoot	0	20	9		0	1	0	0	0	0	0	8	0
	Total	0	57	46		0	1	10	13	7	7	0	8	0

Solva

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Remg	Hectares Rmng	U/C	Categorisation					2 ⁺	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyferiad	Unedau a Adeiladwyd Ers yr AstudiARTH ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	Hectaurau sydd ar ol	W/A	2014	2015	2016	2017	2018			
HA384	Adj Bro Dawel Solva	0	18	18		0	0	0	0	0	0	0	18	0
	Land at Ynys Dawel	0	7	7		0	0	0	0	0	0	0	7	0
HA792	Bank House, Whitchurch Lane, Solva	0	12	12		0	0	0	6	6	0	0	0	0
	Total	0	37	37		0	0	0	6	6	0	0	25	0

St Davids

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Remg	Hectares Rmng	U/C	Categorisation					2 ⁺	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyferiad	Unedau a Adeiladwyd Ers yr AstudiARTH ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	Hectaurau sydd ar ol	W/A	2014	2015	2016	2017	2018			
HA385	North of Twr y Felin, St Davids	1	26	8		2	2	2	2	0	0	0	0	0
HA737	West of Glasfryn Road, St Davids	0	90	90		0	0	0	0	0	0	0	90	0
HA789	Adj Ysgol Bro Dewi, Nun Street, St Davids	0	10	10		0	0	0	0	0	5	0	5	0
	Total	1	126	108		2	2	2	2	0	5	0	95	0

St Ishmaels

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Remg	Hectares Rmng	U/C	Categorisation					2	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyferiad	Unedau a Adeiladwyd Ers yr AstudiARTH ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	Hectaurau sydd ar ol	W/A	2014	2015	2016	2017	2018			
NP/08/60	North Burgage Green Close, St Ishmaels	0	5	2		0	0	2	0	0	0	0	0	0
NP/03/519	Butterhill Farm	0	6	1		1	0	0	0	0	0	0	0	0
MA733	Adj School, St Ishmaels	0	40	40		0	0	4	4	4	4	0	24	0
	Total	0	51	43		1	0	6	4	4	4	0	24	0

Tenby

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Remg	Hectares Rmng	U/C	Categorisation					2	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyferiad	Unedau a Adeiladwyd Ers yr AstudiARTH ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	Hectaurau sydd ar ol	W/A	2014	2015	2016	2017	2018			
NP/08/389	Guildhall and Glendower House, Tenby	17	21	0		0	0	0	0	0	0	0	0	0
HA377	Brynhir, Tenby	0	168	168		0	0	0	0	0	0	0	168	0
NP/96/105	Haytor Gardens, Tenby	0	17	1		1	0	0	0	0	0	0	0	0
HA723	Former Cottage Hospital, Tenby	0	10	10		0	0	5	5	0	0	0	0	0
HA724	Rectory Car Park, Tenby	0	50	50		0	0	0	0	0	0	0	50	0
HA727	West Narberth Road, Tenby	0	25	25		0	0	0	0	0	5	0	20	0
HA752	Butts Field Car Park, Tenby	0	80	80		0	0	0	0	0	0	0	80	0
HA760	Reservoir Site, Tenby	0	12	12		0	0	0	0	0	0	0	12	0
MA707	White Lion/Deer Park, Tenby	0	64	64		0	39	14	11	0	0	0	0	0
MA710	Sergeant's Lane, Tenby	0	5	5		0	0	0	0	0	0	0	5	0
NP/07/218	Fountain's Café, Tenby	0	19	19		19	0	0	0	0	0	0	0	0
NP/09/064	Fountain's Café Affordable Site, Tenby	0	5	5		0	0	5	0	0	0	0	0	0
	Total	17	476	439		20	39	24	16	0	5	0	335	0

The Rhos

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Remg	Hectares Rmng	U/C	Categorisation					2 ⁺	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr AstudiARTH ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	Hectaurau sydd ar ol	W/A	2014	2015	2016	2017	2018			
NP/05/331	Picton Home Farm, The Rhos	0	8	8		0	4	4	0	0	0	0	0	0
	Total	0	8	8		0	4	4	0	0	0	0	0	0

Trefin

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Remg	Hectares Rmng	U/C	Categorisation					2 ⁺	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr AstudiARTH ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	Hectaurau sydd ar ol	W/A	2014	2015	2016	2017	2018			
HA738	North of Heol Crwys, Trefin	0	15	15		0	0	0	0	0	0	0	15	0
	Total	0	15	15		0	0	0	0	0	0	0	15	0

Uzmaston

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Remg	Hectares Rmng	U/C	Categorisation					2 ⁺	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr AstudiARTH ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	Hectaurau sydd ar ol	W/A	2014	2015	2016	2017	2018			
NP/04/400	Boulston Manor	0	5	5		0	2	2	1	0	0	0	0	0
	Total	0	5	5		0	2	2	1	0	0	0	0	0

Whitchurch

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Remg	Hectares Rmng	U/C	Categorisation					2 ⁺	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyferiad	Unedau a Adeiladwyd Ers yr AstudiARTH ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	Hectaurau sydd ar ol	W/A	2014	2015	2016	2017	2018			
NP/05/509	Rear of Caeglas and Llygod yr Haul, Whitchurch	0	5	3		0	0	1	2	0	0	0	0	0
	Total	0	5	3		0	0	1	2	0	0	0	0	0

PCNPA Total

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Remg	Hectares Rmng	U/C	Categorisation					2 ⁺	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyferiad	Unedau a Adeiladwyd Ers yr AstudiARTH ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	Hectaurau sydd ar ol	W/A	2014	2015	2016	2017	2018			
Broad Haven	Total	0	43	43		0	0	2	9	9	9	0	14	0
Crymch	Total	0	18	18		0	10	8	0	0	0	0	0	0
Dale	Total	0	12	12		0	0	0	0	0	0	0	12	0
Dinas Cross	Total	0	12	12		0	0	0	0	0	0	0	12	0
Herbrandston	Total	0	40	40		5	6	6	6	5	0	0	12	0
Jameston	Total	0	46	46		0	0	3	4	4	8	0	27	0
Lawrenny	Total	0	30	30		0	0	0	5	5	5	0	15	0
Manorbier Station	Total	0	34	34		0	0	0	3	3	6	0	22	0
New Hedges	Total	0	30	30		0	0	0	0	5	5	0	20	0
Newport	Total	0	36	36		4	0	7	7	7	11	0	0	0
Saundersfoot	Total	0	57	46		0	1	10	13	7	7	0	8	0
Solva	Total	0	37	37		0	0	0	0	6	6	0	25	0
St Davids	Total	1	126	108		2	2	2	2	0	5	0	95	0
St Ishmaels	Total	0	51	43		1	0	6	4	4	4	0	24	0
Tenby	Total	17	476	439		20	39	24	16	0	5	0	335	0
The Rhos	Total	0	8	8		0	4	4	0	0	0	0	0	0

Trefin	Total	0	15	15		0	0	0	0	0	0	0	15	0
Uzmaston	Total	0	5	5		0	2	2	1	0	0	0	0	0
Whitchurch	Total	0	5	3		0	0	1	2	0	0	0	0	0
	PCNPA Total	18	1081	1005		32	64	75	72	55	71	0	636	0

Appendix 2 – Past Completion Data

Year	Number of Homes completed on		
	Large Sites	Small Sites	Total Completions
2007	27	28	55
2008	67	38	105
2009	53	33	86
2010	18	19	37
2011	6	20	26
2012	10	16	26
2013	17	9	26

Appendix 3 – Previous Land Supply Data

Year	5 year supply – Number of homes (TAN1 categories)			Number of years supply	Supply beyond 5 years – Number of homes	
	1	2	2*		3i	3ii
2007	134	71	0	**6.1	187	0
2008	60	118	0	**5.4	186	0
2009	15	148	0	**5.7	203	0
2010	9	111	0	**4.5	242	0
2011	53	330	0	3.8	684	0
2012	53	337	0	3.5	618	0
2013	96	287	0	2.96	636	0

**Note that from 2007-2010 PCNPA data was incorporated within a joint study with Pembrokeshire County Council. There was no separate land supply table within these studies.