

HS7/AP7 – PCNPA to update Table 6 in the light of revisions to Table 5 and provide an updated Affordable Housing Target.	16 <sup>th</sup> August 2019	MD	
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Please see edits highlighted in green and note beneath the table:

Market and Affordable	Components of Housing Supply	Tier 2 Tenby	Tier 3 Crymych St Davids Newport Saundersfoot	Tier 4 Rural Centres	Tier 5 Countryside	TOTALS
A	Total completions (small and large) 01.04.15 – 31.03.19 (4 years)	93	49	97	42	281
C	Units with planning permission 31.03.19	1	46	20	1	137
D	Allocations (sites with the benefit of planning permission are included in C)	1	238	128	1	368
E	Large windfall sites (5+ 12 years remaining 2019 to 2031)	28	23	24	30	144
F	Small windfall sites (0-12 years remaining 2019 to 2031)	25	65	25	55	250
G	Approximate Housing Provision	166	422	384	128	1120

Affordable Housing	Components of Affordable Housing Supply	Tier 2 Tenby	Tier 3 Crymych St Davids Newport Saundersfoot	Tier 4 Rural Centres	Tier 5 Countryside	TOTALS
A	Total completions (small and large) 01.04.15 – 31.03.19 (4 years)	17	22	12	13	64
C	Units with planning permission 31.03.19	0	22	35	0	57
D	Allocations (sites with the benefit of planning permission are included in C)	1	100	42	0	142
E	Large windfall sites (5+ 12 years remaining)	15	49	15	3	82
F	Small windfall sites (0-12 years remaining)	1	1	4	3	15
G	Approximate Affordable housing provision	33	194	108	21	356

4.283 A: a large number of affordable houses were under construction in 2015-2016 which will be reflected in completions figures for the

With regard to the issue of identifying a new affordable housing target the potential supply figure is 362 which can be used to update the affordable housing target in the Plan.

without compromising National Park purposes (Policy 47, Policy 48, Policy 49, and 0).

**Key outcomes**

- (12) An estimated 960 new dwellings are delivered of which an estimated 250-362 are affordable.
- (13) A higher density of development is achieved – a minimum of 30 dwellings to the hectare.

the National Park's landscape capacity to absorb additional housing development.

4.273 This policy approach is likely to secure in principle a deliverable housing provision of 960 dwellings including an affordable housing provision of an estimated 250-362 dwellings. A contingency has also been added to the provision in accordance with Welsh Government requirements.

application discussions. As sites are taken forward further information can be taken account of such as the latest information on Welsh Water's investment programme, the refining of infrastructure costs and changes in house prices and build costs.

**Policy 49 Affordable Housing (Strategy Policy) ★**

Over the Plan period 2016 to 2031 the Local Development Plan will seek to provide 362 affordable dwellings in the National Park. In order to deliver this target: To deliver affordable housing the National Park Authority will on proposals that include market housing:

a) Development proposals for private market housing will be required to make the following on-site provision:

**Trigger:** Less than a 5 year supply in any one year.  
**Reason:** It is important to deliver the affordable housing strategy.

Policy Area	Indicator 23.	Target
Policy 47, Policy 48, Policy 49,	The number of net additional affordable and general market dwellings built (TAN 2).	710-960 general market dwellings built over the Plan period to support the provision of 250-362 affordable dwellings built over the Plan period.

**Trigger:** Completions 10% below the target expected by the formal Plan review period

<sup>154</sup> A contingency allowance will allow sufficient flexibility for the non-delivery of sites and unforeseen issues. [See Background Paper Appendix 3 and 4.](#)

<sup>155</sup> An estimated 960 new dwellings are delivered of which an estimated **250,362** are affordable units – see Policy 49

Pembrokeshire Coast National Park Local Development Plan 2  
(Deposit) –

[Submission Evidence + PPW10 + MACs](#)