Executive Summary

Introduction

1. The Pembrokeshire Coast National Park Authority’s Local Development Plan was Adopted in September 2010, becoming the first in Wales under the new system of Local Development Plans introduced under the Planning and Compulsory Purchase Act 2004.
2. Preparation of the Local Development Plan was undertaken in accordance with the procedural requirements set-out in the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005. Amongst other matters, the Regulations emphasise the importance of ‘Deliverability’ as a key guiding principle for Local Development Plans and for site delivery to be integral to the way plans are produced. This has significant implications not only for the plan preparation process, but for the subsequent implementation of plan policies and proposals.
3. A further requirement of the ‘2004 Act’ is the increased emphasis placed on Plan Monitoring and Review. This includes the requirement for local planning authorities to undertake the preparation of an annual monitoring report (AMR) on its Local Development Plan following adoption, to the Welsh Government. AMRs must identify any policies that are not being implemented and to give reasons, together with any steps that the Authority intends to take to secure the implementation of plan policies and any intention to replace or amend these.
4. Also of relevance to the study, is the housing land availability position for Pembrokeshire Coast National Park Authority, provided within in the latest Joint housing Land Availability Study (JHLAS). The most recent and up to-date Study (November 2012) and with a base date of 1st April 2012 shows that the Authority’s housing land supply currently stands at 3.5 years. Where the current study shows a land supply below the 5 year requirement, guidance requires that local planning authorities should take steps to increase the supply of housing land.

The Study

1. Hyder Consulting was commissioned by Pembrokeshire Coast National Park Authority in September 2012 to undertake the preparation of a Land Allocation Implementation Study in order to research the costs and requirements, including the potential to release identified constraints to developing allocated sites in the National Park. The following land-use allocations within the Adopted Plan were included within the scope of the study and formed the basis of the study assessments:
* 16 Housing Sites
* 5 Mixed-Use Sites
* 1 Employment Site
1. The study has focussed on the key physical infrastructure improvements required to bring each of the sites forward for development, along with the key land owner issues. Advice has also been provided on the provision of Community Infrastructure Levy (CIL) and Section 106 Agreements as key factors in the deliverability of allocated development sites.

Site Assessments

1. The focus of the site assessment process within the study has been on those sites which are identified as having ‘abnormal’ costs and/or significant time delays associated with infrastructure provision, such that this may impact on site deliverability within the Plan Period. Through further scrutiny and investigation the extent and nature of any identified site constraints can be properly evaluated.
2. In identifying the costings necessary for overcoming the identified site constraints, the study has provided a broad range of likely costings against which comparisons for all sites can be made. This has enabled the level of impact of site constraints on project delivery to be determined, set-out within individual Site Proformas, attached as an Appendix to the main study report.
3. Having established the likely site delivery timescales, information has been provided on development trajectories for sites coming forward, split into three yearly cohorts to show the anticipated start-dates of each of the proposed development sites during the Plan Period. (**Figure 1** below)

**Figure 1 – Deliverability by Cohort and Site Allocation**

1. As a final stage in the assessment process, a Delivery Action Plan has been included setting-out the key issues identified for each site allocation, along with key action points for addressing the issues raised for each site, split between housing, mixed use and employment allocations. The Action Plan has further divided the identified constraints for each site into those that are considered to have **‘HIGH,’** **‘MEDIUM’** or **‘LOW’** impacts, defined as follows:
* **HIGH**  ***‘Major’ or unresolved site constraints/land ownership issues that currently impact on delivery timescales***
* **MEDIUM**  ***‘Moderate’ site constraints/land ownership issues that may delay delivery within the Plan Period***
* **LOW**  *‘****Negligible’ site constraints/land ownership issues that will not preclude delivery within the Plan Period***
1. The results of this exercise show that of the 22 site allocations assessed as part of the study, a total of 6 sites are shown to have **‘HIGH’** Impacts for which ‘Major’ site constraints have been identified; 13 sites with **‘MEDIUM’** Impacts with ‘Moderate’ site constraints to be addressed and 3 as **‘LOW’** impacts with ‘Negligible site constraints to be resolved. (**Figure 2** below)

**Figure 2 – Level of Impact on Site Deliverability**