

# **PEMBROKESHIRE COUNCIL**

## **JOINT HOUSING LAND AVAILABILITY STUDY 2013**

**BETWEEN PEMBROKESHIRE LPA AND THE STUDY GROUP:**

**HOME BUILDERS' FEDERATION  
PERSIMMON HOMES WEST WALES  
PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY  
DWR CYMRU WELSH WATER  
PEMBROKESHIRE HOUSING ASSOCIATION  
TAI CANTREF**

**PUBLICATION DATE: August 2014**

## Summary

Each year Pembrokeshire County Council, working with relevant stakeholders, prepares an annual assessment of the amount of land readily available for housing, in accordance with guidance published by Welsh Government as compared with the housing land requirement. Matters of disagreement in the data are scrutinised by an independent Inspector, prior to publication.

This Report is the Joint Housing Land Availability Study for 2013, with a baseline of April 1<sup>st</sup> 2013. Housing land availability is informed by data on past development on individual large sites and collectively for small scale developments, Development Plan allocations and Planning consents, in the context of known site constraints, past delivery performance and a more general performance of the Housing Market.

The confirmed housing land supply for the Pembrokeshire County Planning area at the base date of 1<sup>st</sup> April 2013 provides for a minimum of 3490 units over 5 years, against an identified requirement of 3877, equating to a **4.9 year** supply.

The report outlines the measures taken by Pembrokeshire County Council, as local planning authority, to address the shortfall and to achieve a 5 year housing land supply, including:

- Reliance on category 3 sites, capable of being brought forward quickly in response to market demand;
- Increase in reliance on small / windfall sites, significantly increased following LDP adoption;
- Publishing information on site allocation constraints / infrastructure requirements to assist potential developers;
- Revised consent for Slade Lane (north and south) for 729 sites (Feb 2014), with active commitment by the Developer to bring forward development.

Study data reveals

- Housing completions of **397** in 2012/13 financial year, including **288** on large sites and **109** on small sites;
- 339 units (12 %) of land availability within the 5 year supply is on previously developed land, 22% within category 3i / 3ii;
- Just 17 units (0.48%) from the 5 year supply are subject to flood risk.

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## 1.0 INTRODUCTION

- 1.1 This is the Pembrokeshire County Council 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 base date of 1<sup>st</sup> April 2012.
- 1.2 The JHLAS has been prepared in accordance with the requirements of *Planning Policy Wales*, Technical Advice Note 1 (TAN 1) 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.<sup>1</sup>
- 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 **4.9 year** housing land supply at the base date for the survey of 1 April 2013.

### 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 on 04/09/2013 for a period of 3 weeks until 30/09/2013. Comments were provided by the HBF, PHWW and PCNPA within this period and re advertised for 1 week from 26/11/13 until 03/12/13. A Statement of Common Ground (SoCG) was subsequently prepared and, following consultation with the Study Group, was submitted to the Welsh Government on 10<sup>th</sup> March 2014.
- 1.8 A number of disputed details in the site schedule, not resolved through the SoCG, were referred to an appointed Planning Inspector for resolution.

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<sup>1</sup> <http://wales.gov.uk/topics/planning/planningstats/housing-land-availability-in-wales/?jsessionid=2BF892FE1C526909A46FE8353261B261?lang=en>.

1.9 The Planning Inspector's recommendations, including on the disputed matters, set out at Appendix 1, were considered by the Welsh Government, relevant amendments have been made to the site schedules by Pembrokeshire County Council and this information has been incorporated into this report at Appendix 2.

1.10 At the baseline for the study, the sites of Slade Lane North and South had an outline permission, and were allocated in the LDP. A revised application had been received, incorporating a superstore and petrol filling station and reducing the overall housing numbers on site. The figures have been adjusted to reflect the correct position for the Slade Lane North Site at the base date, ie the outline permission, removing the duplication in housing numbers, and to reflect the intended development, at that time, for Slade Lane north and south, with progression of Slade Lane South first, with Slade Lane north following as a future phase. The total number of units counted in the 5 year land supply is 100, reflecting the Inspector's 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 TAN 1.

2.2 The land supply has been calculated (using the residual methodology), based on the Pembrokeshire County Council Local Development Plan (2013-2021), adopted on 28/02/2013.

**Table 1 – Identified Housing Land Supply**

<b>Housing Land Supply 1<sup>st</sup> April 2013 - 2018 - Large Sites</b>								
	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)	
<b>Total</b>	<b>7503</b>	<b>150</b>	<b>183</b>	<b>2503</b>	<b>0</b>	<b>4667</b>	<b>0</b>	<b>288</b>

2.3 Five year land supply breakdown (i.e. Categories 1, 2, 2\* and Under construction):

Private	2607
Public	0
Housing Association	229

<b>Total</b>	<b>2836</b>
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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**

2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	<b>Total</b>
227	121	127	86	109	<b>670</b>

2.5 The overall **total 5 year land supply** (large + small sites) is **3506** (2836+670)

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

<b>A</b>	Total Housing Requirement (as set out in the Local Development Plan)	5724
<b>B</b>	Completions to base date (large and small sites)	33
<b>C</b>	Remainder	5691
<b>D</b>	5 Year Requirement	3556
<b>E</b>	Annual Need	711
<b>F</b>	Total 5 Year Land Supply	<b>3506</b>
<b>G</b>	<b>Land Supply in Years (F / E)</b>	<b>4.9</b>

### **3.0 COMMENTARY**

- 3.1 At 4.93 years availability the land supply for the PCC area is marginally below the requisite 5 year supply.
- 3.2 The 2013 Housing Land Availability Study is based on the newly adopted Local Development Plan (February 2013). This is the first JHLAS Study which assesses housing land availability against objectively assessed needs for the Pembrokeshire County Council Planning Area<sup>2</sup>, using the JHLAS residual method to calculate the land supply, as set out in TAN1 and WG Guidance Note (September 2012).
- 3.3 PCC is committed to an effective and deliverable housing land supply, as demonstrated by the Site Deliverability Study which provided detailed evidence on site infrastructure and deliverability to inform preparation of the LDP.
- 3.4 The authority considers that a number of factors combine to ensure that, in practice, the fact that the land supply falls short of the five year requirement by 50 units will not have a detrimental impact on the operation of the housing market in Pembrokeshire. These include:
- The relatively high number of units in category 3i, (4667): land that could be brought forward readily in response to improving market demand;
  - The increasing capacity for and buoyancy of small sites (predominantly 'windfalls') in the housing market, following adoption of the LDP;
  - The Development Sites Supplementary Planning Guidance, adopted since the base date for the 2013 Study PCC: to assist developers in bringing forward developments by providing information on site allocation constraints and infrastructure requirements and general information applicable to any potential sites coming forward;
  - Finalisation of the planning consent for Slade Lane north and south in the 2013-14 Study period: Detailed consent, with the incorporation of superstore and petrol station likely to act as a catalyst for the infrastructure requirements of the site and for housing delivery. Conygar, the site developer, has indicated its intention to bring forward this major urban extension using a combination of several housebuilders, with the annual build rate and units in categories 1- 3i

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<sup>2</sup> Previously PCC Planning Area housing requirements were derived from a collective assessment of the County Council as a whole

likely to be adjusted upwards in future JHLAS Reports to reflect these intentions.

#### 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 (i.e. houses, flats, other). This data is set out below:

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

<b>Total Number and Percentage of Homes by Category and Land Type</b>												
Year	5 Year Supply				3i and 3 ii Categories				Completions 2012-13			
	Greenfield		Brownfield		Greenfield		Brownfield		Greenfield		Brownfield	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
2010/11	844	67	418	33	480	85	827	15	169	78	48	22
2011/12	822	73	292	27	5057	88	688	12	93	79	24	21
2012/13	2497	88	339	12	3649	78	1018	22	Not available			
2013/14												
2014/15												
2015/16												

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

<b>Total Number and Percentage of Homes by Category and Land Type</b>												
Year	5 Year Supply				3i and 3 ii Categories				Completions 2012-13			
	C1		C2		C1		C2		C1		C2	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
2011	0	0	14	1	0	0	112	2	0	0	0	0
2012	0	0	14	1	0	0	112	2	0	0	0	0
2013	0	0	17	0.6	112	2	96	2	0	0	0	0
2014												
2015												
2016												

**Table 6 - Completions by House Type – information unavailable for 2013**

**Appendix 1– Inspector’s Recommendation Report (See Separate PDF Document)**

**Appendix 2 – Site Schedules (See Separate PDF Document)**

**Appendix 3 – Past Completions Data**

Year	Number of Homes completed on		
	Large Sites	Small Sites	Total Completions
2009	171	227	398
2010	190	121	311
2011	217	127	344
2012	117	86	203
2013	288	109	397

**Appendix 4 – Previous Land Supply Data**

Year	5 year supply - Number of homes (TAN 1 categories)			Number of years supply	Supply beyond 5 years – Number of homes	
	1	2	2*		3i	3ii
2009	55	1414	0	5.7	5050	0
2010	50	1037	0	4.5	5381	0
2011	67	1035	0	4.7	5518	0
2012	56	1058	0	4.3	5745	0
<i>Disconnect between JUDP (PCC) and LDP, 288 houses completed during 2012/13</i>						
2013	183 +/- 150?	2503	0	4.93	4667	0