

Appendix 4 (New)

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Introduction

1. The purpose of this Appendix is to:

- a) Set out the journey of sites for 5 or more units, (threshold for allocation), considered through the Local Development Plan process from being submitted for the Candidate Site Register to publishing the results of their assessment alongside the Deposit Local Development Plan.
- b) Advise on the role these sites play in the housing land supply.
- c) Advise on the strategic assumptions for assessing viability in the previous and current Plan along with Pembrokeshire County Council's approach to viability used in its current Local Development Plan.
- d) Advise on the specific assumptions used for individual housing sites.
- e) To clarify the National Park Authority's position regarding the costs of sprinklers.
- f) To advise on residual values derived at the strategic level viability assessment and on individual sites.

Site Selection and Assessment

2. The focus below is on the housing sites capable of accommodating 5 or more units. Housing sites were assessed for their suitability both at Preferred Strategy stage and for the Deposit Local Development Plan as:
 - an allocation (site capable of accommodating 5 or more houses)
 - as an exception site
 - or as a windfall site

3. Sites were colour/toned in terms being compatible with the Plan's Preferred Strategy.

**Table 1 Candidate Site Register Key & Preferred Strategy
New & Changed Sites Key**

Compatible	
More assessment/ information required	
Not compatible	

4. Sometimes only part of a site was considered suitable for development. When the Plan was placed on deposit the following were the results for the housing submissions for sites of 5 or more dwellings. The site assessments and sustainability appraisal for all sites can be found [here](#) for sites submitted prior to the Deposit consultation.

Table 2 Results of Assessments

Location Proposals Map ID	Estimate Number of Dwellings	Land Implementation Study Viability Assessment Done	Advanced Pre – App or Planning Permission granted
Compatible as Allocations¹			
Newport			
HA1 ²	35		✓
HA2 ³	12		✓

¹ See Allocations under Policy 48 Housing Allocations

² Figures reflect planning permission NP/15/0194

³ Figures reflect planning permission NP/17/0301

Location Proposals Map ID	Estimate Number of Dwellings	Land Implementation Study Viability Assessment Done	Advanced Pre – App or Planning Permission granted
HA3	15	✓	
Saundersfoot			
HA4	68	✓	
HA5	54	✓	
HA6	36	✓	
St Davids			
HA7 ⁴	90	✓	✓
Broad Haven			
HA8 ⁵	18		✓
HA9 ⁶	70	✓	
Jameston			
HA10 ⁷	38		✓
Lydstep			
HA11	10	✓	
Manorbier Station			
HA12 ⁸	23		✓
Square & Compass			
HA13	7	✓	
HA14	10	✓	

⁴ NP/18/51 resolution to grant permission

⁵ Figures reflect planning permission NP/17/315

⁶ Reflects pre app discussions

⁷ Reflects pre app discussions

⁸ Planning permission resolution NP/17/283

Location Proposals Map ID	Estimate Number of Dwellings	Land Implementation Study Viability Assessment Done	Advanced Pre – App or Planning Permission granted
St Ishmaels			
HA15 ⁹	13		✓
Trefin			
HA16	10	✓	
Compatible as an Exception Site¹⁰			
Dale			
087 – Land at Castle Way	12		
123 – Land south of Castle Way	5		
Dinas Cross			
134 - Opposite Bay View Tce (2 versions of the site assessed)	12		
136 – Land South of the A487 Dinas Cross	5	✓	
Herbrandston			
149- East of Herbrandston Hall	12		
Rosebush			
129 – West of Rosebush	10	✓	
Solva			
111 – Land Adj to Bro Dawel	?		
151 – North of Maes Ewan	?	✓	
St Davids			

⁹ Figures reflect planning permission NP/16/0219

¹⁰ These sites could contribute to windfall provision

Location Proposals Map ID	Estimate Number of Dwellings	Land Implementation Study Viability Assessment Done	Advanced Pre – App or Planning Permission granted
142 – Adj Ysgol Bro Dewi	10		
Square & Compass			
308 – Adj to Temple House	8	✓	
Trefin			
150 – North of Heol Crwys	15		
Compatible as a Windfall Site¹¹			
Dinas Cross			
013 – Land rear West of Spring Gardens 054 - Rear of Angorfan 074/095 – Spring Hill 135 – Spring Hill	10	✓	
Jameston			
033 – Green Grove – land with permission	6		✓
Solva			
102 – Bank House	12		
More Assessment needed - Windfall			
Lawrenny			
045 Home Farm	33	✓	
More Assessment needed – Exception Site			
Angle			
116 East of West Bay Close Angle	5		

¹¹ These sites could contribute to windfall provision

Location Proposals Map ID	Estimate Number of Dwellings	Land Implementation Study Viability Assessment Done	Advanced Pre – App or Planning Permission granted
118 North of West Bay Close	5		
More Assessment Needed			
Newport			
06Parc y Plant	10	✓	

Location Proposals Map ID	Estimate Number of Dwellings	Land Implementation Study Viability Assessment Done	Advanced Pre – App or Planning Permission granted
Not Compatible			
Broad Haven			
073 East of Walton Rd	26		
084 North of Walton Hill	26		
094 Walton West	44		
098 Walton West	13		
309/310/311/312 East of MA776	65/34/35/12		
Dinas Cross			
013/032 Land South of Rhoshelyg	10/15	✓	
092/Adj to Porthlisky	111		
105 Adj to Nyth y Wennol	14		
124 East of Tower Hill	20	✓	
125 West of Feidr Fawr	54		
135 Rear of Springhill and Bro Helyg	10		
301Adj to Maes y Ffynnon	123		

Location Proposals Map ID	Estimate Number of Dwellings	Land Implementation Study Viability Assessment Done	Advanced Pre – App or Planning Permission granted
302 Opp Maes y Ffynnon	78		
Felindre Farchog			
020 Argoed	79		
030 Springfields	20		
Jameston			
042 Kiln House	34		
306 Land to north of Meadow Rd	5		
307 South of HA734	26		
Marloes			
Marloes Court Farm	153		
Lawrenny			
044 Part of Home Farm	34		
Manorbier			
078 West of B4585	14		
110 Orchard End	42		
119 North of Norton	27		
019 Middle Hill Farm	12		
030 Springfields	20		
Manorbier Station			
138 Buttylands	15	✓	
Marloes			
101 Land west of the Smithy	6		
085 North of Glebe Lane	5		

Location Proposals Map ID	Estimate Number of Dwellings	Land Implementation Study Viability Assessment Done	Advanced Pre – App or Planning Permission granted
313 Marloes Court Farm	153		
Middle Mill			
075 Quarry	160		
Nevern			
140 North of the Vicarage	5		
030 Springfields	20		
Newport			
061 Parc y Plant	10	✓	
New Hedges			
145 Rear of Cross Park	42		✓
Rosebush			
127 East of Belle Vue, Rosebush	19		
Newport			
049/072 Land off Fford Bedd Morris	60/23		
047/048/066 Land off Feidr Bentick	45/21/18		
051 East of Treffynnon	17		
069 Land north of Tir Treharn	15		
096 Cippin Stone	97/44	✓	
100 Cotham Fields	116		
Saundersfoot			
016 Brooklands	56		
038 Penny Farm C	260		

Location Proposals Map ID	Estimate Number of Dwellings	Land Implementation Study Viability Assessment Done	Advanced Pre – App or Planning Permission granted
Solva			
026 North of Maes y Forwen	15		
151A North of Maes Ewan	50	✓	
Square & Compass			
014 Glasfryn Field	7	✓	
Stackpole			
130 West of Stackpole	59		
131a North of Jacksons corner	52	✓	
132 North of the school	25		
St Davids			
002 – West of Glasfryn Lane	11		
003 East of Glasfryn Lane	28		
004 West of Milard Park	47		
080/081 land East of Maes Elfed	24/45		
097 Adj to Ysgol Bro Dewi	15		
152 South of current LDP Allocation on Glasfryn Lane	52		
St Ishmaels			
034 Trewarren Rd	27	✓	
Tenby			
001 Francis Yard	7		
056 West of Narberth Rd	25	✓	
079 East of Old Narberth Rd	18		

Location Proposals Map ID	Estimate Number of Dwellings	Land Implementation Study Viability Assessment Done	Advanced Pre – App or Planning Permission granted
112 Bryn Hir	168	✓	
120 Upper Cwm	26		
146 Rectory Car Park	29		
147 Reservoir Site	12		
Trefin			
093 Heol Crwys	53		

5. Not all sites on the Candidate Site Register at the time the Preferred Strategy was published were put forward for the Land Implementation Study. Sites excluded were:
- Those below the threshold for allocation (less than 5 units)
 - Those that were not considered compatible with the Preferred Strategy at the time it was published for consultation – toned red on the Candidate Site Register.
 - Those that had made sufficient progress through the planning process, for example those with planning permission or advanced pre-application discussions, where the Authority had confidence regarding the requirements of the development.

Viability Assumptions

6. In terms of assumptions used for each site an overview of assumptions is provided in the table below where the assumptions used for the Affordable Housing Viability Study¹² are listed and then those for the Land Implementation Study¹³ are set out along with other approaches for comparison purposes.

¹²

<http://www.pembrokeshirecoast.wales/Files/files/Dev%20Plans/LDP2/background%20papers/PCNPA%20AHVS%20Update%20Report%20-%20May%202017.pdf>

¹³ <http://www.pembrokeshirecoast.wales/default.asp?PID=760>

Table 3 Viability – Assumptions since 2008 - Pembrokeshire Coast National Park Local Development Plan

Assumption	Pembrokeshire Coast National Park Adopted Plan 2010	Pembrokeshire County Council Viability Assessment December 2010	Affordable Housing Supplementary Planning Guidance 2014/Project Report 2014 by Nathaniel Lichfield and Partners and Andrew Golland Associates	Andrew Golland Study 2017	Arcadis Study for the Pembrokeshire Coast National Park 2017
Engagement/ Toolkit	Local Development Plan preparation stages Development Appraisal Toolkit Assumptions in wider use by Authorities	Development Appraisal Toolkit & Workshop.	Workshop/ Formal Consultation/ Development Appraisal Toolkit Assumptions in wider use by Authorities.	Update of the 2014 Study. Affordable Housing Group used as steering group. Consultation on draft HBF.	Consultation with landowners/ Developers when preparing the study. 'Orange' and 'Green' sites. Deposit Local Development Plan formal consultation
Residual Land Value	£300,000 per hectare.	Uses gross residual value & net (Need to take a/c of existing use value and alternative use value. £400,000 as a reasonable benchmark as a gross residual value (then discount affordable housing and other S106 contributions) to	£300,000 per hectare used as a benchmark	£300,000 used as a benchmark – see below for land value benchmark	Used 2017 A Golland Study.

Assumption	Pembrokeshire Coast National Park Adopted Plan 2010	Pembrokeshire County Council Viability Assessment December 2010	Affordable Housing Supplementary Planning Guidance 2014/Project Report 2014 by Nathaniel Lichfield and Partners and Andrew Golland Associates	Andrew Golland Study 2017	Arcadis Study for the Pembrokeshire Coast National Park 2017
		get net residual value. Highest values near Tenby and Haverfordwest, Pembroke, Rural South and Pembroke. Lowest in the rest of Rural Pembrokeshire.			
Agricultural Land Value RICS	Historical data not available.		2014 per hectare Arable £22,858 Pasture £19,769	2017 per hectare Arable £18,533 Pasture £14,827	
Land Value Benchmark	Not adjusted		Not adjusted	Adjusted for higher and lower value areas. Table 5.2 Highest is £552,273 Lowest is £284,659.	Used 2017 A Golland Study – 16 sites allocated 14 greenfield agricultural land value sites. Remaining 2 – 1 predominantly greenfield.

Assumption	Pembrokeshire Coast National Park Adopted Plan 2010	Pembrokeshire County Council Viability Assessment December 2010	Affordable Housing Supplementary Planning Guidance 2014/Project Report 2014 by Nathaniel Lichfield and Partners and Andrew Golland Associates	Andrew Golland Study 2017	Arcadis Study for the Pembrokeshire Coast National Park 2017
					Second site has planning permission obtained.
House Prices/ Sub market areas	Market Prices at the beginning of 2008	Uses DAT 8 Market Price areas and ACG bands. Post codes not included. Tested areas with allocations. Also testing at an individual settlement level done. Use HM Land Registry data and other comparable evidence	Land Registry Data for 2011 to 2013. The prices were calculated at post code sector level, calibrated, indexed forward to January 2014 and a new build premium added. Some adjustment made – see paragraph 3.17	House Prices updated 2014 Study data using January 2014 to July 2016 data. - see Postcode Area Groupings in Table 3.1. Page 8 of the Study.	Used 2017 A Golland Study
Build Cost		£905 to £1086 per sq metre depending on the type of dwelling.	BCIS plus 15% for infrastructure and external works (such as drainage, gardens drives and estate roads) Quarter 1 2014	BCIS costs January 2017	Used 2017 A Golland Study
Professional			12% of build costs	As per 2014 study	Used 2017 A

Assumption	Pembrokeshire Coast National Park Adopted Plan 2010	Pembrokeshire County Council Viability Assessment December 2010	Affordable Housing Supplementary Planning Guidance 2014/Project Report 2014 by Nathaniel Lichfield and Partners and Andrew Golland Associates	Andrew Golland Study 2017	Arcadis Study for the Pembrokeshire Coast National Park 2017
Fees					Golland Study
Legal Fees					
Internal overheads			5% of overheads	As per 2014 study	
Finance		6%	6% of build costs	As per 2014 study	Used 2017 A Golland Study
Credit Rate					
Marketing Fees			3% of market values	As per 2014 study	Used 2017 A Golland Study
Sales					
Developer Return		17%	17% of market value	As per 2014 study	Used 2017 A Golland Study
Contractors Return			5% of development cost excluding finance	As per 2014 study	Used 2017 A Golland Study
Contingency					
Density and Development Mix	A mix of dwelling types and tenures based on past development of housing sites in Pembrokeshire and the need as identified by the Housing Register.	1 hectare site with a good mix of unit types.	30 dwellings per hectare. 5% 2 bed flats, 10% 2 bed tce, 15% 3 bed tce, 20% 3 bed semi, 20% 3 bed det, 15% 4 bed det, 5% 5 bed det,	As per 2014 study	Used 2017 A Golland Study

Assumption	Pembrokeshire Coast National Park Adopted Plan 2010	Pembrokeshire County Council Viability Assessment December 2010	Affordable Housing Supplementary Planning Guidance 2014/Project Report 2014 by Nathaniel Lichfield and Partners and Andrew Golland Associates	Andrew Golland Study 2017	Arcadis Study for the Pembrokeshire Coast National Park 2017
			10% 3 bed bungalow		
Unit Sizes			See Table 3.4 page 15 of the study – reflects DQR sizes for affordable sector	As per the DAT January 2017 Guidance notes (annex 3, page 74)	Used 2017 A Golland Study
Rented/ LCHO mix		60% social and 40% LCHO.	80% rented / 20% LCHO	Most need is rented. LCHO difficult to secure in perpetuity.	Used 2017 A Golland Study Default social rents. Default 70% discount of ACG for LCHO.
Acceptable Cost Guidelines		42% of ACG Use relevant ACG banding for the area.	55% as per PCC when assessing sites – 3.24 Use relevant Band for the area	42% of ACG 2015 Guidelines Use relevant ACG and for the area	Used 2017 A Golland Study
Planning Obligations	£11,365 on each market dwelling	£7,098	£7,000 per unit.	£4,607 per unit	Used 2016 Joint Supplementary Planning Guidance on Planning

Assumption	Pembrokeshire Coast National Park Adopted Plan 2010	Pembrokeshire County Council Viability Assessment December 2010	Affordable Housing Supplementary Planning Guidance 2014/Project Report 2014 by Nathaniel Lichfield and Partners and Andrew Golland Associates	Andrew Golland Study 2017	Arcadis Study for the Pembrokeshire Coast National Park 2017
					Obligations – tailored application for education, libraries, open space, sustainable transport. See Table 13 of this Appendix for figures.
Building Regulation Requirements	BREEAM Ecohomes 'excellent' standard No sprinklers	Sprinklers not included. Code for Sustainable Homes Level 3 at the time.	Sprinklers – not included.	Includes Building Regulation Requirements Sprinklers – not included	Used 2017 A Golland Study
Submarket Areas	Planning area treated homogenously.	17 combinations of areas.	8 submarket areas – highest value areas Tenby and Newport and lowest value areas South West Coast and North East National Park.	8 submarket areas – highest value areas Tenby and Newport and lowest value areas South West Coast and North East National Park.	Used 2017 A Golland Study
'Abnormals'/ Additional Costs				Not included. Please note BCIS plus 15% for infrastructure and external works (such as drainage, gardens drives and estate roads) used for the standard hectare.	Ranges provided for costings which may overlap with the build cost + 15%.

Assumption	Pembrokeshire Coast National Park Adopted Plan 2010	Pembrokeshire County Council Viability Assessment December 2010	Affordable Housing Supplementary Planning Guidance 2014/Project Report 2014 by Nathaniel Lichfield and Partners and Andrew Golland Associates	Andrew Golland Study 2017	Arcadis Study for the Pembrokeshire Coast National Park 2017
'Small' Sites	Using a 30 unit proposal.	No adjustment.	Using a 30 unit proposal.	Using a 30 unit proposal.	No sites of this size included.

7. The following tables highlight and explain the differences between the Affordable Housing Study and the Land Implementation Study assumptions.

Table 4 Planning Obligations

	Affordable Housing Study	Land Implementation Study
Planning Obligations	£4,607 per unit (average)	Used 2016 Joint Supplementary Planning Guidance on Planning Obligations – tailored application for education, libraries and open space.

8. Given that the Affordable Housing Study set out a strategic overview of affordability an average costing was taken across all site sizes as the figure for provision will be applied to sites of all sizes.

Table 5 Breakdown of Figure for Planning Obligations

Site Size	Per Unit
0 to 4	£ -
5 to 9	£ 2,500
10 to 19	£ 4,577
20 plus	£ 11,352
Total across all size Sizes	£ 18,429
Average	£ 4,607

9. In the Land Implementation Study the size of site was known and each site was assessed in terms of its specific requirements for planning obligations (education, libraries, sustainable transport and open space). The figures provided are at a point in time and may change. Table 13 shows the average cost per dwelling for each of the allocations. Only one allocation at St Davids has a requirement for greater than the average cost per dwelling at £5,531.57. Also when a specific proposal comes forward Policy 53 will apply whereby if it can be proven that a proposal would not be financially viable in terms of policy requirements priority will be given to the delivery of affordable housing subject to such an approach not unduly burdening existing community infrastructure provision.

Site Infrastructure

10. The Affordable Housing Study adds a 15% allowance onto build costs for external works.¹⁴ This is also included in the Land Implementation Study.
11. As set out in the Land Implementation Study, “the purpose of identifying the development constraints is to highlight potential issues that may affect deliverability and therefore may need to be addressed in taking the development forward. The requirements and associated costs are indicative at present and a cautious approach has been taken when identifying ranges of typical costs.”
12. The report goes on to say that “the costs of development requirements including ~~sustainable transport and~~ (erratum costs were included) access, drainage, water and sewerage and utilities...are not included in the DAT inputs for the viability assessment. There are a number of uncertainties: infrastructure requirements and level of costs; whether all costs only involve ‘strategic infrastructure’ or ‘abnormals’ which are not included in the build costs and external works allowances; and whether all costs will fall on the development (some water and sewerage costs may not fall on the developer).”
13. An overview of each of the elements not included in the development appraisal is given below:
 - **Access** –With respect to the costs of achieving access, these may typically be included in the build costs and external works allowances and may only be “abnormals” if it is strategic infrastructure.
 - **Drainage** – the drainage, water and sewerage costs are provided only in broad cost boundaries at this early stage. Typical costs are included in the build costs and external works for the developments. For those sites which require expensive improvements such as to Water Treatment Works (WTW) and Waste Water Treatment Works (WwTW), these are normally carried out by DCWW through its Asset Management Plan as it is unreasonable for developers to fund. As such at this stage it was not considered appropriate to include costs in the viability appraisal.
 - **Utilities** – the cost for electricity provision to each site have been provided as estimates by Western Power Distribution. The cost of servicing the site is assumed to be included within the external works allowances and thus did not need to be separately included in the detailed appraisal.

¹⁴ Andrew Golland advice August 2018: The 15% was always an all-encompassing allowance for external works and infrastructure on-site, which developers, at workshops seemed happy with. So it covers estate roads and utilities as well as works such as boundary fencing, drives and gardens. But for larger sites, where works outside the red line of the application were concerned there was no allowance made.

Residual Values & Land Value Benchmarking

14. Both the Affordable Housing Viability Study and the Land Implementation Study follow the same approach.¹⁵
15. The table below shows the affordable housing percentages used in the Deposit Plan for each submarket area (see Table 9) alongside the land value benchmark and the uplift achieved over the residual land value. The higher value areas show the most uplift with lower percentages shown for areas such as North East, St Brides Bay and Estuary Hinterland.

Table 6 Residuals ‘versus’ Land Value Benchmark

Residual Land Value – per Hectare	Affordable Housing Provision	Sub market	LVB	Uplift (%)
£560,000	50%	South East Coast	£378,409.	48%
£320,000	25%	St Bride's Bay	£291,477.	10%
£440,000	35%	St Davids and North Coast	£323,864.	36%
£1,710,000	50%	Newport	£552,273.	210%
£320,000	20%	Estuary Hinterland	£286,364.	12%
£340,000	20%	North East	£323,864	5%
£400,000	25%	South West Coast	£300,000.	33%
£1,800,000	50%	Tenby	£533,523	237%

Sprinkler Costs

16. The Authority has sought to clarify with the Royal Institute of Chartered Surveyors regarding whether current build costs in the BCIS includes sprinkler costs. We sought confirmation that the BCIS average build cost product that is used for viability assessment (see assumptions above) is inclusive of sprinklers and that it is not driven by the Tender Price Index.
17. The following advice has been provided (July 2018) by RICs:

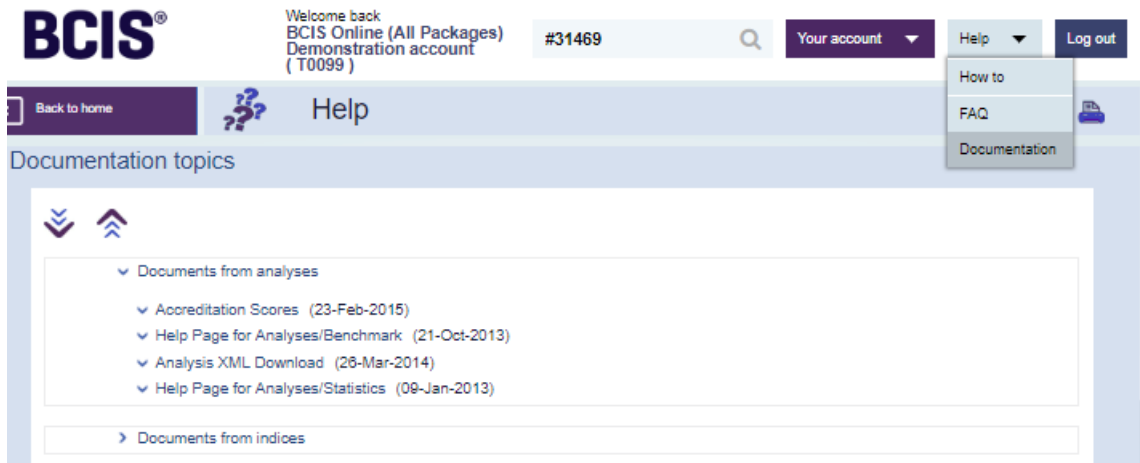
¹⁵

<https://www.pembrokeshirecoast.wales/Files/files/Dev%20Plans/LDP2/background%20papers/PCNPA%20AHVS%20Update%20Report%20-%20May%202017.pdf> and [Pembrokeshire Coast National Park - Papers G-L](#)

- ‘The Tender Price Index does not reflect project specifications at all – it is market driven
- If the project submitted to us include sprinklers, then that would be highlighted within Analyses and incorporated into Average Prices.
- Specification changes in the Average Prices won’t be missed but may be diluted by older projects - until such time as all recent projects include such changes. For example, building regulation doubles insulation requirements in 2016 and pushes up the cost per m2 the effect will be diluted by pre-2016 projects. We would expect our subscribers to allow for major specification changes when using the £/m2 rates.

Guidance and notes provide background (including methodology) to all of our sections:

- [TPI](#)
- [Average Prices Results Notes and Definitions](#)
- [Average Prices Details Notes and Definitions](#)
- Analyses:



All our data needs a professional review to allow for other variables such as location. We are not able to verify figures or calculations.’

18. The table below shows the impact of adding sprinkler costs to the affordable housing percentages of the Plan. High value areas remain strong whilst lower value areas show a negative result.

Table 7 Residuals ‘versus’ Land Value Benchmark (Sprinkler Cost included using Deposit Plan affordable housing percentages)

Residual Land Value – per Hectare	Affordable Housing Provision	Sub market	LVB	Uplift(%)	Sprinklers	Residual - Sprinklers	Uplift (%)
£1,710,000	50%	Newport	£552,273.00	210%	£ 93,000	£ 1,617,000	193%

Residual Land Value – per Hectare	Affordable Housing Provision	Sub market	LVB	Uplift(%)	Sprinklers	Residual - Sprinklers	Uplift (%)
£1,800,000	50%	Tenby	£533,523.00	237%	£ 93,000	£ 1,707,000	220%
£560,000	50%	South East Coast	£378,409.00	48%	£ 93,000	£ 467,000	23%
£440,000	35%	St Davids and North Coast	£323,864.00	36%	£ 93,000	£ 347,000	7%
£400,000	25%	South West Coast	£300,000.00	33%	£ 93,000	£ 307,000	2%
£320,000	25%	St Bride's Bay	£291,477.00	10%	£ 93,000	£ 227,000	-22%
£320,000	20%	Estuary Hinterland	£286,364.00	12%	£ 93,000	£ 227,000	-21%
£340,000	20%	North East	£323,864.00	5%	£ 93,000	£ 247,000	-24%

19. The table below adjusts the percentage requirements in the red toned locations downwards by 5 %.

Table 8 (Sprinkler Cost included – affordable housing requirement adjusted for locations shown in red in Table 7 above)

Residual Land Value – per Hectare	Affordable Housing Provision	Sub market	LVB	Uplift(%)	Sprinklers	Residual – Sprinklers	Uplift (%)
£1,710,000	50%	Newport	£552,273.00	210%	£ 93,000	£ 1,617,000	193%
£1,800,000	50%	Tenby	£533,523.00	237%	£ 93,000	£ 1,707,000	220%
£560,000	50%	South East Coast	£378,409.00	48%	£ 93,000	£ 467,000	23%
£440,000	35%	St Davids and North Coast	£323,864.00	36%	£ 93,000	£ 347,000	7%
£400,000	25%	South West Coast	£300,000.00	33%	£ 93,000	£ 307,000	2%
£410,000	20%	St Bride's Bay	£291,477.00	41%	£ 93,000	£ 317,000	9%
£420,000	15%	Estuary Hinterland	£286,364.00	47%	£ 93,000	£ 327,000	14%
£430,000	15%	North East	£323,864.00	33%	£ 93,000	£ 337,000	4%

20. The table below shows the adjustments to the housing allocation table as a result of applying sprinkler costs. Please note that where more up to date evidence exists regarding pre-application discussions or planning permissions granted this information has been used.

Table 9 Requirements as per Deposit LDP plus impact of sprinkler cost

	Address	Total Units	Residual Land Value – per Hectare	Affordable Housing Provision	Affordable Housing Units	Sub market	LVB	Uplift (%)	Sprinklers	Residual uplift over LVB after Sprinklers
HA1	North of Feidr Eglwys (NP/15/0194)	35		40%	14	Newport				
HA2	Parrog Yard & Pottery Site (NP/17/0301)	12		66%	8	Newport				
HA3	Newport - North of Business Park	15	£1,580,000	50%	8	Newport	£552,273.00	186%	£46,500	£ 981,227
HA4	Sandy Hill	68	£407,000	45%	31	South East Coast	£378,409.00	8%	£210,800	-£182,209
HA5	North of Whitlow	54	£452,000	40%	19	South East Coast	£378,409.00	19%	£167,400	-£ 93,809
HA6	Penny Farm	36	£450,000	45%	16	South East Coast	£378,409.00	19%	£111,600	-£ 40,009
HA7	St Davids West of Glasfryn Lane	90	£421,000	20%	18	St Davids and North Coast	£323,864.00	30%	£279,000	-£181,864
HA8	South of Driftwood Broad Haven (NP/14/0681)	10		40%	4	St Bride's Bay				
HA9	Broad Have Marine Rd	94	£349,000	10%	9	St Bride's Bay	£291,477.00	20%	£291,400	-£233,877
HA10	Opposite Bush Tce (pre - app discussions)	38		29%	11					
HA11	West of the Green Lydstep	10	£1,249,000	50%	5	Tenby	£533,523.00	134%	£31,000	£684,477
HA12	Field opp Manorbier School (pre-app discussions)	23		91%	21					
HA13	Glasfryn Field Square & Compass	7	£377,000	30%	2	St Davids and North	£323,864.00	16%	£21,700	£ 31,436

	Address	Total Units	Residual Land Value – per Hectare	Affordable Housing Provision	Affordable Housing Units	Sub market	LVB	Uplift (%)	Sprinklers	Residual uplift over LVB after Sprinklers
						Coast				
HA14	Land adj to Bryngolau Square & Compass	10	£358,000	30%	3	St Davids and North Coast	£323,864.00	11%	£31,000	£ 3,136
HA15	St Ishmaels (NP/16/0219)	13			3					
HA16	Trefin	10	£337,000	30%	3	St Davids and North Coast	£323,864.00	4%	£31,000	-£ 17,864

Table 10 Adjusted affordable housing percentages on red toned sites in Table above plus planning application progress

Map Ref	Address	Total Units	Residual Land Value – per Hectare	Affordable Housing Provision – adjusted	Affordable Housing Units	Sub market	LVB	Uplift(%)	Sprinklers	Residual uplift over LVB after Sprinklers	Affordable housing provision % reduction/ increase
HA1	North of Feidr Eglwys (NP/15/0194)	35		40%	14	Newport					
HA2	Parrog Yard & Pottery Site (NP/17/301)	12		66%	8	Newport					
HA3	Newport - North of Business Park	15	£1,580,000	50%	8	Newport	£552,273.00	186%	£46,500	£981,227	0%
HA4	Sandy Hill	68	£614,000	35%	24	South East Coast	£ 378,409.00	62%	£210,800	£24,791	-10%

Map Ref	Address	Total Units	Residual Land Value – per Hectare	Affordable Housing Provision – adjusted	Affordable Housing Units	Sub market	LVB	Uplift(%)	Sprinklers	Residual uplift over LVB after Sprinklers	Affordable housing provision % reduction/increase
HA5	North of Whitlow	54	£596,000	35%	19	South East Coast	£ 378,409.00	58%	£167,400	£50,191	-5%
HA6	Penny Farm	36	£612,000	40%	14	South East Coast	£ 378,409.00	62%	£111,600	£121,991	-5%
HA7	St Davids West of Glasfryn Lane (NP/18/51 - resolution to grant)	90		54%	49	St Davids and North Coast					34%
HA8	South of Driftwood Broad Haven (NP/17/315 - granted permission)	18		35%	6	St Bride's Bay					-5%
HA9	Broad Haven Marine Rd (LDP Submission/Pre-App discussions)	87		34%	30	St Bride's Bay					24%
HA 10	Opposite Bush Tce (pre-app discussions)	38		29%	11						0%
HA11	West of the Green Lydstep	10	£1,249,000	50%	5	Tenby	£533,523.00	134%	£31,000	£684,477	0%
HA12	Field opp Manorbier School (NP/17/283 - resolution to grant)	23		91%	21						
HA13	Glasfryn Field Square & Compass	7	£377,000	30%	2	St Davids and North Coast	£323,864.00	16%	£21,700	£31,436	0%
HA14	Land adj to	10	£358,000	30%	3	St Davids	£323,864.00	11%	£31,000	£3,136	0%

Map Ref	Address	Total Units	Residual Land Value – per Hectare	Affordable Housing Provision – adjusted	Affordable Housing Units	Sub market	LVB	Uplift(%)	Sprinklers	Residual uplift over LVB after Sprinklers	Affordable housing provision % reduction/ increase
	Bryngolau Square & Compass					and North Coast					
HA15	St Ishmaels (NP/16/0219)	13		25%	3						0%
HA16	Trefin	10	£457,000	25%	3	St Davids and North Coast	£323,864.00	41%	£31,000	£ 102,136	-5%

Windfalls

21. The tables below provide more detail on the source of figures for windfall provision. For 5+ sites the completion figures from 2009 to 2018 have been used. 2008 to 2009 has been excluded because it may be regarded as an anomaly. Further adjustments have been done to account for the inclusion of land with permission on 5+ sites that are likely to come forward in the earlier years of the Plan.

Table 11 Market & Affordable Housing Types Windfall Sites 5 units (excludes allocated sites) and over

5+ Windfall market and affordable	Tenby	St Davids etc.	Rural Centres	Countryside	Total
5+ Windfall					
2008 to 9	12	27		4	43
2009 to 10	3	0		2	5
2010 to 11	0	3			3
2011 to 12	4	2		4	10
2012 to 13	17	0			17
2013 to 14	9	0		1	10
2014 to 15	0	7		9	16
2015to 16	10	1	6	2	19
2016 to 17	0	7	13	7	27
2017 to 18	14	4	5	1	24
Total (2009 to 2018)	57	24	24	26	131
Per Annum	6	3	3	3	15
13 Years left	82	35	35	38	189
Units with planning permission	7	47	92	1	147
Windfall - permission	75			37	
Per Annum(first 3 years)	2	16	31	0	49
13 Years left(adjusted)	75	35	30	37	177

Table 12 Large and Small Site Completion Rate Land Availability Study 2018

Land Availability Study 2018 Records	Large	Small	Total
2011	6	20	26
2012	10	16	26
2013	17	9	26
2014	6	37	43
2015	73	17	90
2016	18	29	47
2017	56	23	79
2018	27	23	50
Per Annum	27	22	48
13 Years	346	283	629

Deliverability

22. The table below sets out, as at November 2018, the information available regarding site delivery for each of the allocations.

Table 13 Consultation with Landowners, Developers, Agent - Allocations

Location Proposals Map ID	Site Name	Hectares	Indicative Affordable Housing Requirement	Estimate Market & Affordable (Allocation)	Estimate Affordable Housing Figure (Allocation)	Advice provided by the Proposer at Candidate Site stage.	Land Implementation Study feedback	Current Position regarding Deliverability	Planning Obligation Costs per Unit
Newport									
HA1	North of Feidr Eglwys	1.5	40%	35	14			<p>Figures reflect planning permission NP/15/0194.</p> <p>Land Availability Study 2018 advises 35 to be completed by 2023. The site is being sold to developers who intend to develop it out within 12 months. The 14 affordable units will be developed by a housing association. Email and discussion with agent (May 2018)</p>	<p>Sustainable Transport: £ 5,000</p> <p>Education: £3,064</p> <p>Open Space: £948.56 / dwelling (Total £33,199.60)</p> <p>Total: £41,263.60</p> <p>Total per unit: £1178.96</p>
HA2	Parrog Yard & Pottery Site	0.24	66%	12	8			<p>Figures reflect planning permission NP/17/0301.</p>	<p>Education: £10,390.60</p> <p>Total: £10,390.60</p> <p>Total per unit: £865.88</p>
HA3	Land North of the Business Park	0.5	50%	15	8	Bring the site forward within 3 years of adoption subject to market forces. Phasing proposed for the larger site	<p>No Issues identified.</p> <p>Pre- application discussions.</p> <p>Outline Viability Assessment undertaken.</p>	<p>No objection from the proposer at Deposit.</p>	<p>Sustainable Transport: £37,500</p> <p>Open Space: £10,728</p> <p>Total: £48,228</p> <p>Total per unit: £3215.20</p>

Location Proposals Map ID	Site Name	Hectares	Indicative Affordable Housing Requirement	Estimate Market & Affordable (Allocation)	Estimate Affordable Housing Figure (Allocation)	Advice provided by the Proposer at Candidate Site stage.	Land Implementation Study feedback	Current Position regarding Deliverability	Planning Obligation Costs per Unit
Saundersfoot									
HA4	Land at Sandy Hill	2.26	35%	68	24	The site has already aroused private developer interest and further preliminary interest from a housing association (subject to allocation). National agents have also approached the landowner.	Access to the site. Outline Viability Assessment undertaken. Pre application discussions	Access issue resolved. No objection from the proposer at Deposit.	Sustainable transport: £170,000 Open Space: £69,106 Total: £239,106 Total per unit: £3516.26
HA5	North of Whitlow	1.8	35%	54	19		Advised the amount of affordable housing the local planning authority wanted on site, would make the scheme unviable.	Objection submitted at Deposit Stage – Proposer requires the whole of the candidate site to be included. At Submission stage the Authority has been advised by the proposer that the allocation could be made to work but a better proposal could be put in place with some additional land. The proposer intends to appear at Examination.	Sustainable transport: £135,000 Open Space: £51,089 Total: £186,089 Total per unit: £3446.09
HA6	Penny	1.13	40%	36	14	2 phases	Pre- application	No objection from the	Sustainable

Location Proposals Map ID	Site Name	Hectares	Indicative Affordable Housing Requirement	Estimate Market & Affordable (Allocation)	Estimate Affordable Housing Figure (Allocation)	Advice provided by the Proposer at Candidate Site stage.	Land Implementation Study feedback	Current Position regarding Deliverability	Planning Obligation Costs per Unit
	Farm					proposed in the candidate site submission with the first starting as soon as possible.	discussions. Outline Viability Assessment undertaken.	proposer at Deposit.	Transport: £90,000 Open Space: £32,433 Total: £122,433 Total per unit: £3400.92
St Davids									
HA7	West of Glasfryn Rd	3.34	54%	90	49		Water table higher than anticipated Land under option with a hotel developer. Outline viability assessment undertaken.	No objection from the proposer at Deposit. NP/18/51 Resolution to grant planning permission subject to a S106 agreement includes 70 residential units in total which includes 38 affordable housing units.	Sustainable Transport: £225,000 Education: £113,142.60 Open Space: £159,699 Total: £497,841.60 Total per unit: £5531.57
Broad Haven									
HA8	South of Driftwood Close	0.66	35%	18	6			Figures reflect planning permission NP/17/0315.	Open Space: £17,074.08 Total: £17,074.08 Total per unit: £948.56
HA9	North East & South East of Marine Rd	3.14	34%	87	30		Coal Mining Risk Assessments required. Securing access	No objection from the proposer at Deposit. Affordable housing figures provision reflect viability information	Sustainable Transport: £245,000 Total: £245,000

Location Proposals Map ID	Site Name	Hectares	Indicative Affordable Housing Requirement	Estimate Market & Affordable (Allocation)	Estimate Affordable Housing Figure (Allocation)	Advice provided by the Proposer at Candidate Site stage.	Land Implementation Study feedback	Current Position regarding Deliverability	Planning Obligation Costs per Unit
							<p>to the site over land which is owned by third parties is an issue.</p> <p>Sewerage Capacity, and high costs quoted by Welsh Water to determining sewerage capacity is an issue</p> <p>Pre – application discussions undertaken.</p> <p>Outline viability assessment undertaken.</p>	<p>provided for proposed application under the current Local Development Plan.</p> <p>Land Availability Study 2018: Shows 35 units being developed by 2023. A pre-application enquiry with draft layout for 63 dwellings (current Local Development Plan) was submitted to the Authority in January 2016. It was considered by the Design Commission for Wales and suggestions made for amendments.</p> <p>A draft access agreement to cross land owned by Pembrokeshire County Council has been forwarded to the landowners for agreement. Required surveys have been completed and a meeting with National Park officers has been held to discuss the submission of an application (May 2018).</p>	Total per unit: £2816.09
Jameston									
HA10	Opposite	1.69	29%	38	11			No objection from the	Not part of the

Location Proposals Map ID	Site Name	Hectares	Indicative Affordable Housing Requirement	Estimate Market & Affordable (Allocation)	Estimate Affordable Housing Figure (Allocation)	Advice provided by the Proposer at Candidate Site stage.	Land Implementation Study feedback	Current Position regarding Deliverability	Planning Obligation Costs per Unit
	Bush Terrace							proposer at Deposit NP/18/0610	Arcadis Study - Pre Application suggestion for a commuted sum for open space
Lydstep									
HA11	West of the Green	0.4	50%	10	5	On publication of the final LDP within 3 years.	No issues raised.	No objection from the proposer at Deposit.	Sustainable Transport: £25,000 Open Space: £2,077 Total: £27,077 Total per unit: £2707.70
Manorbier Station									
HA12	Field Opposite Manorbier VC School	0.63	91%	23	21			Figures reflect planning permission NP/17/0283. Land Availability Study 2018 advises: Allocated site purchased by local housing association for the development for 21 affordable homes. 9 within 5 years and 9 after 5 years.	None
Square & Compass									
HA13	Glasfryn Field	0.26	30%	7	2	With guidance from the planning authority will commence.	No issues raised. Outline Viability Assessment undertaken.	Deposit Plan – no objection	Sustainable Transport: £17,500 Total: £17,500 Total per unit: £2500

Location Proposals Map ID	Site Name	Hectares	Indicative Affordable Housing Requirement	Estimate Market & Affordable (Allocation)	Estimate Affordable Housing Figure (Allocation)	Advice provided by the Proposer at Candidate Site stage.	Land Implementation Study feedback	Current Position regarding Deliverability	Planning Obligation Costs per Unit
HA14	Land adj to Bryngolau	0.33	30%	10	3	If included it is proposed to start to develop the site within the next 5 years. I have a local developer interested in investing in the site.		Deposit Plan – no objection	Sustainable Transport: £25,000 Open Space: £2,077 Total: £27,077 Total per unit: £2707.70
St Ishmaels									
HA15	Adj to the School	0.74	25%	13	3		Not included in the study.	Figures reflect planning permission NP/16/0219. Land Availability Study 2018 advises 13 to be developed by 2023: The landowner has recently met with Ateb (formerly Pembrokeshire Housing Association) and the National Park Authority with a view to an amended layout and potential for an increased number of units on the site. Deposit Plan – no objection from the proposer.	Education: £4,384.80 Open Space: £7,584.00 Total: £11,968.80 Total per unit: £920.98
Trefin									
HA16	Land off Cefn Gallod	0.35	25%	10	3	Begin works within 5 years. Gain	Access to the site. Sewerage	Deposit Plan – no objection.	Sustainable Transport: £25,000

Location Proposals Map ID	Site Name	Hectares	Indicative Affordable Housing Requirement	Estimate Market & Affordable (Allocation)	Estimate Affordable Housing Figure (Allocation)	Advice provided by the Proposer at Candidate Site stage.	Land Implementation Study feedback	Current Position regarding Deliverability	Planning Obligation Costs per Unit
	Trefin					consent as soon as practicable after Plan adoption.	Capacity, and high costs quoted by Welsh Water to determining sewerage capacity Outline Viability assessment for affordable housing undertaken.		Open Space:£2,077 Total: £27,077 Total per unit: £2707.70