

Pembrokeshire Coast National Park Authority

Joint Housing Land Availability Study

2019

Between Pembrokeshire Coast National Park Authority

And

**Home Builders Federation; Pembrokeshire County Council; Dŵr Cymru/Welsh
Water; Ateb and Wales and West Housing Association**



June 2019

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1. Summary

- 1.1 This is the Pembrokeshire Coast National Park Authority Joint Housing Land Availability Study (JHLAS) for 2019 which presents the housing supply for the area at the base date of 1st April 2019. It replaces the report for the previous base date of 1st April 2018.
- 1.2 The JHLAS has been prepared in accordance with the requirements of *Planning Policy Wales* (PPW) and Technical Advice Note 1 (TAN 1). 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://gov.wales/topics/planning/policy/ppw/?lang=en> (Planning Policy Wales)
- [Technical advice note \(TAN\) 1: joint housing land availability studies | GOV.WALES](#) (Technical Advice Note 1)
- 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 1.8 years housing land supply.

Involvement

- 1.4 The housing land supply has been assessed in consultation with:
- Home Builders Federation
 - Pembrokeshire County Council
 - Dŵr Cymru/Welsh Water
 - Ateb (formerly Pembrokeshire Housing Association)
 - Wales and West Housing Association

Report Production

- 1.5 Pembrokeshire Coast National Park Authority issued draft site schedules and site proformas for consultation between 18th April and 10th May 2019. Comments were provided by the Home Builders Federation, Dŵr Cymru and Pembrokeshire County Council within this period.
- 1.6 All matters were agreed following the consultation and set out in the SoCG.
- 1.7 This JHLAS report has been prepared on the basis of the SoCG.

2. Housing Land Supply

- 2.1 The five year land supply comprises sites with outline or full planning permission, sites with a resolution to grant planning permission subject to the signing of a section 106 agreement 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 Coast National Park Local Development Plan (to 2021), adopted on 30th September 2010.

Table 1 – Identified Housing Land Supply

Housing Land Supply (1 st April 2018 to 1 st April 2021) – Large Sites						
		5 Year Land Supply (TAN 1 Categories)		Beyond 5 Years		
	Proposed homes	1	2	3	4	Homes completed since last study
Total	897	28	325	73	474	38

- 2.3 Five year land supply breakdown (ie Categories 1 and 2):

Private	185
Public	0
Housing Association	168
Total	353

- 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

2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	Total
17	29	23	11	14	94

- 2.5 The overall **total 5 year land supply** (large and small sites) is **447**.

Table 3 - Five Year Land Supply Calculation

- 2.6 As the Plan period expires part-way through the JHLAS period (2021) the recommended calculation for the average annual requirement is shown below:

H	Total Housing Requirement (LDP provision 2006 - 2021)	1600
N	Number of years left in JHLAS period after the Plan period expires	3
P	Total number of years in Plan period	15
C	Completions from start of Plan period to JHLAS base date	666
	$(H \times N) / P$	320
	H-C	934
	$(320 + 934) / 5$	251
F	Total 5 year land supply	447
G	Land Supply in years	1.8

Appendix 1 – Site Schedules

Broad Haven

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
MA766	North east of Marine Road, Broad Haven	35	35	0	0	0	35	0
NP/17/0315	South of Driftwood Close (Land off Walton Road), Broad Haven	18	18	0	9	9	0	0
Total		53	53	0	9	59	35	0

Dale

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
HA382	Castle Way, Dale	12	12	0	0	0	0	12
Total		12	12	0	0	0	0	12

Dinas Cross

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
HA387	Opposite Bay View Terrace, Dinas Cross	12	12	0	0	0	0	12
Total		12	12	0	0	0	0	12

Herbrandston

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
HA732	East of Herbrandston Hall, Herbrandston	12	12	0	0	0	0	12
NP/07/344	Site of the former Sir Benfro Hotel, Herbrandston	28	0	15	3	0	0	0
Total		40	12	15	3	0	0	12

Jameston

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
HA730/ NP/18/0610	Opposite Bush Terrace, Jameston	38	38	0	0	38	0	0
HA821 / NP/15/0287	Green Grove, Jameston	9	9	0	4	5	0	0
Total		47	47	0	4	43	0	0

Lawrenny

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
HA559	Adjacent to Home Farm, Lawrenny	30	30	0	0	30	0	0
Total		30	30	0	0	30	0	0

Little Haven

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
NP/10/511	Blockett Lane, Little Haven	6	6	0	0	0	0	6
Total		6	6	0	0	0	0	6

Manorbier Station

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
HA848	Opposite Manorbier VC School, Manorbier Station	23	23	0	0	23	0	0
HA895	Part of Buttylands, Manorbier Station	15	15	0	0	0	0	15
Total		38	38	0	0	23	0	15

New Hedges

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
NP/14/0479	Off Trevayne Road, New Hedges	41	24	17	4	20	0	0
Total		41	24	17	4	20	0	0

Newport

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
HA825 / NP/15/0194	Feidr Eglwys, Newport	35	35	0	0	35	0	0
NP/17/0301	Neport Pottery and Depot	12	12	0	8	4	0	0
Total		47	47	0	8	39	0	0

Saundersfoot

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
NP/13/0053	Cambrian Hotel, Saundersfoot	29	16	0	0	0	0	16
NP/14/0439	Ocean Point, Saundersfoot	20	7	2	0	2	0	5
Total		49	23	2	0	2	0	21

Solva

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
HA384	Adjacent to Bro Dawel, Solva	18	18	0	0	0	0	18
HR/6124	Ynys Dawel, Solva	6	6	0	0	0	0	6
HA792	Bank House, Solva	12	12	0	0	0	0	12
Total		36	36	0	0	0	0	36

St Davids

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
HA/385	North of Twr-y-Felin, St Davids	22	1	2	0	0	0	1
HA737 / NP/18/0051	West of Glasfryn Road, St Davids	70	70	0	0	70	0	0
HA789	Adj Ysgol Bro Dewi, St Davids	11	11	0	0	5	0	6
NP/18/0575	Land to west and east of Glasfryn Road, St. Davids	58	58	0	0	58	0	0
Total		161	140	2	0	133	0	7

St Ishmaels

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
MA733	Adj the School, St Ishmaels	40	40	0	0	13	27	0
Total		40	40	0	0	13	27	0

Tenby

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
HA377	Brynhir, Tenby	168	168	0	0	0	0	168
HA724	Rectory Car Park, Tenby	50	50	0	0	0	0	50
HA727	West of Narberth Road, Tenby	25	25	0	0	14	11	0
HA752	Butts Field Car Park, Tenby	80	80	0	0	0	0	80
HA760	Reservoir Site, Tenby	12	12	0	0	0	0	12
NP/11/064	White Lion Street/Deer Park/Delphi, Tenby	64	13	0	0	0	0	13
MA710	Sergeant's Lane, Tenby	5	5	0	0	0	0	5
NP/09/064	Fountains Café Site, Tenby	24	0	2	0	0	0	0
Total		428	353	2	10	14	11	328

Trefin

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
HA738	North of Heol Crwys, Trefin	15	15	0	0	0	0	15
Total		15	15	0	0	0	0	15

Countryside

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
NP/04/400	Boulston Manor, Haverfordwest	5	5	0	0	0	0	5
NP/05/509	R/o Caeglas and Llygad yr Haul, Whitchurch, Solva	5	1	0	0	1	0	0
NP/13/0086	Near Belle Vue, Rosebush	5	5	0	0	0	0	5
Total		15	11	0	0	1	0	10

All

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
NP/14/0681	South of Driftwood Close (Land off Walton Road), Broad Haven	18	18	0	9	9	0	0
MA766	Marine Road, Broad Haven	35	35	0	0	0	35	0
HA382	Castle Way, Dale	12	12	0	0	0	0	12
HA387	Opposite Bay View Terrace, Dinas Cross	12	12	0	0	0	0	12
HA732	East of Herbrandston Hall, Herbrandston	12	12	0	0	0	0	12
NP/07/344	Former Sir Benfro Hotel Site, Herbrandston	28	0	15	3	0	0	0
HA730	Opposite Bush Terrace, Jameston	38	38	0	0	38	0	0
NP/15/0287	Green Grove, Jameston	9	9	0	4	5	0	0
HA559	Lawrenny Home Farm	30	30	0	0	30	0	0
NP/10/511	Blockett Farm, Little Haven	6	6	0	0	0	0	6

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
HA848	Opposite Manorbier VC School, Manorbier Station	23	23	0	0	23	0	0
HA895	Buttylands, Manorbier Station	15	15	0	0	0	0	15
NP/14/0479	Rear of Cross Park, New Hedges	41	24	17	4	20	0	0
NP/15/0194	Feidr Eglwys, Newport	35	35	0	0	35	0	0
NP/17/0301	Newport Pottery and Depot	12	12	0	8	4	0	0
NP/13/0053	Cambrian Hotel Site, Saundersfoot	29	16	0	0	0	0	16
NP/033/91 NP/14/0439	Ocean Point, Saundersfoot	20	5	2	0	0	0	5
HA384	Adjacent to Bro Dawel, Solva	18	18	0	0	0	0	18
HR/6124	Ynys Dawel, Solva	6	6	0	0	0	0	6
HA792	Bank House, Solva	12	12	0	0	0	0	12
HA385	North of Twr y Felin, St Davids	22	1	2	0	0	0	1
HA737	West of Glasfryn Road, St Davids	70	70	0	0	70	0	0
HA789	Adj to Ysgol Bro Dewi, St Davids	11	11	0	0	5	0	6
NP/18/0575	Land to east and west of Glasfryn Road, St.Davids	58	58	0	0	58	0	0
NP/15/0031	Adjacent to the School, St Ishmaels	40	40	0	0	13	27	0
HA377	Brynhir, Tenby	168	168	0	0	0	0	168
HA724	Rectory Car Park, Tenby	50	50	0	0	0	0	50
HA727	West of Narberth Road, Tenby	25	25	0	0	14	11	0
HA752	Butts Field Car Park, Tenby	80	80	0	0	0	0	80
HA760	Reservoir Site, Tenby	12	12	0	0	0	0	12
NP/11/069 etc	White Lion Street/Deer Park	64	13	0	0	0	0	13
MA710	Sergeant's Lane, Tenby	5	5	0	0	0	0	5
NP/07/218 etc	Fountains Café, Tenby	24	0	2	0	0	0	0
HA738	North of Heol Cryws, Trefin	15	15	0	0	0	0	15
NP/04/400	Boulston Manor, Haverfordwest	5	5	0	0	0	0	5
NP/05/509	Rear of Caeglas and Llygad yr Haul, Whitchurch	5	1	0	0	1	0	0
NP/13/0086	Belle Vue, Rosebush	5	5	0	0	0	0	5
Total		1070	897	38	28	325	73	474

Appendix 2 – Site Proformas

Broad Haven

Site Ref	MA766
Site Name	North east of Marine Road, Broad Haven
Land owner/ Developer	Messrs Raymond c/o Paul Hale
Planning History	Land allocated in the LDP (2010) for mixed use of 35 dwellings, 5 workshops and community use (village hall).
Planning Status	Allocated site.
JHLAS History	In JHLAS since 2011.
Total number of dwellings in 5 year supply	None
Site/Infrastructure Constraints	Access road into the site required. Capacity of pumping station is unknown. A developer study will be required.
National Park Authority's Stated Position	
<p>The Economic Development team has advised that the viability of providing workshops at this location is not a viable proposition and that they would be unable to substantiate a formal objection to the site being developed without this element. They would support home-working at this site.</p> <p>The Havens Community Council has also recently confirmed that their intentions are now to refurbish their existing village hall and thus the space within the site identified for this purpose can now also be used for additional housing land.</p> <p>In the absence of support for the workshops and community use the National Park Authority would support the whole site being developed for residential use.</p> <p>A pre-application enquiry with draft layout for 63 dwellings 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> <p>The site, including an extended area to the south-east has been allocated for residential development in the Authority's Deposit Replacement Local Development Plan (public consultation 6th April to 1st June 2018).</p> <p>Objection received to the affordable housing contribution for the proposed allocation in the Deposit Local Development Plan. Examination due July 2019.</p>	
Evidence to support this position	
<ol style="list-style-type: none"> 1. Notes of meeting of 12th January 2015. 2. Email from PCC/Community Council (March 2015) 	

3. Pre-application enquiries refs PA/15/201 (November 2015) and PA/15/0437 (January 2016)
4. Response from Agent (April 2016)
5. Pre-app meeting with landowners, agents, Pembrokeshire County Council Highways and Housing Officers, PCNPA policy and development management officers. (November 2016)
6. Candidate site submission received November 2016.
7. Email between landowners and Pembrokeshire County Council Property Team (March 2018).
8. Meeting with landowners/developers agents (May 2018).
9. Representation received to the Focussed Change consultation in January 2019.

Group Member Comments

PCC: Terms for access to the land have been agreed and legal documentation issued. Soil investigations have been delayed due to ecological surveys.

Dwr Cymru: Limited capacity at Walton West waste water treatment works to accommodate the foul-only flows from this proposed development site. A feasibility study of the WwTW may be required in order to determine if there is any further capacity.

HBF:No notes suggesting any progress been in study 5 years lots of meetings but no progress move to CAT3.

PCC 2019: legal documentation completed for the land to enable access.

PCNPA Response: Agree with HBF

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
MA766	North east of Marine Road, Broad Haven	35	35	0	0	14	0	21
2016		35	35	0	0	35	0	0
2017		35	35	0	0	35	0	0
2018		35	35	0	0	35	0	0
2019 Update		35	35	0	0	0	35	0

Site Ref	HA734 (NP/14/0681)
Site Name	South of Driftwood Close, Broad Haven (Land off Walton Road) Broad Haven
Land owner/Developer	Waterstone Homes.
Planning History	Land allocated in LDP (2010) for 8 dwellings.
Planning Status	Allocated site for 8 dwellings. Outline planning application for 6 dwellings and 4 affordable flats approved in November 2015. Planning permission granted to increase the number of units to 18, including 6 affordable dwellings (ref NP/17/0315) March 2018. Site under construction March 2019.
JHLAS History	In JHLAS since 2011.
Total number of dwellings in 5 year supply	18
Site/Infrastructure Constraints	Site under construction.
National Park Authority's Stated Position Allocated site with planning permission for 18 dwellings.	
Evidence to support this position 1. Site visit March 2019.	
Group comments:	

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
NP/14/0681	South of Driftwood Close (Land off Walton Road), Broad Haven	10	10	0	0	10	0	0
2016		10	10	0	0	0	0	10
2017		10	10	0	0	0	0	10
2018		18	18	0	0	18	0	0
2019 Update		18	18		9	9	0	0

Dale

Site Ref	HA382
Site Name	Castle Way, Dale
Land owner/ Developer	Mr M Ryder
Planning History	Land allocated in the LDP for 12 dwellings.
Planning Status	Allocated site.
JHLAS History	In JHLAS since 2011.
Total number of dwellings in 5 year supply	None.
Site/Infrastructure Constraints	None known.
<p>National Park Authority's Stated Position Site highly unlikely to be developed within 5 years due to landowner position. Potential to retain this allocation in the Plan will be considered through the LDP Review process. Site was resubmitted by the landowner as a Candidate Site for inclusion in the Revised Local Development Plan but with insufficient detail to determine if the intention is to develop it in the short to medium term. The site has not been re-allocated in the Deposit Revision Local Development Plan (public consultation 6th April to 1st June 2018). The Centre boundary has been redrawn at Dale to exclude the site in the Revision Plan.</p>	
<p>Evidence to support this position</p> <ol style="list-style-type: none"> 1. Landowner advised in March 2013 that he had no intention to develop the site in the foreseeable future. 2. Landowner advised in December 2014 that he is in the early stages of discussion with an agent but has a lot to consider before a decision is made. 3. Landowner contacted for update April 2016 but no response received. 4. Candidate site submission received November 2016. 	
<p>Group comments: Dwr Cymru: Limited capacity at Dale waste water treatment works to accommodate the foul-only flows from this proposed development site. A feasibility study of the WwTW may be required in order to determine if there is any further capacity. PCNPA Response: Comment noted. No change to the table is required.</p>	

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
HA382	Castle Way, Dale	12	12	0	0	0	0	12
2016		12	12	0	0	0	0	12
2017		12	12	0	0	0	0	12
2018		12	12	0	0	0	0	12
2019 Update		12	12	0	0	0	0	12

Dinas Cross

Site Ref	HA387
Site Name	Opposite Bay View Terrace, Dinas Cross
Land owner/ Developer	Various private
Planning History	Land allocated in the LDP for 12 dwellings.
Planning Status	Allocated site.
JHLAS History	In JHLAS since 2011.
Total number of dwellings in 5 year supply	None
Site/Infrastructure Constraints	None known.
<p>National Park Authority's Stated Position</p> <p>The site is owned by several parties. Some of the parties do not wish the site to be developed.</p> <p>Potential to retain this allocation in the Plan will be considered through the LDP Review process.</p> <p>Landowners were contacted in April 2016 for update but no response received.</p> <p>The site has not been re-allocated in the Deposit Revision Local Development Plan (public consultation 6th April to 1st June 2018). The Centre boundary has been redrawn at Dinas Cross to exclude the site in the Revision Plan.</p> <p>Pre-application enquiry for 16 affordable dwellings currently being considered. Proposed site area extends beyond the allocated area and outside the centre boundary for Dinas Cross.</p>	
<p>Evidence to support this position</p> <ol style="list-style-type: none"> 1. Contact with landowners. 2. Pre-application submission January 2019. 	
<p>Group comments:</p> <p>Dŵr Cymru: Limited capacity at Dinas Cross waste water treatment works to accommodate the foul-only flows from this proposed development site. A feasibility study of the WWTW may be required in order to determine if there is any further capacity.</p> <p>PCNPA Response: Comment noted. No change to the table is required.</p>	

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
HA387	Opposite Bay View Terrace, Dinas Cross	12	12	0	0	0	0	12
2016		12	12	0	0	0	0	12
2017		12	12	0	0	0	0	12
2018		12	12	0	0	0	0	12
2019 Update		12	12	0	0	0	0	12

Herbrandston

Site Ref	HA732
Site Name	East of Herbrandston Hall, Herbrandston
Land owner/ Developer	Unknown.
Planning History	Land allocated in the LDP for 12 dwellings.
Planning Status	Allocated site.
JHLAS History	In JHLAS since 2011.
Total number of dwellings in 5 year supply	None
Site/Infrastructure Constraints	None known.
<p>National Park Authority's Stated Position</p> <p>Landowner is unknown. No landowners have come forward with proposals or interest in this site since it was allocated. Development on a separate site for 28 dwellings in the village has recently resumed. Potential to retain this allocation is being considered through the Local Development Plan Revision process but no representation has been received.</p> <p>The site has not been re-allocated in the Deposit Revision Local Development Plan (public consultation 6th April to 1st June 2018). The Centre boundary has been redrawn at Herbrandston to exclude the site in the Revision Plan.</p>	
Evidence to support this position	
<p>Group comments: Dwr Cymru: No issues. PCNPA Response: Comment noted. No change to the table is required.</p>	

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
HA732	East of Herbrandston Hall, Herbrandston	12	12	0	0	0	0	12
2016		12	12	0	0	0	0	12
2017		12	12	0	0	0	0	12
2018		12	12	0	0	0	0	12
2019 Update		12	12	0	0	0	0	12

Site Ref	NP/07/344
Site Name	Site of the former Sir Benfro Hotel, Herbrandston
Land owner/ Developer	Denmore Homes.
Planning History	Planning permission granted in 2008 for 28 dwellings. Building work has commenced thus preserving the planning permission.
Planning Status	Site with extant planning permission.
JHLAS History	In JHLAS since 2011. 28 units.
Total number of dwellings in 5 year supply	3
Site/Infrastructure Constraints	None.
National Park Authority's Stated Position	
Evidence to support this position: 1. Site visit March 2019.	
Group comments:	

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
NP/07/344	Site of the former Sir Benfro Hotel, Herbrandston	28	28	0	5	23	0	0
2016		28	28	0	5	23	0	0
2017		28	23	5	1	23	0	0
2018		28	18	5	12	6	0	0
2019 Update		28	0	15	3	0	0	0

Jameston

Site Ref	HA730
Site Name	Opposite Bush Terrace, Jameston
Land owner/ Developer	Mrs S Thomas, c/o Mr W Beynon
Planning History	Site allocated in LDP (2010) for 35 dwellings.
Planning Status	Allocated site.
JHLAS History	In JHLAS since 2011. 35 units.
Total number of dwellings in 5 year supply	38
Site/Infrastructure Constraints	None known.
National Park Authority's Stated Position	
Site has been re-allocated in the Deposit Revision Local Development Plan (April 2018). Land owner is awaiting finalisation of drainage plans before submitting a planning application. Ateb (formerly Pembrokeshire Housing Association) will be developing the affordable houses. Planning permission for 27 Market and 11 affordable houses granted subject to completion of Unilateral Undertaking March 2019.	
Evidence to support this position	
1. Planning application NP/18/0610 (March 2019)	
Group comments:	

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
HA730	Opposite Bush Terrace, Jameston	35	35	0	0	20	0	15
2016		35	35	0	0	20	0	15
2017		35	35	0	0	20	0	15
2018		35	35	0	0	20	0	15
2019 Update		38	38	0	0	38	0	0

Site Ref	HA821(NP/15/0287)
Site Name	Green Grove, Jameston
Land owner/ Developer	Mr R Hughes, c/o Mr A McNamara
Planning History	Site allocated in LDP for 5 dwellings. Outline planning permission granted in March 2016 (NP/15/0287) for 6 market dwellings and site for 3 affordable dwellings. Reserved Matters permission for the 3 affordable dwellings was granted in March 2017 (NP/16/0564) and full permission was granted for plot 1 of the open market dwellings in November 2017 (NP/17/0580).
Planning Status	Allocated site with outline planning permission.
JHLAS History	In JHLAS since 2011.
Total number of dwellings in 5 year supply	9
Site/Infrastructure Constraints	None known.
National Park Authority's Stated Position	
Planning permission has been granted for 9 dwellings at this site, including 3 affordable dwellings. 3 affordable dwellings and 1 market dwelling under construction	
Evidence to support this position	
<ol style="list-style-type: none"> 1. Planning application NP/15/0287 2. Planning application NP/16/0564 3. Planning application NP/17/0580 4. Planning application NP/18/0395 	
Group comments:	

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
HA821	Green Grove, Jameston	5	5	0	0	5	0	0
2016		9	9	0	0	9	0	0
2017		9	9	0	0	9	0	0
2018		9	9	0	0	9	0	0
2019 Update		9	9	0	4	5	0	0

Lawrenny

Site Ref	HA559
Site Name	Adjacent to Home Farm, Lawrenny
Land owner/ Developer	Messrs Lort-Phillips
Planning History	Site allocated in LDP for 30 dwellings.
Planning Status	Allocated site.
JHLAS History	In JHLAS since 2011.
Total number of dwellings in 5 year supply	30
Site/Infrastructure Constraints	None known.
National Park Authority's Stated Position	
National Park Authority resolved to grant planning permission for relocation of farm buildings occupying some of the allocated site (NP/17/0346) in November 2017. The site has not been re-allocated for residential development in the Deposit Revision Local Development Plan (public consultation 6 th April to 1 st June 2018) but it is listed within the Plan as a windfall site. A planning application to develop the farm site for 39 houses was submitted in October 2018 (NP/18/0622).	
Evidence to support this position	
<ol style="list-style-type: none"> 1. Meeting with agent (February 2018) 2. Meeting with agent (April 2018) 3. Submission of planning application for housing (October 2018). 	
Group comments: Dwr Cymru: There is no public sewerage within this settlement.	

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
HA559	Adjacent to Home Farm, Lawrenny	30	30	0	0	15	0	15
2016		30	30	0	0	15	0	15
2017		30	30	0	0	0	0	30
2018		30	30	0	0	0	0	30
2019 Update		30	30	0	0	30	0	0

Little Haven

Site Ref	NP/10/511
Site Name	Blockett Lane, Little Haven
Land owner/ Developer	Mr C Baggs
Planning History	Planning permission granted for 6 dwellings.
Planning Status	Site with planning permission.
JHLAS History	In JHLAS since 2015
Total number of dwellings in 5 year supply	None
Site/Infrastructure Constraints	None.
National Park Authority's Stated Position	
Landowner has made a technical start to preserve the permission. Neighbouring land also granted permission for residential development (permission currently pending S106 Agreement). Landowner currently awaiting finalisation of neighbouring proposals prior to developing the site.	
Evidence to support this position:	
1. Telephone conversation with C Baggs (landowner), April 2016.	
Group comments:	
Dwr Cymru: Planning permission.	
PCNPA Response: Comment noted. No change to the table is required.	

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
NP/10/511	Blockett Lane, Little Haven	6	6	0	0	2	0	4
2016		6	6	0	0	0	0	6
2017		6	6	0	0	0	0	6
2018		6	6	0	0	0	0	6
2019 Update		6	6	0	0	0	0	6

Manorbier Station

Site Ref	HA848
Site Name	Opposite Manorbier VC School, Manorbier Station
Land owner/ Developer	Pembrokeshire Housing Association
Planning History	Site allocated in LDP for 19 dwellings. Planning application NP/17/0283 submitted for 23 affordable homes. Recommended for approval by Officers (March 2018) but Members requested a site visit.
Planning Status	Allocated site.
JHLAS History	In JHLAS since 2011.
Total number of dwellings in 5 year supply	23
Site/Infrastructure Constraints	None known.
National Park Authority's Stated Position	
Allocated site purchased by local housing association for the development for 23 affordable homes.	
Evidence to support this position	
1. Planning application NP/17/0283	
Group comments:	

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
HA848	Opposite Manorbier VC School, Manorbier Station	19	19	0	0	9	0	10
2016		19	19	0	0	9	0	10
2017		19	19	0	0	19	0	0
2018		23	23	0	0	23	0	0
2019 Update		23	23	0	0	23	0	0

Site Ref	HA895
Site Name	Land part of Buttylands, Manorbier Station
Land owner/ Developer	Mr DAD Brown, c/o Curtis Blain
Planning History	Site allocated in LDP for 15 dwellings.
Planning Status	Allocated site.
JHLAS History	In JHLAS since 2011.
Total number of dwellings in 5 year supply	None
Site/Infrastructure Constraints	None known.
National Park Authority's Stated Position	
Planning application for 14 affordable housing units and 2 open market housing in conjunction with developments linked to the existing caravan park refused January 2019 for reasons linked to the caravan park proposals and failure to provide a section 106 agreement to secure the affordable housing.	
Evidence to support this position:	
1. Planning application NP/18/0559	
Group comments: Dwr Cymru: There are no public sewers in the vicinity of this site, therefore extensive offsite sewers will be required. No issues in Tenby waste water treatment works accommodating the foul-only flows from this site.	

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
HA895	Part of Buttylands, Manorbier Station	15	15	0	0	5	0	10
2016		15	15	0	0	15	0	0
2017		15	15	0	0	0	0	15
2018		15	15	0	0	0	0	15
2019 Update		15	15	0	0	0	0	15

New Hedges

Site Ref	HA813/ NP/14/0479
Site Name	Rear of Cross Park New Hedges
Land owner/ Developer	Mill Bay Homes
Planning History	Site allocated in LDP for 30 dwellings. Outline planning application for 31 dwellings approved. Full permission for 41 houses with 3 affordable dwellings approved September 2017 (NP/17/0048).
Planning Status	Site with planning permission.
JHLAS History	In JHLAS since 2011.
Total number of dwellings in 5 year supply	24
Site/Infrastructure Constraints	None known.
National Park Authority's Stated Position	
Permission for 41 dwellings including 3 affordable dwellings.	
Evidence to support this position:	
<ol style="list-style-type: none"> 1. Planning permission NP/17/0048 2. Site visit (March 2019) 	
Group comments:	

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
NP/14/0479	Off Trewayne Road, New Hedges	31	31	0	0	10	0	21
2016		31	31	0	0	31	0	0
2017		31	31	0	0	31	0	0
2018		41	41	0	0	41	0	0
2019 Update		41	24	17	4	20	0	0

Newport

Site Ref	HA825/NP/15/0194
Site Name	Feidr Eglwys, Newport
Land owner/ Developer	Various, c/o Harries Design and Management
Planning History	Site allocated in LDP for 20 dwellings. Permission granted for 35 December 2015. Various applications for discharge of conditions granted. Work commenced on site.
Planning Status	Planning permission granted for 35 dwellings including 14 affordable dwellings.
JHLAS History	In JHLAS since 2011.
Total number of dwellings in 5 year supply	35
Site/Infrastructure Constraints	
National Park Authority's Stated Position Site under construction.	
Evidence to support this position: 1. Planning application NP/15/0194 2. Site visit (March 2019)	
Group comments:	

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
HA825	Feidr Eglwys, Newport	20	20	0	0	20	0	0
2016		35	35	0	0	35	0	0
2017		35	35	0	0	25	0	10
2018		35	35	0	0	35	0	0
2019 Update		35	35	0	0	35	0	0

Site Ref	NP/17/0301
Site Name	Newport Pottery and Depot
Land owner/ Developer	Wales and West Housing Association and Chelci Group (Isaac Shomade)
Planning History	White land within settlement with planning permission.
Planning Status	Planning permission granted for 8 affordable units and 4 open market units February 2018
JHLAS History	1 st year
Total number of dwellings in 5 year supply	12
Site/Infrastructure Constraints	
National Park Authority's Stated Position	
Land with planning permission. Site under construction March 2019	
Evidence to support this position:	
<ol style="list-style-type: none"> 1. Planning application NP/17/0301 2. Site visit March 2019 	
Group comments:	

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
2019	Newport Pottery and Depot	12	12	0	8	4	0	0

Saundersfoot

Site Ref	NP/13/0053
Site Name	Cambrian Hotel, Saundersfoot
Land owner/ Developer	Waterstone Homes/St Brides/Actoris
Planning History	Site with planning permission for 29 dwellings (including 6 affordable dwellings and 1 live/work unit).
Planning Status	Site under construction. 13 dwellings complete.
JHLAS History	In JHLAS since 2010.
Total number of dwellings in 5 year supply	None
Site/Infrastructure Constraints	None known.
National Park Authority's Stated Position	
Construction on site commenced in 2013/14. Four apartments in converted hotel, live/work dwelling and 8 town houses completed. The remaining 16 units include 6 affordable dwellings. Developer advises that further construction of the site has been put on hold due to the decision by Pembrokeshire County Council to introduce an increased Council tax on second homes. Actoris advise this has affected sales and as a result they will no longer be investing in Pembrokeshire.	
Evidence to support this position:	
1. Site visit (March 2019)	
Group comments:	
Dwr Cymru: Planning permission.	
PCNPA Response: Comment noted. No change to the table is required.	

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
NP/13/0053	Cambrian Hotel, Saundersfoot	29	16	13	0	16	0	0
2016		29	16	0	0	0	0	16
2017		29	16	0	0	0	0	16
2018		29	16	0	0	0	0	16
2019 Update		29	29	0	0	0	0	16

Site Ref	NP/033/91 AND NP/14/0439
Site Name	Adj Ridgeway and Incline (Ocean Point), Saundersfoot
Land owners/ Developers	Mr AJ Collins, c/o Mr Rees
Planning History	Site with planning permission for 20 dwellings being built out slowly. 11 dwellings completed and 9 plots remaining. Planning application NP/14/0439 for 4 of these remaining plots.
Planning Status	Site with planning permission, under active construction.
JHLAS History	In JHLAS since 2010.
Total number of dwellings in 5 year supply	None
Site/Infrastructure Constraints	None known.
National Park Authority's Stated Position	
Site under active construction.	
Evidence to support this position:	
<ol style="list-style-type: none"> 1. Planning application NP/14/0439 (determined March 2015). 2. Site visit (March 2019) 	
Group comments:	

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
NP/14/0439	Ocean Point, Saundersfoot	20	9	0	0	4	0	5
2016		20	9	0	2	2	0	5
2017		20	9	0	2	2	0	5
2018		20	7	2	0	2	0	5
2019 Update		20	5	2	0	0	0	5

Solva

Site Ref	HA384
Site Name	Adjacent to Bro Dawel, Solva
Land owner/ Developer	Pembrokeshire County Council
Planning History	Site allocated in the LDP for 18 dwellings.
Planning Status	Allocated site.
JHLAS History	In JHLAS since 2011.
Total number of dwellings in 5 year supply	None
Site/Infrastructure Constraints	WwTW requires upgrading. A new access road is required. Previous planning application to undertake this work was withdrawn in January due to large number of objections. Dwr Cymru's Capital team have programmed construction of the access road for year 5 of the current AMP 6 (2019 – 20). Site to be marketed by Pembrokeshire County Council.
National Park Authority's Stated Position	
Site has been resubmitted as a Candidate Site to be considered for the Revised Local Development Plan but to date there is insufficient information relating to the landowner's intentions to develop the site. The site has not been re-allocated in the Deposit Revision Local Development Plan (public consultation 6 th April to 1 st June 2018). The Centre boundary has been redrawn at Dale to exclude the site in the Revision Plan.	
Evidence to support this position:	
1. Email from Dwr Cymru (February 2017)	
Group comments: Dwr Cymru: There is no capacity at Solva waste water treatment works and there is no prospect of upgrades until the proposed access road is constructed.	
PCC 2019: PCC Property team are in active discussions with the Housing department about developing the site.	
PCNPA Response: There have been no recent pre-application discussions about this site. The site has not been re-allocated in the Deposit Local Development Plan and no representations have been received relating to the site. Examination of the Plan is scheduled for July 2019.	

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
HA384	Adjacent to Bro Dawel, Solva	18	18	0	0	0	0	18
2016		18	18	0	0	0	0	18
2017		18	18	0	0	0	0	18
2018		18	18	0	0	0	0	18
2019 Update		18	18	0	0	0	0	18

Site Ref	HR/6124
Site Name	Ynys Dawel, Solva
Land owner/ Developer	Messrs Probert
Planning History	Site with extant planning permission for 6 dwellings, originally granted in the 1960s with the majority of the site completed.
Planning Status	Site with planning permission.
JHLAS History	In JHLAS since 2010.
Total number of dwellings in 5 year supply	None
Site/Infrastructure Constraints	
National Park Authority's Stated Position	
The landowners have not shown an interest in developing the remainder of this site to date.	
Evidence to support this position:	
Group comments:	
Dwr Cymru: Planning permission.	
PCNPA Response: Comment noted. No change to the table is required.	

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
HR/6124	Ynys Dawel, Solva	6	6	0	0	0	0	6
2016		6	6	0	0	0	0	6
2017		6	6	0	0	0	0	6
2018		6	6	0	0	0	0	6
2019 Update		6	6	0	0	0	0	6

Site Ref	HA792
Site Name	Bank House, Solva
Land owner/ Developer	Messrs Davies
Planning History	Site allocated in LDP for 12 dwellings.
Planning Status	Allocated site.
JHLAS History	In JHLAS since 2010.
Total number of dwellings in 5 year supply	None
Site/Infrastructure Constraints	WwTW requires upgrading. Previous planning application to undertake this work was withdrawn in January due to large number of objections. Dwr Cymru advised a further application would be made in May 2015 but nothing has been received to date.
National Park Authority's Stated Position	
Site resubmitted as a Candidate Site in the Revised Local Development Plan. Owner advises that discussions regarding the covenant are ongoing. To date there is insufficient information regarding the landowner's intentions to develop the site. The site has not be re-allocated in the Deposit Revision Local Development Plan (public consultation 6 th April to 1 st June 2018). The site remains as white land within the Centre boundary in the Revision Plan.	
Evidence to support this position:	
<ol style="list-style-type: none"> 1. Email correspondence with landowners (December 2014). 2. Emails from Dwr Cymru/Welsh Water (March and April 2015) 3. Candidate Site submission (November 2016) 	
Group comments: Dwr Cymru: There is no capacity at Solva waste water treatment works and there is no prospect of upgrades until the proposed access road is constructed.	

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
HA792	Bank House, Solva	12	12	0	0	0	0	12
2016		12	12	0	0	0	0	12
2017		12	12	0	0	0	0	12
2018		12	12	0	0	0	0	12
2019 Update		12	12	0	0	0	0	12

St Davids

Site Ref	HA385 and multiple applications
Site Name	North of Twr-y-Felin, St Davids
Land owner/ Developer	Mr D Chant
Planning History	Site with planning permission, under construction.
Planning Status	Site with planning permission.
JHLAS History	In JHLAS since 2010.
Total number of dwellings in 5 year supply	None
Site/Infrastructure Constraints	None.
National Park Authority's Stated Position	
One plot remaining on site.	
Evidence to support this position:	
1. Site visit (March 2019)	
Group comments:	

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
HA/385	North of Twr-y-Felin, St Davids	22	5	3	1	4	0	0
2016		22	3	2	0	0	0	0
2017		22	3	0	0	0	0	3
2018		22	3	0	0	0	0	3
2019 Update		22	1	2	0	0	0	1

Site Ref	HA737
Site Name	West of Glasfryn Road, St Davids
Land owner/ Developer	Pembrokeshire Housing Association, Mill Bay Homes Limited, Swangate Development Limited and Premier Inn Hotels.
Planning History	Site allocated in the LDP for 90 dwellings.
Planning Status	Allocated site.
JHLAS History	In JHLAS since 2010.
Total number of dwellings in 5 year supply	70
Site/Infrastructure Constraints	Road upgrade completed.
National Park Authority's Stated Position	
Planning permission granted for 38 affordable dwellings, 32 open market dwellings and a hotel December 2018.	
Evidence to support this position:	
1. Planning application NP/18/0051	
Group comments:	

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
HA737	West of Glasfryn Road, St Davids	90	90	0	0	30	0	60
2016		90	90	0	0	30	0	60
2017		90	90	0	0	30	0	60
2018		90	90	0	0	70	0	20
2019 Update		70	70	0	0	70	0	0

Site Ref	HA789
Site Name	Adjacent to Ysgol Bro Dewi, St Davids
Land owner/ Developer	Mrs Bet Wyn Holmes
Planning History	Site allocated in the LDP for 10 dwellings.
Planning Status	Allocated site.
JHLAS History	In JHLAS since 2010.
Total number of dwellings in 5 year supply	5
Site/Infrastructure Constraints	None known.
National Park Authority's Stated Position	
Site resubmitted as Candidate Site in Revised Local Development Plan. To date there is insufficient information regarding the landowner's intentions to develop the site. Site has not been re-allocated in the Deposit Revision Local Development Plan (public consultation 6 th April to 1 st June 2018). The Centre boundary for St Davids has been redrawn to exclude the site in the Revision Plan. Outline planning permission granted to develop the site for 11 dwellings.	
Evidence to support this position:	
<ol style="list-style-type: none"> 1. Outline planning application NP/18/0488 2. Contact with agents suggests submission of reserved Matters late 2019 / early 2020 and local interest in land – April 2019. 	
Group comments: Dwr Cymru: It is unlikely that capacity exists at St Davids waste water treatment works to accommodate the foul-only flows from this site, though we will assess the WwTW when consulted as part of pre-planning/planning application process.	

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
HA789	Adj Ysgol Bro Dewi, St Davids	10	10	0	0	0	0	10
2016		10	10	0	0	0	0	10
2017		10	10	0	0	0	0	10
2018		10	10	0	0	0	0	10
2019 Update		11	11	0	0	5	0	6

Site Ref	NP/18/0575
Site Name	Land to west and east of Glasfryn Road, St. Davids
Land owner/ Developer	GRD Ltd
Planning History	Site with outline planning permission for 18 affordable dwellings and 40 open market dwellings
Planning Status	Site with outline planning permission granted
JHLAS History	1 st year.
Total number of dwellings in 5 year supply	58
Site/Infrastructure Constraints	None known.
National Park Authority's Stated Position Submission of Reserved matters application expected summer 2019 and whole site developed within 3 years.	
Evidence to support this position: 1. Contact with developer April 2019.	
Group comments:	

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
2019	West of Glasfryn Road, St Davids	58	58	0	0	58	0	0

St Ishmaels

Site Ref	MA733/ NP/15/0031
Site Name	Adjacent to the School, St Ishmaels
Land owner/ Developer	Messers Warren-Davis c/o Acanthus Holden; Vivard Limited
Planning History	Site allocated in the LDP for 40 dwellings.
Planning Status	An application to develop the remaining land for 13 dwellings (including 3 affordable dwellings) approved September 2016. Second application to develop the rest of the site (14 dwellings) granted subject to completion of Unilateral Undertaking December 2018.
JHLAS History	In JHLAS since 2010.
Total number of dwellings in 5 year supply	13
Site/Infrastructure Constraints	Dwr Cymru has agreed that there is headroom for foul-only flows from a maximum of 27 units. The company will object to any development beyond that number.
<p>National Park Authority's Stated Position</p> <p>Outline permission has been granted to develop part of the site for 13 houses. The remaining allocation without planning permission was submitted as a Candidate Site but has not been allocated in the Deposit Revision Local Development Plan (public consultation 6th April to 1st June 2018). The area has also been excluded from the Centre boundary for St Ishmaels. The land with planning permission for 13 units has been re-allocated and included in the Centre boundary of the Revision Plan. 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.</p>	
<p>Evidence to support this position:</p> <ol style="list-style-type: none"> 1. Planning application NP/15/0031 2. Planning application NP/16/0219 3. Letter from Dwr Cymru (April 2016) 4. Letter from L Richards (Vivard) (April 2016) 5. Deposit Revision Local Development Plan (March 2018) 6. Acanthus Holden website (April 2018) 7. Meeting with Mr Len Richards (Vivard Limited) April 2018. 8. Planning application NP/18/0396 9. Contact with agent re NP/18/0396 – no details provided regarding interest in developing this site at this stage 	
<p>Group comments: Home Builders Federation: Should proforma be amended to just show 13 units as larger allocation is no longer relevant? Dwr Cymru: As above. NPA Response: The land remains allocated in the current Local Development Plan which remains in force until the Revised Plan is adopted (anticipated end of 2019/beginning of 2020). A pre-application consultation has been undertaken</p>	

recently (April 2018) for the remainder of the site without planning permission and a planning application is anticipated shortly. For these reasons it is currently justified to retain the 27 units within the study.

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
MA733	Adj the School, St Ishmaels	40	40	0	0	27	0	13
2016		40	40	0	0	27	0	13
2017		40	40	0	0	13	0	27
2018		40	40	0	0	13	27	0
2019 Update		40	40	0	0	13	27	0

Tenby

Site Ref	HA377
Site Name	Brynhir, Tenby
Land owner/ Developer	Pembrokeshire County Council
Planning History	Site is allocated in the LDP for 168 dwellings.
Planning Status	Allocated site.
JHLAS History	In JHLAS since 2010.
Total number of dwellings in 5 year supply	None
Site/Infrastructure Constraints	Impact on the sewage network will need to be assessed. A new site access from the A478 will be required.
<p>National Park Authority's Stated Position</p> <p>Pembrokeshire County Council are the landowners of this site. The site has been resubmitted as a Candidate Site for consideration in the Local Development Plan Review. The site has not been re-allocated in the Deposit Revision Local Development Plan (public consultation 6th April to 1st June 2018). The Centre boundary for Tenby has been redrawn to exclude the site in the Revision Plan. Pembrokeshire County Council has submitted an objection to the Revision Plan which will be considered at the Examination in July 2019. Alongside this the County Council has resolved to submit an outline planning application to develop the site for housing, with the majority being used for affordable housing provision. Planning application anticipated summer 2019.</p>	
<p>Evidence to support this position:</p> <ol style="list-style-type: none"> 1. Candidate Site process (2016) 2. Deposit Revision Local Development Plan (March 2018) 3. PCC resolution to dispose of Brynhir to the Housing section for £4 million to enable delivery through the Housing Revenue Account (HRA) 	
<p>Group comments: Dwr Cymru: No issues in Tenby waste water treatment works accommodating the foul-only flows from this site. It is likely that a hydraulic modelling assessment of the water supply network will be required to understand whether any improvements are required to accommodate this site, without causing detriment to existing customers.</p> <p>PCC 2019: Planning application being prepared for submission to PCNPA.</p>	

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
HA377	Brynhir, Tenby	168	168	0	0	20	0	148
2016		168	168	0	0	20	0	148
2017		168	168	0	0	0	0	168
2018		168	168	0	0	0	0	168
2019 Update		168	168	0	0	0	0	168

Site Ref	HA724
Site Name	Rectory car park, Tenby
Land owner/ Developer	Church in Wales
Planning History	Site is allocated in the LDP for 50 dwellings.
Planning Status	Allocated site.
JHLAS History	In JHLAS since 2010.
Total number of dwellings in 5 year supply	None
Site/Infrastructure Constraints	None.
National Park Authority's Stated Position	
The landowners have stated that they do not intend to consider development of the site within the next 5 years and intend to review their position after that time with no definitive commitment. The site has not been re-allocated in the Deposit Revision Local Development Plan (public consultation 6 th April to 1 st June 2018). The site remains as white land within the Centre boundary in the Revision Plan.	
Evidence to support this position:	
1. Letter from Church in Wales (January 2015).	
Group comments: Dwr Cymru: No issues in Tenby waste water treatment works accommodating the foul-only flows from this site.	

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
HA724	Rectory Car Park, Tenby	50	50	0	0	0	0	50
2016		50	50	0	0	0	0	50
2017		50	50	0	0	0	0	50
2018		50	50	0	0	0	0	50
2019 Update		50	50	0	0	0	0	50

Site Ref	HA727
Site Name	West of Narberth Road, Tenby
Land owner/ Developer	Messrs Rowland-Hill c/o Andrew Granger &Co Limited.
Planning History	Site is allocated in the LDP for 25 dwellings.
Planning Status	Allocated site.
JHLAS History	In JHLAS since 2010.
Total number of dwellings in 5 year supply	14
Site/Infrastructure Constraints	None known.
National Park Authority's Stated Position	
<p>Site was sold in 2015 by Pembrokeshire County Council to private owners. New owners have advised that an outline application to develop the site in accordance with the LDP is being compiled.</p> <p>Site resubmitted as a Candidate Site in Revised Local Development Plan (November 2016). An outline planning application has been submitted for 14 dwellings (ref NP/17/0722). Additional information has been requested from the applicants. The site has not been re-allocated in the Deposit Revision Local Development Plan (public consultation 6th April to 1st June 2018). The site has also been excluded from the centre boundary for Tenby in the Revision Plan.</p>	
Evidence to support this position:	
<ol style="list-style-type: none"> 1. Letter from agent (April 2016) 2. Email from agent (April 2017) 3. Planning application NP/17/0722 	
Group comments: Group comments: Dwr Cymru: No issues in Tenby waste water treatment works accommodating the foul-only flows from this site.	

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
HA727	West of Narberth Road, Tenby	25	25	0	0	0	0	25
2016		25	25	0	0	0	0	25
2017		25	25	0	0	25	0	0
2018		25	25	0	0	14	11	0
2019 Update		25	25	0	0	14	11	0

Site Ref	HA752
Site Name	Butts Field car park, Tenby
Land owner/ Developer	Pembrokeshire County Council
Planning History	Site is allocated in the LDP for 80 dwellings.
Planning Status	Allocated site.
JHLAS History	In JHLAS since 2010.
Total number of dwellings in 5 year supply	None
Site/Infrastructure Constraints	None.
National Park Authority's Stated Position	
<p>Pembrokeshire County Council as landowners consider that it is doubtful that the market will ever improve sufficiently to support a redevelopment of the site which would enable equivalent replacement car parking as part of the project and would support its de-allocation through the LDP Review process.</p> <p>Site has been resubmitted as a Candidate Site for consideration in the Revised Local Development Plan as a mixed use scheme, including maintaining the current parking provision. (November 2016). The site has not been re-allocated in the Deposit Revision Local Development Plan (public consultation 6th April to 1st June 2018). The site remains as white land within the Centre boundary for Tenby in the Revision Plan.</p>	
Evidence to support this position:	
<ol style="list-style-type: none"> 1. Email from PCC Property (March 2015) 2. Position supported by PCC through JHLAS consultation process (April 2015) 3. Meeting with Pembrokeshire County Council Property Officer (March 2017) 	
Group comments: Group comments: Dwr Cymru: No issues in Tenby waste water treatment works accommodating the foul-only flows from this site. It is likely that a hydraulic modelling assessment of the water supply network will be required to understand whether any improvements are required to accommodate this site, without causing detriment to existing customers.	

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
HA752	Butts Field Car Park, Tenby	80	80	0	0	0	0	80
2016		80	80	0	0	0	0	80
2017		80	80	0	0	0	0	80
2018		80	80	0	0	0	0	80
2019 Update		80	80	0	0	0	0	80

Site Ref	HA760
Site Name	Reservoir Site, Tenby
Land owner/ Developer	Mr P Stockton
Planning History	Site is allocated in the LDP for 12 dwellings.
Planning Status	Allocated site.
JHLAS History	In JHLAS since 2010.
Total number of dwellings in 5 year supply	None
Site/Infrastructure Constraints	Access is dependent on the Brynhir site being developed.
National Park Authority's Stated Position	
<p>This site is highly unlikely to come forward for development within the next 5 years. Continued allocation of this site will be considered through the LDP Review process. The site has not been re-allocated in the Deposit Revision Local Development Plan (public consultation 6th April to 1st June 2018). The site has been excluded from the Centre boundary for Tenby in the Revision Plan.</p>	
Evidence to support this position:	
Group comments: Group comments: Dwr Cymru: No issues in Tenby waste water treatment works accommodating the foul-only flows from this site.	

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
HA760	Reservoir Site, Tenby	12	12	0	0	0	0	12
2016		12	12	0	0	0	0	12
2017		12	12	0	0	0	0	12
2018		12	12	0	0	0	0	12
2019 Update		12	12	0	0	0	0	12

Site Ref	NP/11/069; NP/11/064 and NP/11/065
Site Name	White Lion Street/Deer Park/Upper Park Road (Delphi), Tenby
Land owner/ Developer	South Terrace Properties Limited, c/o C2J Architects; Pembrokeshire Housing Association
Planning History	Site is allocated in the LDP for 78 dwellings. Planning permission granted for mixed residential and commercial use. Site is under construction.
Planning Status	Site with planning permission for 64 dwellings and under construction.
JHLAS History	In JHLAS since 2011.
Total number of dwellings in 5 year supply	None
Site/Infrastructure Constraints	None.
National Park Authority's Stated Position	
Development of 12 affordable units completed (September 2016)	
Evidence to support this position:	
1. Site visit (March 2019)	
Group comments: Home Builders Federation: Note nothing under construction for last two years are these units likely to be built note they are the last few of a larger site is there room left to build them?	
Dwr Cymru: Planning permission.	
PCNPA Response: There is room within the remaining site for the units, but the landowner has not provided any indication of when they may be brought forward for development. Thus agree to move the remaining units to Cat 4.	
HBF Response: Agree.	

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
NP/11/064	White Lion Street/Deer Park/Delphi, Tenby	64	25	39	12	13	0	0
2016		64	25	0	12	13	0	0
2017		64	13	12	0	13	0	0
2018		64	13	0	0	0	0	13
2019 Update		64	13	0	0	0	0	13

Site Ref	MA710
Site Name	Sergeant's Lane, Tenby
Land owner/ Developer	Mr M Evans; Landsker Business Solutions Limited
Planning History	Site is allocated in the LDP for 5 dwellings and commercial/businesses uses.
Planning Status	Allocated site.
JHLAS History	In JHLAS since 2011.
Total number of dwellings in 5 year supply	0
Site/Infrastructure Constraints	None.
National Park Authority's Stated Position	
<p>This is a narrow street of buildings within the centre of Tenby's retail centre. Planning permission was granted in June 2014 for a micro-brewery in one of the buildings which may provide the necessary catalyst for the continued redevelopment of the site. Pre-application enquiry received by PCNPA (March 2015). There has been no further contact about this site. As such it is reasonable to remove the units from the 5 year land supply.</p> <p>The future allocation of this site will be considered through the Local Development Plan Revision process. The site has not been re-allocated in the Deposit Revision Local Development Plan (public consultation 6th April to 1st June 2018). The site remains as white land within the Centre boundary for Tenby in the Revision Plan.</p>	
Evidence to support this position:	
1. Pre-application enquiry PA/15/0135 (March 2015).	
Group comments: Group comments: Dwr Cymru: No issues in Tenby waste water treatment works accommodating the foul-only flows from this site.	

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
MA710	Sergeant's Lane, Tenby	5	5	0	0	5	0	0
2016		5	5	0	0	0	0	5
2017		5	5	0	0	0	0	5
2018		5	5	0	0	0	0	5
2019 Update		5	5	0	0	0	0	5

Site Ref	NP/07/218; NP/08/120 and NP/09/064
Site Name	Fountains Café site, Tenby
Land owner/ Developer	Butler Wall Homes
Planning History	Site with planning permission for 19 dwellings (apartments) on site of former café and 5 affordable dwellings off-site.
Planning Status	Site with planning permission and under construction.
JHLAS History	In JHLAS since 2011. (See below for 2015 study).
Total number of dwellings in 5 year supply	None
Site/Infrastructure Constraints	None.
National Park Authority's Stated Position	
The market housing element of this site has been completed and 3 existing dwellings in Tenby purchased as affordable dwellings to be managed by Pembrokeshire Housing Association. A further 2 have been purchased and conveyancing is ongoing.	
Evidence to support this position:	
<ol style="list-style-type: none"> 1. Site visit (March 2016). 2. Meeting with Pembrokeshire Housing Association (April 2016). 3. Email from conveyancing solicitor (December 2016) 4. Meeting with Ateb (formerly Pembrokeshire Housing Association) (April 2018) 	
Group comments:	
Dwr Cymru: Planning permission.	
PCNPA Response: Comment noted. No change to the table is required.	

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
NP/09/064	Fountains Café Site, Tenby	24	10	0	10	0	0	0
2016		24	5	10	0	5	0	0
2017		24	2	0	0	2	0	0
2018		24	2	0	2	0	0	0
2019 Update		24	0	20	0	0	0	0

Trefin

Site Ref	HA738
Site Name	North of Heol Crwys, Trefin
Land owner/ Developer	Unknown
Planning History	Site is allocated in the LDP for 15 dwellings.
Planning Status	Allocated site.
JHLAS History	In JHLAS since 2011.
Total number of dwellings in 5 year supply	None
Site/Infrastructure Constraints	None known.
National Park Authority's Stated Position	
Continued allocation of the site will be considered through the LDP Review process. The site has not been re-allocated in the Deposit Revision Local Development Plan (public consultation 6 th April to 1 st June 2018). The site has been excluded from the Centre boundary for Trefin in the Revision Plan.	
Evidence to support this position:	
Group comments: Dwr Cymru: No issues in Trefin waste water treatment works accommodating the foul-only flows from this site.	

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
HA738	North of Heol Crwys, Trefin	15	15	0	0	0	0	15
2016		15	15	0	0	0	0	15
2017		15	15	0	0	0	0	15
2018		15	15	0	0	0	0	15
2019 Update		15	15	0	0	0	0	15

Countryside

Site Ref	NP/04/400
Site Name	Boulston Manor, Haverfordwest
Land owner/ Developer	Mr R Thomas
Planning History	Site has planning permission for the conversion of outbuildings to 5 dwellings. A technical start has been made on the site and the permission is therefore preserved.
Planning Status	Site with preserved planning permission.
JHLAS History	In JHLAS since 2011.
Total number of dwellings in 5 year supply	None
Site/Infrastructure Constraints	None.
National Park Authority's Stated Position	
The landowner has been contacted several times for updates on this site, but to date no work has been undertaken and no firm undertakings given. The National Park Authority are concerned about the integrity of the original buildings and their ongoing ability to support conversion under planning permission NP/04/400.	
Evidence to support this position:	
1. Email from landowner (April 2019).	
Group comments:	
Dwr Cymru: Planning permission.	
PCNPA Response: Comment noted. No change to the table is required.	

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
NP/04/400	Boulston Manor, Haverfordwest	5	5	0	0	5	0	0
2016		5	5	0	0	5	0	0
2017		5	5	0	0	0	0	5
2018		5	5	0	0	0	0	5
2019 Update		5	5	0	0	0	0	5

Site Ref	NP/05/509
Site Name	Rear of Caeglas and Llygad yr Haul, Whitchurch, Solva
Land owner/ Developer	Page, Griffiths and Thomas
Planning History	Planning permission granted for 5 dwellings.
Planning Status	Site being developed on a plot by plot basis. Three dwellings complete and the fourth currently under construction.
JHLAS History	In JHLAS since 2011.
Total number of dwellings in 5 year supply	1
Site/Infrastructure Constraints	None.
National Park Authority's Stated Position	
The site continues to be developed at a slow but steady pace.	
Evidence to support this position:	
1. Site visit (March 2019).	
Group comments:	
Dwr Cymru: Planning permission.	
PCNPA Response: Comment noted. No change to the table is required.	

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
NP/05/509	R/o Caeglas and Llygad yr Haul, Whitchurch, Solva	5	3	0	1	2	0	0
2016		5	2	1	1	1	0	0
2017		5	1	1	0	1	0	0
2018		5	1	0	0	1	0	0
2019 Update		5	1	0	0	1	0	0

Site Ref	NP/13/0086
Site Name	Near Belle Vue, Rosebush
Land owner/ Developer	Mrs Jenkins, c/o Ian Bartlett Building Design and Construction
Planning History	Site has planning permission for 5 dwellings.
Planning Status	Site with planning permission.
JHLAS History	In JHLAS since 2015.
Total number of dwellings in 5 year supply	None
Site/Infrastructure Constraints	None.
National Park Authority's Stated Position	
The landowner is marketing the site. http://www.johnfrancis.co.uk/properties/10109777/sales The Authority has agreed that a technical start on the site has been made. Work on site has commenced.	
Evidence to support this position: 1. Site visit (March 2019)	
Group comments:	

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
NP/13/0086	Near Belle Vue, Rosebush	5	5	0	0	5	0	0
2016		5	5	0	0	5	0	0
2017		5	5	0	0	5	0	0
2018		5	5	0	0	5	0	0
2019 Update		5	5	0	0	0	0	5

Appendix 3 – Past Completion Data

Year	Number of homes completed on		
	Large Sites	Small Sites	Total Completions
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	11	50
2019	38	14	52

Appendix 4 – 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		3	4
2011	46	254	3.8	0	684
2012	53	390	3.5	0	618
2013	32	337	2.96	0	636
2014	93	270	2.66	0	625
2015	45	305	1.8	0	598
2016	62	281	1.5	0	595
2017	33	225	1.7	0	639
2018	24	292	1.4	38	540
2019	28	325	1.8	73	474