

Joint Housing Land Availability Study 2013

Residential Land Availability Schedule – Site Details

Pembrokeshire Coast National Park

BROAD HAVEN

Site Ref: HA 734

South of Driftwood Close

Comp **0** UC **0** NS **8**

Y1 **0** Y2 **2** Y3 **2** Y4 **2** Y5 **2**

0 units in 3i

Landowner/Developer Intentions

Land owner confirmed desire to submit and outline planning application in first half of 2013 in response to survey undertaken as part of Land Implementation Study (March 2013).

Developer/Landowner/Agent Details

Mr Llewellyn (Owner)

Planning Status

Allocated in the LDP for 8 units, 4 to be affordable housing. Phased for development 2012-17

Site Constraints

No known constraints. Offsite sewer provision will be required.

First Year in 5 Year Housing Land Supply

2010

Consultation Response

NPA Position

Site Ref: MA776

North East of Marine Road

Comp **0** UC **0** NS **35**

Y1 **0** Y2 **0** Y3 **7** Y4 **7** Y5 **7**

14 units in 3i

Landowner/Developer Intentions

Landowner contacted as part of Land Implementation Study (March 2013). Currently exploring the development of the site, but has identified two abnormal costs associated with requirement for assessment of South Sewage Pumping Station to establish if improvements are necessary and land stabilisation issues due to past mining activity.

Developer/Landowner/Agent Details

Ownership – Pembrokeshire County Council and Messrs Raymond. Agent Paul Hales.

Planning Status

Mixed allocation in the LDP for 35 residential units, 13 to be affordable housing, community facility and workshops. Phased for development 2012-17.

Site Constraints

Possibly pumping station capacity and access road construction.

First Year in 5 Year Housing Land Supply

2010

Consultation Response

NPA Position

CRYMYCH

Site Ref: HA750

Depot Site

Comp **0** UC **0** NS **18**
Y1 **10** Y2 **8** Y3 **0** Y4 **0** Y5 **0**
0 units in 3i

Landowner/Developer Intentions

Pembrokeshire County Council have sold the site to Tai Cantref Housing Association. A planning application for 18 affordable dwellings was granted by the National Park Authority in April 2013 (beyond the end of this study period). Tai Cantref have advised that funding for the scheme is available in 2014 with the site to be occupied by 2015.

Developer/Landowner/Agent Details

Tai Cantref Housing Association.

Planning Status

Allocated in the LDP for 15 units, 8 to be affordable housing.

Site Constraints

No known constraints

First Year in 5 Year Housing Land Supply

1999

<u>Consultation Response</u>	<u>NPA Position</u>

DALE

Site Ref: HA382

Castle Way

Comp **0** UC **0** NS **12**
 Y1 **0** Y2 **0** Y3 **2** Y4 **2** Y5 **2**
6 units in 3i

Landowner/Developer Intentions

Landowner contacted in March 2013 as part of Land Implementation Study. Has stated no intention to develop the site in the foreseeable future unless the affordable housing requirement is reduced.

Developer/Landowner/Agent Details

Dale Castle Estate (Owner)

Planning Status

Allocated in the LDP for 12 units, 10 to be affordable housing. Allocated in preceding JUDP and Local Plan.

Site Constraints

No known constraints

First Year in 5 Year Housing Land Supply

1999

<u>Consultation Response</u>	<u>NPA Position</u>

DINAS CROSS

Site Ref: HA387

Opposite Bay View Terrace

Comp **0** UC **0** NS **12**
 Y1 **0** Y2 **0** Y3 **0** Y4 **6** Y5 **6**

0 units in 3i

Landowner/Developer Intentions

Landowner contacted as part of Land Implementation study but no response was received.

Developer/Landowner/Agent Details

Planning Status

Allocated in LDP for 100% affordable housing.

Site Constraints

No known constraints

First Year in 5 Year Housing Land Supply

1999

Consultation Response

NPA Position

HERBRANDSTON

Site Ref: NP/04/462

Site of former Sir Benfro Hotel

Comp 0 UC 5 NS 23

Y1 6 Y2 6 Y3 6 Y4 5 Y5 0

0 units in 3i

Landowner/Developer Intentions

Development commenced on this site but no recent activity on site. Company still operating but may be affected by development of large site being developed by Persimmon nearby in Milford Haven. Developer contacted June 2013 re intentions for site, but no response to date.

Developer/Landowner/Agent Details

Max Thomas Developments.

Planning Status

Permission 07/344 for 28 units, 6 to be affordable

Site Constraints

None known.

First Year in 5 Year Housing Land Supply

2004

<u>Consultation Response</u>	<u>NPA Position</u>

Site Ref: HA732

East of Herbrandston Hall

Comp **0** UC **0** NS **12**

Y1 **0** Y2 **0** Y3 **0** Y4 **0** Y5 **0**

12 units in 3i

Landowner/Developer Intentions

Landowners contacted as part of the Land Implementation Study but no response was received.

Developer/Landowner/Agent Details

Planning Status

Allocated in the LDP for 12 units, 6 to be affordable housing.

Site Constraints

First Year in 5 Year Housing Land Supply

2010

<u>Consultation Response</u>	<u>NPA Position</u>

JAMESTON

Site Ref: NP/07/402 (HA436)

Adj Landway Farm

Comp **0** UC **0** NS **6**

Y1 **0** Y2 **2** Y3 **2** Y4 **2** Y5 **0**

0 units in 3i

Landowner/Developer Intentions

Site has been marketed since 2011. Access road completed and plots marked out. A water main has been laid to the site.

Developer/Landowner/Agent Details

Mrs Sally Thomas.

Planning Status

Has outline permission (07/402) for siting and means of access. Reserved matters application NP/11/273 expires August 2013.

Site Constraints

Site located on a major aquifer with water suitable for human consumption. Potential pollution and sewerage will need very careful consideration.

First Year in 5 Year Housing Land Supply

2001

Consultation Response

NPA Position

Site Ref: HA730

Opposite Bush Terrace

Comp 0 UC 0 NS 35

Y1 0 Y2 0 Y3 0 Y4 8 Y5 8

19 units in 3i

Landowner/Developer Intentions

Landowner was contacted as part of Land Implementation Study (March 2013). She is waiting on the sale of plots on site HA436 (Land north of Landway Farm) prior to progressing work on this site.

Developer/Landowner/Agent Details

Mrs Sally Thomas

Planning Status

Allocation in the LDP for 35 residential units, 18 to be affordable housing. Phased for development 2012-17 (20 units) and 2018-21 (15 units).

Site Constraints

Development may require upgrading Sewage treatment works. This may delay development to after 2015. The phasing in the LDP reflects this.

First Year in 5 Year Housing Land Supply

2010

<u>Consultation Response</u>	<u>NPA Position</u>

Site Ref: HA821

Green Grove

Comp 0 UC 0 NS 5

Y1 0 Y2 1 Y3 2 Y4 2 Y5 0

0 units in 3i

Landowner/Developer Intentions

Landowner contacted as part of Land Implementation Study (March 2013). Was concerned about constraints relating to Dwr Cymru infrastructure. However it was identified in the same study that there are no sewerage capacity issues. An offsite sewer will be needed over a length of 130m. Water mains are required over 100m. The landowner has advised of intention to take site forward for development.

Developer/Landowner/Agent Details

Planning Status

Allocation in the LDP for 5 residential units, 3 to be affordable housing

Site Constraints

There are sewerage capacity issues in the area but the amount development is likely to be too small to be affected by this.

First Year in 5 Year Housing Land Supply

2010

<u>Consultation Response</u>	<u>NPA Position</u>

LAWRENNY

Site Ref: HA559

Adjacent Home Farm

Comp 0 UC 0 NS 30

Y1 0 Y2 0 Y3 5 Y4 5 Y5 5

15 units in 3i

Landowner/Developer Intentions

Landowner has concerns about providing 50% affordable housing.

Developer/Landowner/Agent Details

Mr David Lort-Phillips

Planning Status

Allocation in the LDP for 30 residential units, 15 to be affordable housing. Phased for development 2007-11 (15 units) and 2012-17 (15 units).

Site Constraints

No known constraints

First Year in 5 Year Housing Land Supply

2010

Consultation Response

NPA Position

MANORBIER STATION

Site Ref: HA848

Opp Manorbier VC School

Comp 0 UC 0 NS 19

Y1 0 Y2 0 Y3 3 Y4 3 Y5 3

10 units in 3i

Landowner/Developer Intentions

Landowner contacted as part of the Land Implementation Study (March 2013). Wishes to sell land for development.

Developer/Landowner/Agent Details

Planning Status

Allocation in the LDP for 19 residential units, 10 to be affordable housing. Phased for development 2012-17 (9 units) and 2018-21 (10 units).

Site Constraints

There are no public sewers in the vicinity of this proposed development. Extensive offsite sewer provision is required but foul flows can be treated at Tenby West Treatment Works.

First Year in 5 Year Housing Land Supply

2010

<u>Consultation Response</u>	<u>NPA Position</u>

Site Ref: MA895

Land part of Buttylands

Comp **0** UC **0** NS **15**

Y1 **0** Y2 **0** Y3 **3** Y4 **3** Y5 **3**

6 units in 3i

Landowner/Developer Intentions

Pre-application enquiry made in January 2013. Landowner contacted as part of Land Implementation Study (March 2013). Currently considering how to proceed as land currently used as caravan park.

Developer/Landowner/Agent Details

Curtis Blain (Agent)

Planning Status

Mixed allocation in the LDP for 15 residential units, 8 to be affordable housing, and educational facility. Phased for development 2012-17 (8 units) and 2018-21 (7 units).

Site Constraints

Tenby West Waste Water Treatment Works is able to accommodate foul flows from this site but public sewer is approximately 1km from the site.

First Year in 5 Year Housing Land Supply

2010

<u>Consultation Response</u>	<u>NPA Position</u>

NEW HEDGES

Site Ref: HA813

Rear of Cross Park

Comp **0** UC **0** NS **30**

Y1 **0** Y2 **5** Y3 **5** Y4 **5** Y5 **5**

10 units in 3i

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Landowner/Developer Intentions

Landowner contacted as part of Land Implementation Study (March 2013). Site currently being progressed with intention to submit outline application later this year and to sell the site.

Developer/Landowner/Agent Details

Mr David Lewis

Planning Status

Mixed allocation in the LDP for 30 residential units, 18 to be affordable housing. Phased for development 2012-17 (15 units) and 2018-21 (15 units).

Site Constraints

First Year in 5 Year Housing Land Supply

2010

Consultation Response

NPA Position

NEWPORT

Site Ref: NP/09/488

Newport Garage

Comp 0 UC 4 NS 6

Y1 0 Y2 2 Y3 2 Y4 2 Y5 0

0 units in 3i

Landowner/Developer Intentions

Four affordable units under construction.

Developer/Landowner/Agent Details

Mr A Griffiths and Partner

Planning Status

Permission granted in 2010 (NP/09/488) for 10 units 4 to be affordable. Developer contacted July 2013 with regard to current position and timescale for completion. No response to date.

Site Constraints

No known constraints

First Year in 5 Year Housing Land Supply

2012

<u>Consultation Response</u>	<u>NPA Position</u>

Site Ref: NP/06/106
The Newport Pottery
 Comp 0 UC 0 NS 6
 Y1 3 Y2 3 Y3 0 Y4 0 Y5 0
 0 units in 3i

Landowner/Developer Intentions

Site is for sale (<http://www.rightmove.co.uk/property-for-sale/property-33589436.html>,

Developer/Landowner/Agent Details

Planning Status

Permission granted in 2009 (NP/06/106) for 6 units two to be affordable.

Site Constraints

No known constraints

First Year in 5 Year Housing Land Supply

2009

<u>Consultation Response</u>	<u>NPA Position</u>

Site Ref: HA825
North of Feidr Eglwys
 Comp 0 UC 0 NS 20
 Y1 0 Y2 5 Y3 5 Y4 5 Y5 5
 0 units in 3i

Landowner/Developer Intentions

Pre-application submitted January 2013. Further discussions are on-going with intention of submitting a planning application. Possibility of small increase in numbers of units on the site.

Developer/Landowner/Agent Details

Agent – Wyn Harries Design and Management.

Planning Status

Allocation in the LDP for 20 residential units, 14 to be affordable housing.

Site Constraints

None known.

First Year in 5 Year Housing Land Supply
2010

Consultation Response

NPA Position

SAUNDERSFOOT

Site Ref: NP/06/623

Jalna Hotel

Comp 0 UC 0 NS 9

Y1 0 Y2 3 Y3 6 Y4 0 Y5 0

0 units in 3i

Landowner/Developer Intentions

Currently being used to accommodate staff from nearby hotel.

Developer/Landowner/Agent Details

Owner – Mr R King

Planning Status

Planning permission for conversion of hotel to 9 units (NP/06/623) with 2 affordable units.

Site Constraints

None known

First Year in 5 Year Housing Land Supply
2012

Consultation Response

NPA Position

Site Ref: MA777
Cambrian Hotel
Comp 0 UC 0 NS 28
Y1 0 Y2 7 Y3 7 Y4 7 Y5 7
0 units in 3i

Landowner/Developer Intentions

Planning permission NP/05/0476 lapsed January 2013. New application for mixed residential/commercial use on this and Site MA777 (below) approved June 2013.

Developer/Landowner/Agent Details

Stakefield (Saundersfoot) Limited. Agent – Willis and Hole, Narberth

Planning Status

Lapsed planning permission (NP/05/476) for mixed residential and commercial conversion of hotel. New application (NP/12/0054) approved June 2013 for 20 flats and 8 dwellings (including 6 affordable units). Permission also includes commercial development. Permission includes change of use of hotel and development of site at rear of the hotel.

Site Constraints

In TAN15 zone C2

First Year in 5 Year Housing Land Supply

2004

Consultation Response

NPA Position

Site Ref: NP/06/398 (MA777)

R/O Cambrian Hotel

Comp 0 UC 0 NS 0
Y1 0 Y2 0 Y3 0 Y4 0 Y5 0

Landowner/Developer Intentions

See site NP/05/0476 above.

Developer/Landowner/Agent Details

Planning Status

See site NP/05/0476 above.

Site Constraints

See site NP/05/0476 above.

First Year in 5 Year Housing Land Supply

See site NP/05/0476 above.

<u>Consultation Response</u>	<u>NPA Position</u>

Site Ref: NP/033/91

Land adj Rigeway & Incline

Comp **11** UC **0** NS **9**

Y1 **1** Y2 **0** Y3 **2** Y4 **3** Y5 **3**

0 units in 3i

Landowner/Developer Intentions

Site owned/ developed by small builder/developer. No recent activity on site. Landowner has approached NPA to discuss future development of remaining area of this site (May 2013).

Developer/Landowner/Agent Details

AJ Collins

Planning Status

Permission NP/06/0343 extant for plot 12 – last remaining plot with reserved matters permission. Outline permission for plots 13 to 20 lapsed.

Site Constraints

None known

First Year in 5 Year Housing Land Supply

1991

<u>Consultation Response</u>	<u>NPA Position</u>

SOLVA

Site Ref: HA384

Adj Bro Dawel

Comp **0** UC **0** NS **18**

Y1 **0** Y2 **0** Y3 **6** Y4 **6** Y5 **6**

0 units in 3i

Landowner/Developer Intentions

Landowner was contacted as part of the Land Implementation Study (March 2013). Has advised that following upgrades to sewerage system programmed by Dwr Cymru by March 2015 that will seek to dispose of the site for development.

Developer/Landowner/Agent Details

Pembrokeshire County Council.

Planning Status

Allocation in the LDP for 18 residential units, 9 to be affordable housing. Phased for development 2012-17.

Site Constraints

Solva Sewage Treatment Works is currently operating at capacity and requires improvements. These are programmed by Dwr Cymru to be done by March 2015.

First Year in 5 Year Housing Land Supply

1999

Consultation Response

NPA Position

Site Ref:

Land at Ynys Dawel

Comp 0 UC 0 NS 7

Y1 0 Y2 0 Y3 0 Y4 0 Y5 0

7 units in 3i

Landowner/Developer Intentions

Developer/Landowner/Agent Details

Planning Status

Remaining plots of a development completed to the south (outline planning consent HR/6142, issued 1965). Estate roads are complete but no evidence of any interest in developing this part of the site

Site Constraints

First Year in 5 Year Housing Land Supply

<u>Consultation Response</u>	<u>NPA Position</u>

Site Ref: HA792

Bank House, Whitchurch Lane

Comp **0** UC **0** NS **12**

Y1 **0** Y2 **3** Y3 **3** Y4 **3** Y5 **3**

0 units in 3i

Landowner/Developer Intentions

Landowner contacted as part of the Land Implementation Study (March 2013). Intention is to take the site forward for development in the short to medium term.

Developer/Landowner/Agent Details

Planning Status

Allocation in the LDP for 12 residential units, 6 to be affordable housing. Phased for development 2012-17.

Site Constraints

Solva Sewage Treatment Works is currently operating at capacity and requires improvements. These are programmed by Dwr Cymru to be done by March 2015.

First Year in 5 Year Housing Land Supply

2005

<u>Consultation Response</u>	<u>NPA Position</u>

ST DAVIDS

Site Ref: HA385

North of Twr y Felin

Comp **13** UC **2** NS **8**

Y1 **2** Y2 **2** Y3 **2** Y4 **0** Y5 **0**

0 units in 3i

Landowner/Developer Intentions

Site being sold off as single plots.

Developer/Landowner/Agent Details

Landowners – Mr R Griffiths and Mr D Chant

Planning Status

Site continues to be developed at the rate of about 2 dwellings per year.

Site Constraints

No known constraints

First Year in 5 Year Housing Land Supply

1999

Consultation Response

NPA Position

Site Ref: HA737

West of Glasfryn Road

Comp 0 UC 0 NS 90

Y1 0 Y2 0 Y3 0 Y4 0 Y5 10

80 units in 3i

Landowner/Developer Intentions

Landowner contacted as part of Land Implementation Study (March 2013). Confirmed desire to progress site for development.

Developer/Landowner/Agent Details

Grey Family and Mr and Mrs Smith

Planning Status

Allocation in the LDP for 90 residential units, 45 to be affordable housing. Phased for development 2012-17 (30 units) and 2018-2021 (60 units).

Site Constraints

Development dependent on upgrading of road. Pembrokeshire County Council is reviewing previous feasibility work on the scheme and is applying for further funding through the Regional Transport Plan to develop the design further. Works unlikely before 2015.

First Year in 5 Year Housing Land Supply

2010

<u>Consultation Response</u>	<u>NPA Position</u>

Site Ref: HA789

Adj Ysgol Bro Dewi, Nun St

Comp 0 UC 0 NS 10

Y1 0 Y2 3 Y3 3 Y4 3 Y5 1

0 units in 3i

Landowner/Developer Intentions

Developer/Landowner/Agent Details

Ms Pert and Mrs E Smith

Planning Status

Allocation in the LDP for 10 residential units, 5 to be affordable housing.

Site Constraints

No known constraints

First Year in 5 Year Housing Land Supply

2010

<u>Consultation Response</u>	<u>NPA Position</u>

START HERE

ST ISHMAELS

Site Ref: NP/08/60

Land N/O Burgage Green Close

Comp 3 UC 0 NS 2

Y1 0 Y2 2 Y3 0 Y4 0 Y5 0

0 units in 3i

Landowner/Developer Intentions

Developer/Landowner/Agent Details

Planning Status

Full pp for the two dwellings (08/060): Further application for remaining 2 plots submitted June 2013.

Site Constraints

None known

First Year in 5 Year Housing Land Supply
2001

Consultation Response

NPA Position

Site Ref: NP/03/519

Butterhill Farm

Comp 5 UC 1 NS 0

Y1 0 Y2 1 Y3 0 Y4 0 Y5 0

0 units in 3i

Landowner/Developer Intentions

Former Mansion House under construction. All outbuildings now converted.

Developer/Landowner/Agent Details

Planning Status

Works to restore former mansion house are on-going.

Site Constraints

First Year in 5 Year Housing Land Supply
2004

Consultation Response

NPA Position

Site Ref: MA733

Adj to school

Comp 0 UC 0 NS 40

Y1 0 Y2 4 Y3 4 Y4 4 Y5 4

24 units in 3i

Landowner/Developer Intentions

Smaller parcel of land formerly owned by Church sold to private developer who has approached the NPA with initial ideas for development. Agent for remaining land also in contact with NPA re bringing site forward for development.

Developer/Landowner/Agent Details

Mr David Warren-Davies (c/o Mr Roger Anderson and Associates). Vivard Limited.

Planning Status

Allocation in the LDP for 40 residential units, 20 to be affordable housing. Phased for development 2012-17 (16 units) and 2018-2021 (24 units). Awaiting submission of comprehensive layout for consideration through the pre-application process.

Site Constraints

Detailed proposal will need to be screened for likely significant effect under Regulation 48 of the 1994 Habitats Regulations, though the ecological assessment of the site prior to allocation concludes that any effects will be negligible and easily avoided.

First Year in 5 Year Housing Land Supply

2010

Consultation Response

NPA Position

TENBY

Site Ref: NP/05/407 and NP/08/389

Guildhall and Glendower House

Comp 21 UC 0 NS 0

Y1 0 Y2 0 Y3 0 Y4 0 Y5 0

0 units in 3i

Landowner/Developer Intentions

Site complete.

Developer/Landowner/Agent Details

Macob

Planning Status

Site complete.

Site Constraints

None

First Year in 5 Year Housing Land Supply

2006

<u>Consultation Response</u>	<u>NPA Position</u>

Site Ref: NP/259/89 HA377

Brynhir

Comp **0** UC **0** NS **168**

Y1 **0** Y2 **0** Y3 **0** Y4 **10** Y5 **10**

148 units in 3i

Landowner/Developer Intentions

Developer/Landowner/Agent Details

Pembrokeshire County Council

Planning Status

Allocation in the LDP for 168 residential units, 101 to be affordable housing. Phased for development 2007-11 (30 units) 2012-17 (90 units) and 2018-2021 (48 units). Also allocated in the JUDP and Local Plan (for 120 units).

Site Constraints

Impact on sewerage network and treatment works will need to be assessed. Site access from the A478 will require significant road improvements.

First Year in 5 Year Housing Land Supply

1999

<u>Consultation Response</u>	<u>NPA Position</u>

Site Ref: NP/96/105

Haytor Gardens, Narberth Road

Comp **0** UC **1** NS **0**

Y1 **0** Y2 **0** Y3 **0** Y4 **0** Y5 **0**

0 units in 3i

<p>Site Ref: NP/96/105 Haytor Gardens, Narberth Road Comp 0 UC 1 NS 0 Y1 0 Y2 0 Y3 0 Y4 0 Y5 0 0 units in 3i</p>
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Landowner/Developer Intentions

Last plot under construction.

Developer/Landowner/Agent Details

Ms Rachel Griffiths (applicant 10/549)

Planning Status

Last plot under construction.

Site Constraints

First Year in 5 Year Housing Land Supply

1996

Consultation Response

NPA Position

Site Ref: HA723

Former Cottage Hospital Site

Comp 0 UC 0 NS 10

Y1 0 Y2 5 Y3 5 Y4 0 Y5 0

0 units in 3i

Landowner/Developer Intentions

Site acquired by private owner. Pre-application discussions on site layout for 12 units ongoing.

Developer/Landowner/Agent Details

Mr Guy Thomas (estate agent)

Planning Status

Allocation in the LDP for 10 residential units, 6 to be affordable housing.

Site Constraints

None known

First Year in 5 Year Housing Land Supply

2010

Consultation Response

NPA Position

Site Ref: HA724
Rectory Car Park
Comp 0 UC 0 NS 50
Y1 0 Y2 0 Y3 10 Y4 10 Y5 10
20 units in 3i

Landowner/Developer Intentions

Developer/Landowner/Agent Details

Church in Wales

Planning Status

Allocation in the LDP for 50 residential units, 30 to be affordable housing.

Site Constraints

Site is currently a car park and any development may need to retain some public car parking capacity.

First Year in 5 Year Housing Land Supply

2001

Consultation Response

NPA Position

Site Ref: HA727
West of Narberth Road
Comp 0 UC 0 NS 25
Y1 0 Y2 0 Y3 0 Y4 0 Y5 5
20 units in 3i

Landowner/Developer Intentions

Landowner contacted as part of Land Implementation Study (March 2013). Site being sold by Pembrokeshire County Council to private developer. PCC considers that the developer is purchasing the site as a longer term investment rather than immediate development.

Developer/Landowner/Agent Details

Pembrokeshire County Council

Planning Status

Allocation in the LDP for 25 residential units, 15 to be affordable housing

Site Constraints

First Year in 5 Year Housing Land Supply

2010

<u>Consultation Response</u>	<u>NPA Position</u>

Site Ref: HA752

Butts Field Car Park

Comp 0 UC 0 NS 80

Y1 0 Y2 0 Y3 0 Y4 0 Y5 0

80 units in 3i

Landowner/Developer Intentions

Landowner contacted as part of Land Implementation Study (March 2013). Intention to develop in the longer term, driven largely by market conditions.

Developer/Landowner/Agent Details

Pembrokeshire County Council

Planning Status

Allocation in the LDP for 80 residential units, 48 to be affordable housing

Site Constraints

Retention of car parking facility will need to be part of any development of this site.

First Year in 5 Year Housing Land Supply

2010

<u>Consultation Response</u>	<u>NPA Position</u>

Site Ref: HA760

Reservoir Site

Comp 0 UC 0 NS 12

Y1 0 Y2 0 Y3 0 Y4 0 Y5 0

12 units in 3i

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Landowner/Developer Intentions

Landowner of this site is unknown.

Developer/Landowner/Agent Details

Planning Status

Allocation in the LDP for 12 residential units, 7 to be affordable housing

Site Constraints

None known

First Year in 5 Year Housing Land Supply

2010

Consultation Response

NPA Position

Site Ref: MA707

White Lion St/Deer Park

Comp 0 UC 0 NS 64

Y1 39 Y2 14 Y3 9 Y4 0 Y5 0

0 units in 3i

Landowner/Developer Intentions

Site under construction.

Developer/Landowner/Agent Details

South Terrace Properties

Planning Status

Allocation in the LDP for 74 residential units, 44 to be affordable housing, a hotel, cinema and retail units.

Brought forward as a composite site for residential and commercial uses covering the site of the demolished Gatehouse hotel, the cinema (11/069), and commercial units at Clifton Rock (11/064) and on South Parade (11/065). 12 units at the South Parade site are the affordable housing contribution for the development. This is less than the target percentage in the LDP owing to the high density of the development and relatively high existing use value. Site works commenced March 2013.

Site Constraints

None known

First Year in 5 Year Housing Land Supply

2010

<u>Consultation Response</u>	<u>NPA Position</u>

Site Ref: MA710

Sergeants Lane

Comp **0** UC **0** NS **5**

Y1 **0** Y2 **0** Y3 **0** Y4 **0** Y5 **5**

0 units in 3i

Landowner/Developer Intentions

Developer/Landowner/Agent Details

Planning Status

Allocation in the LDP for mixed retail, workshop, and 5 residential units, 3 to be affordable.

Site Constraints

Likely to have significant archaeological interest.

First Year in 5 Year Housing Land Supply

2010

<u>Consultation Response</u>	<u>NPA Position</u>

Site Ref: NP/07/218, NP/08/120 and NP/09/064

Fountains Cafe

Comp **6** UC **6** NS **0**

Y1 **0** Y2 **0** Y3 **0** Y4 **0** Y5 **0**

0 units in 3i

Landowner/Developer Intentions

Site being developed. Phase 1 complete.

Developer/Landowner/Agent Details

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Planning Status

Planning permission for 19 units. Offsite provision of affordable housing units – see separate site.

Site Constraints

None known.

First Year in 5 Year Housing Land Supply

2012

Consultation Response

NPA Position

Site Ref: NP/09/064

Fountains Café Affordable Site

Comp 0 UC 0 NS 5

Y1 0 Y2 5 Y0 0 Y4 0 Y5 0

0 units in 3i

Landowner/Developer Intentions

Developer/Landowner/Agent Details

Planning Status

Allocation in the LDP for mixed retail, workshop, and 5 residential units, 3 to be affordable. Off site affordable housing contribution for Fountain's Cafe site. Main site under construction and permission conditioned to ensure start of affordable units within 12 months.

Site Constraints

Likely to have significant archaeological interest.

First Year in 5 Year Housing Land Supply

2010

Consultation Response

NPA Position

Site Ref: NP/05/331
Picton Home Farm
Comp 0 UC 0 NS 8
Y1 0 Y2 4 Y3 4 Y4 0 Y5 0
0 units in 3i

Landowner/Developer Intentions

Technical start made, but no recent activity on site.

Developer/Landowner/Agent Details

Picton Estate

Planning Status

Permission 05/331 for conversion to dwellings.

Site Constraints

No known constraints

First Year in 5 Year Housing Land Supply

2007

Consultation Response

NPA Position

TREFIN

Site Ref: HA738
North of Heol Crwys
Comp 0 UC 0 NS 15
Y1 0 Y2 0 Y3 0 Y4 2 Y5 3
10 units in 3i

Landowner/Developer Intentions

Developer/Landowner/Agent Details

Planning Status

Allocation in the LDP for 15 residential units, 8 to be affordable housing. Phased for development 2012-17 (10 units) and 2018-21 (5 units).

Site Constraints

None known

First Year in 5 Year Housing Land Supply

2010

<u>Consultation Response</u>	<u>NPA Position</u>

UZMASTON

Site Ref: NP/04/400

Boulston Manor

Comp **0** UC **0** NS **5**

Y1 **2** Y2 **2** Y3 **1** Y4 **0** Y5 **0**

0 units in 3i

Landowner/Developer Intentions

Applicant has implemented sufficient of the permission to preserve the consent but no recent activity on site. Owner contacted June 2013 re intentions for site and advised that he hopes to complete some of the units in 2014.

Developer/Landowner/Agent Details

Mr, R, Thomas, c/o Morgan K, The Studio

Little Greenway

Planning Status

Full permission 04/400 for conversion of barns to 5 dwellings.

Site Constraints

None known

First Year in 5 Year Housing Land Supply

2006

<u>Consultation Response</u>	<u>NPA Position</u>

WHITCHURCH

Site Ref: 05/509

Rear of Caeglas & Llygod yr Haul

Comp **2** UC **0** NS **3**

Y1 **0** Y2 **1** Y3 **2** Y4 **0** Y5 **0**

0 units in 3i

Landowner/Developer Intentions

Estate road built, services to each plot in. For sale as serviced plots.

Developer/Landowner/Agent Details

Planning Status

Outline permission for 5 units (05/509). Full permission on two of these (10/074 & 10/384). Two units built. Permission refused for Plot C (NP/12/0576) February 2013 for design reasons.

Site Constraints

None known

First Year in 5 Year Housing Land Supply

2006

Consultation Response

NPA Position

Preferred Method for Undertaking Land Supply Calculation

As the Authority has an adopted Local Development Plan, the residual method will be used to calculate the land supply, as set out in TAN1 and WG Guidance Note (September 2012).