

Pembrokeshire Coast National Park Authority

Joint Housing Land Availability Study 2017

Between Pembrokeshire Coast National Park Authority

And

**Home Builders Federation; Pembrokeshire County Council; Dwr Cymru/Welsh
Water; Pembrokeshire Housing Association**



July 2017

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1. Summary

- 1.1 This is the Pembrokeshire Coast National Park Authority Joint Housing Land Availability Study (JHLAS) for 2017 which presents the housing supply for the area at the base date of 1st April 2017. It replaces the report for the previous base date of 1st April 2016.
- 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)
- <http://gov.wales/topics/planning/policy/tans/tan1/?lang=en> (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 1.2 years housing land supply.

Involvement

- 1.4 The housing land supply has been assessed in consultation with:
- Home Builders Federation
 - Pembrokeshire County Council
 - Dwr Cymru/Welsh Water
 - Pembrokeshire Housing Association

Report Production

- 1.5 Pembrokeshire Coast National Park Authority issued draft site schedules and site proformas for consultation between 25th April and 19th May 2017. Comments were provided by the Home Builders Federation, Dwr 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 2017 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	938	33	225	0	639	56

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

Private	158
Public	0
Housing Association	100
Total	258

- 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

2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Total
16	37	17	29	23	122

- 2.5 The overall **total 5 year land supply** (large and small sites) is **380**.

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	1
P	Total number of years in Plan period	15
C	Completions from start of Plan period to JHLAS base date	564
	$(H \times N) / P$	107
	H-C	1036
	$(107 + 1036) / 5$	228.6
F	Total 5 year land supply	380
G	Land Supply in years	1.7

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	35	0	0
NP/14/0681	South of Driftwood Close (Land off Walton Road), Broad Haven	10	10	0	0	0	0	10
Total		45	45	0	0	35	0	10

Crymych

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/12/0615	Former Council Depot Site, Crymych	18	18	18	0	0	0	0
Total		18	18	18	0	0	0	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	23	5	1	22	0	0
Total		40	35	0	1	22	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
NP/11/381	Adjacent to Landway Farm (May Park) Jameston	6	2	1	2	0	0	0
HA730	Opposite Bush Terrace, Jameston	35	35	0	0	20	0	15
HA821	Green Grove, Jameston	9	9	0	0	9	0	0
Total		50	44	1	2	29	0	15

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	0	0	30
Total		30	30	0	0	0	0	30

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	19	19	0	0	19	0	0
HA895	Part of Buttylands, Manorbier Station	15	15	0	0	0	0	15
Total		34	34	0	0	19	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	31	31	0	0	31	0	0
Total		31	31	0	0	31	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
NP/09/488	Newport Garage, Newport	10	4	5	4	0	0	0

HA825	Feidr Eglwys, Newport	35	35	0	0	25	0	10
Total		45	39	5	4	25	0	10

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	9	0	2	2	0	5
Total		49	25	0	2	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	3	2	0	0	0	3
HA737	West of Glasfryn Road, St Davids	90	90	0	0	30	0	60
HA789	Adj Ysgol Bro Dewi, St Davids	10	10	0	0	0	0	10
Total		122	103	2	0	30	0	73

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	0	27
Total		40	40	0	0	13	0	27

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
HA723	Former Cottage Hospital, Tenby	10	10	0	10	0	0	0
HA724	Rectory Car Park, Tenby	50	50	0	0	0	0	50
HA727	West of Narberth Road, Tenby	25	25	0	0	0	0	25
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	12	0	13	0	0
MA710	Sergeant's Lane, Tenby	5	5	0	0	0	0	5
NP/09/064	Fountains Café Site, Tenby	19	0	0	0	0	0	0
NP/15/0399	Kinloch Court Hotel, Tenby	14	14	0	14	0	0	0
Total		447	377	12	24	13	0	340

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	1	0	1	0	0
NP/13/0086	Near Belle Vue, Rosebush	5	5	0	0	5	0	0
NP/14/0184	Adj Glanrhyd House, Glanrhyd, Nevern	6	0	6	0	0	0	0
NP/14/0461	Town Meadow, Marloes	8	0	8	0	0	0	0
Total		29	11	15	0	6	0	9

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
Broad Haven		45	45	0	0	35	0	10
Crymych		18	18	18	0	0	0	0
Dale		12	12	0	0	0	0	12
Dinas Cross		12	12	0	0	0	0	12
Herbrandston		40	35	0	1	22	0	12
Jameston		50	44	1	2	29	0	15
Lawrenny		30	30	0	0	0	0	30
Little Haven		6	6	0	0	0	0	6
Manorbier Station		34	34	0	0	19	0	15
New Hedges		31	31	0	0	31	0	0
Newport		45	39	5	4	25	0	10
Saundersfoot		49	25	0	2	2	0	21
Solva		36	36	0	0	0	0	36
St Davids		122	103	2	0	30	0	73
St Ishmaels		40	40	0	0	13	0	27
Tenby		447	377	12	24	13	0	340
Trefin		15	15	0	0	0	0	15
Countryside		29	11	15	0	6	0	9
Total		1061	923	56	33	225	0	639

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. (See below for 2015 JHLAS).
Total number of dwellings in 5 year supply	35 units
Site/Infrastructure Constraints	Access road into the site required. Capacity of pumping station is unknown. A developer study will be required.
<p>National Park Authority's Stated Position</p> <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>Access to the site is over land in the ownership of Pembrokeshire County Council. Terms have been agreed in principle to secure the land required to construct an offsite roadway and roundabout to serve the site.</p> <p>Further meetings and discussions with Pembrokeshire County Council and National Park staff have been held. Landowners pressing for an access agreement with Pembrokeshire County Council Property Team. The cause for the delay is unknown. Ecological surveys have been undertaken and access required to undertake soil investigations. PCNPA have asked the County Council's Property Team to expedite progress to allow the developers to bring this site forward.</p> <p>The landowners have resubmitted the site as a Candidate Site to be considered for the Revised Local Development Plan but advise that they intend to commence development once planning permission has been granted.</p>	

Evidence to support this position

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.

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.

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 Update		35	35	0	0	35	0	0

Site Ref	HA734 (NP/14/0681)
Site Name	South of Driftwood Close, Broad Haven (Land off Walton Road) Broad Haven
Land owner/Developer	Mr M Llewellyn, c/o Hayston Planning and Development. Site being sold to 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.
JHLAS History	In JHLAS since 2011. (See below for 2015 JHLAS).
Total number of dwellings in 5 year supply	10 dwellings in 5 year supply.
Site/Infrastructure Constraints	None known.
National Park Authority's Stated Position	
Small site in popular location. Pre-application enquiry from purchasers to increase the number of units. Additional information has been sought but not received to date.	

Evidence to support this position <ol style="list-style-type: none"> 1. Email from landowner (April 2016). 2. Email from landowner (February 2016) 3. Pre-application enquiry from purchasers (October 2016)
Group comments: 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. Home Builders Federation: do not consider a pre app from a potential purchaser enough to bring back into study. Retain in Cat3 until application submitted. PCNPA Response: Agree. Site has now been sold and new owners have submitted the land as a Candidate Site for an increased number of units.

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 update		10	10	0	0	0	0	10

Crymych

Site Ref	NP/12/0615
Site Name	Former Council Depot Site, Crymych
Land owner/ Developer	Wales and West Housing Association
Planning History	Brownfield site allocated for 15 dwellings in LDP (2010). Planning permission granted to Housing Association to develop 18 affordable dwellings in September 2014.
Planning Status	Site under construction.
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 Site complete.	
Evidence to support this position	

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/12/0615	Former Council Depot Site, Crymych	18	18	0	0	18	0	0
2016		18	18	0	18	0	0	0
2017		18	0	18	0	0	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. (See below for 2015 study).
Total number of dwellings in 5 year supply	None.
Site/Infrastructure Constraints	None known.
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 has been resubmitted 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.	
Evidence to support this position <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. 	
Group comments: Dwr Cymru: No issues in Dale 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
HA382	Castle Way, Dale	12	12	0	0	0	0	12
2016		12	12	0	0	0	0	12
2017 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. See below for 2015 study.
Total number of dwellings in 5 year supply	None
Site/Infrastructure Constraints	None known.
National Park Authority's Stated Position The site is owned by several parties. Some of the parties do not wish the site to be developed. Potential to retain this allocation in the Plan will be considered through the LDP Review process. Landowners were contacted in April 2016 for update but no response received.	
Evidence to support this position 1. Contact with landowners.	
Group comments: Dwr Cymru: No issues in Dinas Cross 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
HA387	Opposite Bay View Terrace, Dinas Cross	12	12	0	0	0	0	12
2016		12	12	0	0	0	0	12
2017 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. (See below for 2015 Study.)
Total number of dwellings in 5 year supply	None
Site/Infrastructure Constraints	None known.
National Park Authority's Stated Position 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.	
Evidence to support this position	
Group comments: Dwr Cymru: No issues in Herbrandston 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
HA732	East of Herbrandston Hall, Herbrandston	12	12	0	0	0	0	12
2016		12	12	0	0	0	0	12
2017 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. (See below for 2015 study)
Total number of dwellings in 5 year	28

supply	
Site/Infrastructure Constraints	None.
National Park Authority's Stated Position Work has resumed on developing this site out.	
Evidence to support this position: <ol style="list-style-type: none"> 1. Meeting with Pembrokeshire Housing Association (April 2016) 2. Correspondence with prospective purchaser (April 2016) 3. Work on site recommenced. (Site visit October 2016 and April 2017) 	
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, Herbandston	28	28	0	5	23	0	0
2016		28	28	0	5	23	0	0
2017 update		28	23	5	1	23	0	0

Jameston

Site Ref	NP/11/381
Site Name	Adjacent to Landway Farm (May Park), Jameston
Land owner/ Developer	Mrs S Thomas
Planning History	Planning permission for 6 dwellings granted in 2011.
Planning Status	Site with planning permission, under construction.
JHLAS History	In JHLAS since 2011.
Total number of dwellings in 5 year supply	6 dwellings in 5 year land supply, being built at a rate of 2 per year. Currently 4 plots built and 1 under construction.
Site/Infrastructure Constraints	None.
National Park Authority's Stated Position Site under construction. Anticipated for completion by 2018.	
Evidence to support this position: <ol style="list-style-type: none"> 1. Site visits 2016/2017 	
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/11/381	Adjacent to Landway Farm (May Park) Jameston	6	4	1	3	1	0	0
2016		6	2	3	1	1	0	0
2017 update		6	2	1	2	0	0	0

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. (See below for 2015 study).
Total number of dwellings in 5 year supply	16 units in the 5-year supply and 19 in category 4.
Site/Infrastructure Constraints	None known.
National Park Authority's Stated Position The site is in the same ownership as May Park (above). A pre-application for 35 dwellings was received. (March 2015). Further pre-application discussion in November 2016 for an increased number of units on the site. Further discussions ongoing and a planning application anticipated in Spring 2017. Site has been resubmitted as a Candidate Site in the Revised Local Development Plan.	
Evidence to support this position <ol style="list-style-type: none"> 1. Pre-application enquiry PA/15/0141 2. Letter from landowner (April 2016) 3. Candidate Site submission (November 2016) 4. Pre-application meeting (March 2017) 	
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
HA730	Opposite Bush Terrace, Jameston	35	35	0	0	20	0	15
2016		35	35	0	0	20	0	15

2017 update		35	35	0	0	20	0	15
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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 for 6 market dwellings and site for 3 affordable dwellings.
Planning Status	Allocated site with outline planning permission.
JHLAS History	In JHLAS since 2011. (See below for 2015 Study).
Total number of dwellings in 5 year supply	9 in 5-year land supply.
Site/Infrastructure Constraints	None known.
National Park Authority's Stated Position Planning permission granted for 6 market units on the allocation site with an additional area as exception site for affordable housing. Agreement has been signed by Pembrokeshire Housing Association to develop the exception site. Agent has advised that the market housing will be developed 2 per year 2016-2018. Site resubmitted as a Candidate Site in Revised Local Development Plan. Work commenced on site.	
Evidence to support this position <ol style="list-style-type: none"> 1. Email from agent (Nov 2014) 2. Planning application NP/15/0287 3. Meeting with Pembrokeshire Housing Association (April 2016). 4. Planning application for 3 affordable dwellings submitted by Pembrokeshire Housing Association (October 2017) 5. Candidate Site submission (November 2016) 6. Site Visit (April 2017). 	
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 update		9	9	0	0	9	0	0

Lawrenny

Site Ref	HA559
Site Name	Adjacent to Home Farm, Lawrenny
Land owner/ Developer	Mr D Lort-Phillips
Planning History	Site allocated in LDP for 30 dwellings.
Planning Status	Allocated site.
JHLAS History	In JHLAS since 2011. (See below for 2015 study).
Total number of dwellings in 5 year supply	15 in the 5-year supply.
Site/Infrastructure Constraints	None known.
National Park Authority's Stated Position Atriarc Planning is currently coordinating the development team to bring the site forward for planning permission (anticipated mid 2016). Currently reviewing sewage and infrastructure upgrades and liaising with Natural Resources Wales. Anticipate a layout of 32 units with off-site affordable housing provision. Pre-application enquiry submitted for 33 dwellings (June 2016) Site resubmitted as Candidate Site in Revised Local Development Plan.	
Evidence to support this position <ol style="list-style-type: none"> 1. Email from agent (April 2016) 2. Pre-application enquiry PA/16/0116 (June 2016) 3. Candidate Site submission (November 2016) 	
Group comments: Dwr Cymru: There is no public sewerage within this settlement. Home Builders Federation: Been in study 5 years with only a pre app a year ago move out of Cat2 until application submitted. PCNPA 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
HA559	Adjacent to Home Farm, Lawrenny	30	30	0	0	15	0	15
2016		30	30	0	0	15	0	15
2017 update		30	30	0	0	0	0	30

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	0
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:	

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 update		6	6	0	0	0	0	6

Manorbier Station

Site Ref	HA848
Site Name	Opposite Manorbier VC School, Manorbier Station
Land owner/ Developer	Mr C Thompson
Planning History	Site allocated in LDP for 19 dwellings.
Planning Status	Allocated site.
JHLAS History	In JHLAS since 2011. (See below for 2015 study).
Total number of dwellings in 5 year supply	19
Site/Infrastructure Constraints	None known.
National Park Authority's Stated Position Pembrokeshire Housing Association have purchased the site and are submitting a planning application to develop for affordable housing. Initial consultation with the local community is completed.	
Evidence to support this position 1. Meeting with Pembrokeshire Housing Association (April 2016)	

2. Site resubmitted as Candidate Site in Revised Local Development Plan (November 2017)
3. Meeting with Pembrokeshire Housing Association (March 2017).
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
HA848	Opposite Manorbier VC School, Manorbier Station	19	19	0	0	9	0	10
2016		19	19	0	0	9	0	10
2017 update		19	19	0	0	19	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. (See below for 2015 study).
Total number of dwellings in 5 year supply	15
Site/Infrastructure Constraints	None known.
National Park Authority's Stated Position Pre-application discussion well progressed. Planning application for residential development of the allocated site was anticipated mid 2016 in conjunction with proposals for the caravan park but hasn't transpired. Application now anticipated spring/summer 2017.	
Evidence to support this position: <ol style="list-style-type: none"> 1. Meeting with agent and prospective developers (April 2016) 2. Contact with prospective purchaser of the site (March 2017) 	
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. Home Builders Federation: Been in study 5 years with only a pre app a year ago move out of Cat2 until application submitted. PCNPA 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
HA895	Part of Buttylands, Manorbier Station	15	15	0	0	5	0	10
2016		15	15	0	0	15	0	0
2017 update		15	15	0	0	0	0	15

New Hedges

Site Ref	HA813/ NP/14/0479
Site Name	Rear of Cross Park/Off Trevayne Road, New Hedges
Land owner/ Developer	Hean Castle Estate, c/o Hammond Architectural Limited
Planning History	Site allocated in LDP for 30 dwellings. Outline planning application for 31 dwellings approved. Pre-application enquiry to increase the number of units to 41 (April 2016).
Planning Status	Site with planning permission.
JHLAS History	In JHLAS since 2011. (See below for 2015 study)
Total number of dwellings in 5 year supply	31
Site/Infrastructure Constraints	None known.
National Park Authority's Stated Position	
Outline planning permission granted January 2015.	
Evidence to support this position:	
<ol style="list-style-type: none"> 1. Planning permission NP/14/0479 2. Pre-application PA/16/0049 3. Meeting with Pembrokeshire Housing Association (April 2016) 4. Planning application for 41 dwellings submitted by Millbay Homes (January 2017). 	
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 Trevayne Road, New Hedges	31	31	0	0	10	0	21
2016		31	31	0	0	31	0	0
2017 update		31	31	0	0	31	0	0

Newport

Site Ref	NP/09/488
Site Name	Newport Garage, Newport
Land owner/ Developer	Mr D Griffiths
Planning History	Site with planning permission for 10 dwellings, including 4 affordable dwellings.
Planning Status	Site with planning permission, under construction.
JHLAS History	In JHLAS since 2010. (See below for 2015 study).
Total number of dwellings in 5 year supply	10.
Site/Infrastructure Constraints	None known.
National Park Authority's Stated Position	
Site under active construction.	
Evidence to support this position:	
1. Site visits October 2015 and March 2016.	
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/09/488	Newport Garage, Newport	10	10	0	10	0	0	0
2016		10	9	1	9	0	0	0
2017		10	4	5	4	0	0	0

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. Local and national land agents appointed with intention of marketing the site for sale in Spring 2017.
Planning Status	Planning permission granted for 35 dwellings including 14 affordable dwellings.
JHLAS History	In JHLAS since 2011. (See below for 2015 study)
Total number of dwellings in 5 year supply	35
Site/Infrastructure Constraints	Potable water supply improvements required. Will be undertaken on receipt of offer to purchase as Dwr Cymru

	provides time-limited information.
National Park Authority's Stated Position The site offers a rare opportunity for a relatively large development in a popular area. Interest has already been expressed prior to the site being marketed for development. It is likely that development will commence towards the end of the category 2 period and extend beyond.	
Evidence to support this position: <ol style="list-style-type: none"> 1. Planning application NP/15/0194 2. Letter from agent (April 2016) 3. Email from agent (February 2017) 	
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 update		35	35	0	0	25	0	10

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. (See below for 2015 study).
Total number of dwellings in 5 year supply	0
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: <ol style="list-style-type: none"> 1. Site visits October 2014 and March 2015. 2. Phone discussion with developer (May 2016) 	

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/13/0053	Cambrian Hotel, Saundersfoot	29	16	13	0	16	0	0
2016		29	16	0	0	0	0	16
2017 update		29	16	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. (See below for 2015 study).
Total number of dwellings in 5 year supply	4
Site/Infrastructure Constraints	None known.
National Park Authority's Stated Position	
Site under active construction.	
Evidence to support this position:	
1. Planning application NP/14/0439 (determined March 2015). 2. Site visit March 2016.	
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 update		20	9	0	2	2	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. In 2014 Study all 18 units were categorised as 3(i).
Total number of dwellings in 5 year supply	0.
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.	
Evidence to support this position: <ol style="list-style-type: none"> 1. Email from Dwr Cymru (February 2017) 2. Meeting with Pembrokeshire County Council Property Officer (March 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.	

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 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. (See below for 2015 study).
Total number of dwellings in 5 year supply	0
Site/Infrastructure Constraints	
National Park Authority's Stated Position Landowner/developers now expressed interest in completing this partly developed site. Their intention is to prepare a revised design for consideration through the pre-application process within the next 5 years. Landowners contacted April 2016 for an update but no response has been received.	
Evidence to support this position: 1. Email correspondence with landowners (February 2015).	
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
HR/6124	Ynys Dawel, Solva	6	6	0	0	0	0	6
2016 update		6	6	0	0	0	0	6
2017 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. (See below for 2015 study).
Total number of dwellings in 5 year supply	0
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 Landowners are not able to provide definitive details of their intention to develop the land and are currently negotiating restrictions imposed by a covenant on the land	

which requires them to have no objection to its development by neighbouring landowners. It is unlikely that this site will come forward for development within the next 5 years. Continued allocation of this site will be considered through the LDP Review process. Letter sent to landowners April 2016 for updated position but no response received.

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.

Evidence to support this position:

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 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 Griffiths
Planning History	Site with planning permission, under construction.
Planning Status	Site with planning permission.
JHLAS History	In JHLAS since 2010. (See below for 2015 study).
Total number of dwellings in 5 year supply	0
Site/Infrastructure Constraints	None.
National Park Authority's Stated Position	
Three remaining plots in separate ownership. Extant permission but no timescale to develop the plots at present.	
Evidence to support this position:	
<ol style="list-style-type: none"> 1. Site visits October 2015 and March 2016. 2. Discussion with landowner (June 2016). 	
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 update		22	3	0	0	0	0	3

Site Ref	HA737
Site Name	West of Glasfryn Road, St Davids
Land owner/ Developer	Mrs Bet Wyn Homes, c/o Mike Lawless
Planning History	Site allocated in the LDP for 90 dwellings.
Planning Status	Allocated site.
JHLAS History	In JHLAS since 2010. (see below for 2015 study).
Total number of dwellings in 5 year supply	30
Site/Infrastructure Constraints	Road upgrade ongoing. Completion scheduled for mid 2016.
National Park Authority's Stated Position Community Land Trust hopes to acquire the land for housing by end of 2016 with affordable housing development by Pembrokeshire Housing commencing in 2017. Ongoing pre-applications to develop the land for housing and hotel. Community Land Trust and Developer meeting with Design Commission for Wales in March 2017 to discuss layout and design.	
Evidence to support this position: <ol style="list-style-type: none"> Notes of Community Land Trust meeting held in March 2016. Ongoing pre-application discussions (2016/17) 	
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. Home Builders Federation: Will site still have the same housing capacity if a hotel is also now planned for the site? PCNPA Response: Pre-application discussions indicate an increased number of dwellings as well as the hotel development. Any changes in numbers will be reflected in the study once an application has been submitted.	

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
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HA737	West of Glasfryn Road, St Davids	90	90	0	0	30	0	60
2016		90	90	0	0	30	0	60
2017 update		90	90	0	0	30	0	60

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. (See below for 2015 study).
Total number of dwellings in 5 year supply	0
Site/Infrastructure Constraints	None known.
National Park Authority's Stated Position Continued allocation of this site will be considered through the LDP Review process. 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.	
Evidence to support this position: 1. Email correspondence with landowners (December 2014).	
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 update		10	10	0	0	0	0	10

St Ishmaels

Site Ref	MA733/ NP/15/0031
Site Name	Adjacent to the School, St Ishmaels
Land owner/ Developer	Messers Warren-Davis c/o Mr Roger Anderson; Vivard Limited
Planning History	Site allocated in the LDP for 40 dwellings.
Planning Status	An outline planning application for 27 houses on part of the

	<p>site was refused in November 2015 due to the applicant not agreeing to sign a S106 Agreement to allow the viability of the site to provide affordable housing to be reconsidered. Appeal dismissed.</p> <p>An application to develop the remaining land for 13 dwellings (including 3 affordable dwellings) approved September 2016.</p>
JHLAS History	In JHLAS since 2010. (See below for 2015 study).
Total number of dwellings in 5 year supply	
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.
National Park Authority's Stated Position Outline permission has been granted to develop part of the site for 13 houses.	
Evidence to support this position: <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) 	
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
MA733	Adj the School, St Ishmaels	40	40	0	0	27	0	13
2016		40	40	0	0	27	0	13
2017 update		40	40	0	0	13	0	27

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. In 2014 Study all 168 units were categorised as 3(i)
Total number of dwellings in 5 year supply	20

Site/Infrastructure Constraints	Impact on the sewage network will need to be assessed. A new site access from the A478 will be required.
National Park Authority's Stated Position Pembrokeshire County Council are the landowners of this site. The site has been marketed and Pembrokeshire County Council has identified a preferred bidder and discussions with them are ongoing. Other options are also being considered. The site has been resubmitted as a Candidate Site for consideration in the Local Development Plan Review. There is insufficient information to date regarding the landowners/developer intentions.	
Evidence to support this position: <ol style="list-style-type: none"> 1. Email from Barry Cooke (PCC) (March 2015) 2. Emails from Pembrokeshire County Council Property team and telephone conversation (April 2016) 3. Meeting with Pembrokeshire County Council Property Officer (March 2017) 	
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
HA377	Brynhir, Tenby	168	168	0	0	20	0	148
2016		168	168	0	0	20	0	148
2017 update		168	168	0	0	0	0	168

Site Ref	HA723
Site Name	Former Cottage Hospital, Tenby
Land owner/ Developer	South Meadow Homes Limited
Planning History	Site is allocated in the LDP for 10 dwellings.
Planning Status	Allocated site.
JHLAS History	In JHLAS since 2010. (See below for 2015 study).
Total number of dwellings in 5 year supply	10
Site/Infrastructure Constraints	None known.
National Park Authority's Stated Position Planning permission was granted for 10 units on this site in September 2015. Work on site has commenced. Construction of all 10 units is well-advanced.	
Evidence to support this position:	

1. Planning application NP/15/0145
2. Site visits (October 2016 and April 2017)
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
HA723	Former Cottage Hospital, Tenby	10	10	0	0	10	0	0
2016		10	10	0	0	10	0	0
2017 update		10	10	0	10	0	0	0

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. (See below for 2015 study).
Total number of dwellings in 5 year supply	0
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. Letter sent for further update April 2016 but no response received.	
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 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. (See below for 2015 study).
Total number of dwellings in 5 year supply	0
Site/Infrastructure Constraints	None known.
National Park Authority's Stated Position 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. Site resubmitted as a Candidate Site in Revised Local Development Plan (November 2016) Agent advises that all background reports have been completed in advance of submission of a planning application being submitted in the near future. It is their clients' intention to deliver the site in the short-term.	
Evidence to support this position: 1. Letter from agent (April 2016) 2. Email from agent (April 2017)	
Group comments: Group comments: Dwr Cymru: No issues in Tenby waste water treatment works accommodating the foul-only flows from this site. Home Builders Federation: Agents advice not enough to bring back into study retain in Cat4 until an application is submitted. PCNPA Response: Agree. Agent has been re-contacted (May 2017) to ask for updated information but the response did not provide any further detail.	

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 Update		25	25	0	0	0	0	25
2017 update		25	25	0	0	25	0	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. In 2014 Study 80 units were categorised as 3(i)
Total number of dwellings in 5 year supply	0
Site/Infrastructure Constraints	None.
National Park Authority's Stated Position 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. 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)	
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 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. (See below for 2015 study).
Total number of	0

dwelling in 5 year supply	
Site/Infrastructure Constraints	Access is dependent on the Brynhir site being developed.
National Park Authority's Stated Position 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.	
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 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. (See below for 2015 study).
Total number of dwellings in 5 year supply	25
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 2015. 2. Site visits October 2016 and March 2017.	
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/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 update		64	13	12	0	13	0	0

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. In 2014 Study all 5 units were included in the 5-year land supply.
Total number of dwellings in 5 year supply	0
Site/Infrastructure Constraints	None.
National Park Authority's Stated Position 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. The future allocation of this site will be considered through the Local Development Plan Revision process.	
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 update		5	5	0	0	0	0	5
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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	0
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 are to be purchased to complete the development.	
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) 	
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/09/064	Fountains Café Site, Tenby	19	10	0	10	0	0	0
2016		19	0	10	0	0	0	0
2017 update		19	0	0	0	0	0	0

Site Ref	NP/15/0399
Site Name	Former Kinloch Court Hotel
Land owner/ Developer	Kinloch Court Investments Limited
Planning History	Site with planning permission for modifications and extensions to former hotel to 14 residential apartments.
Planning Status	Site with planning permission and under construction.
JHLAS History	In JHLAS since 2017.
Total number of dwellings in 5 year	14

supply	
Site/Infrastructure Constraints	None.
National Park Authority's Stated Position Site is under construction.	
Evidence to support this position: 1. Site visits (October 2016 and April 2017).	
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/15/0399	Former Kinloch Court Hotel, Tenby	14	14	0	14	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. (See below for 2015 study).
Total number of dwellings in 5 year supply	0
Site/Infrastructure Constraints	None known.
National Park Authority's Stated Position Continued allocation of the site will be considered through the LDP Review process.	
Evidence to support this position:	
Group comments: 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 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. 2015 position shown below.
Total number of dwellings in 5 year supply	5
Site/Infrastructure Constraints	None.
National Park Authority's Stated Position One property currently under offer but development has been delayed by current state of the local housing market. Landowner hopes that the initial development will commence within 12 months and provide a catalyst for the remaining units. Further updates from the landowner have been sought but have not been forthcoming.	
Evidence to support this position: 1. Email from landowner (May 2016).	
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/04/400	Boulston Manor, Haverfordwest	5	5	0	0	5	0	0
2016		5	5	0	0	5	0	0
2017 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. (See below for 2015 study).
Total number of dwellings in 5 year supply	2
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 visits October 2015 and March 2016. 2. Site visits October 2016 and March 2017.	
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/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 update		5	1	1	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. (See below for 2015 study).
Total number of dwellings in 5 year supply	5
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.	
Evidence to support this position: 1. Contact with landowner's agent (April 2016).	
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 update		5	5	0	0	5	0	0

Site Ref	NP/14/0184
Site Name	Adjacent to Glanrhyd House, Glanrhyd, Nevern
Land owner/ Developer	Mr G Peters, Ty Solar
Planning History	Planning permission for 6 dwellings.
Planning Status	Site with planning permission.
JHLAS History	In JHLAS since 2015. (See below for 2015 study).
Total number of dwellings in 5 year supply	0
Site/Infrastructure Constraints	None.
National Park Authority's Stated Position	
This is a site of 6 'Ty Solar' dwellings. Site completed October 2016.	
Evidence to support this position:	
1. Planning application NP/14/0184 2. Site visits October 2015 and March 2016.	
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/14/0184	Adj Glanrhyd House, Glanrhyd, Nevern	6	6	0	2	4	0	0
2016		6	6	0	6	0	0	0
2017 update		6	0	6	0	0	0	0

Site Ref	NP/14/0461
Site Name	Town Meadow, Marloes (Exception Site)
Land owner/ Developer	Pembrokeshire Housing Association
Planning History	Planning permission granted for 8 affordable dwellings.
Planning Status	Site with planning permission.

JHLAS History	In JHLAS since 2015. (See below for 2015 study).
Total number of dwellings in 5 year supply	0
Site/Infrastructure Constraints	None.
National Park Authority's Stated Position Land granted planning permission as an exception site for 100% affordable housing. Site completed October 2016.	
Evidence to support this position: <ol style="list-style-type: none"> 1. Planning application NP/14/0461 2. Site visit (March 2016). 3. Meeting with Pembrokeshire Housing Association (April 2016). 4. Site visit October 2016. 	
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/14/0461	Town Meadow, Marloes	8	8	0	0	8	0	0
2016		8	8	0	8	0	0	0
2017 update		8	0	8	0	0	0	0

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
Broad Haven		45	45	0	0	35	0	10
Crymych		18	18	18	0	0	0	0
Dale		12	12	0	0	0	0	12
Dinas Cross		12	12	0	0	0	0	12
Herbrandston		40	35	0	1	22	0	12
Jameston		50	44	1	2	29	0	15
Lawrenny		30	30	0	0	0	0	30
Little Haven		6	6	0	0	0	0	6
Manorbier Station		34	34	0	0	19	0	15
New Hedges		31	31	0	0	31	0	0
Newport		45	39	5	4	25	0	10

Saundersfoot		49	25	0	2	2	0	21
Solva		36	36	0	0	0	0	36
St Davids		122	103	2	0	30	0	73
St Ishmaels		40	40	0	0	13	0	27
Tenby		447	377	12	24	13	0	340
Trefin		15	15	0	0	0	0	15
Countryside		29	11	15	0	6	0	9
Total		1061	923	56	33	225	0	639

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

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