

Pembrokeshire Coast National Park Authority: Local Development Plan

Land Allocations and large residential sites – Update November 2018

Information which has changed since April 2018 is shown in red.

South

Ref	Site Name	Latest Position
HA377	Brynhir, Tenby	PCC Property team having ongoing negotiations with a preferred bidder for the site. Pembrokeshire County Council (as landowner) has been discussing options for delivery of housing on this site. The site has not been re-allocated in the Deposit Revision Local Development Plan and the Centre boundary for Tenby has been redrawn to exclude the land.
HA723	Former Hospital Site, Tenby	Ten units currently under construction.
HA724	Rectory Car Park, Tenby	The landowners do not wish to develop the site. The land has not been re-allocated for development in the Deposit Revision Local Development Plan.
HA727	West of Narberth Road, Tenby	Agent for the landowners has advised that a planning application to develop the site will be submitted soon and that the landowners wish to develop the site in the short-term. The land has been submitted as a Candidate Site for consideration as a residential allocation in the revised Local Development Plan. It has not been reallocated in the Deposit Revision Local Development Plan and the Centre boundary for Tenby has been redrawn to exclude the land. An outline application for 14 market dwellings only has been submitted by the landowners.
HA752	Butts Car Park, Tenby	PCC as landowner has advised that the need to provide an alternative car park makes development of this site uneconomic at present and large uplifts in the market will be required to unlock the site for development. Despite this they have resubmitted the site as a Candidate Site for an unspecified mixed use. The land has not been reallocated in the Deposit Revision Local Development Plan but remains within the Centre boundary.
HA760	Tenby Reservoir site	There has been no interest in bringing this site forward for development. The site has not been re-allocated for development in the Deposit Revision Local Development Plan.
MA707	Deer Park, Tenby	Remaining land as part of larger (Royal Gatehouse) site. No current activity.
MA710	Sergeant's Lane, Tenby	Micro-brewery completed. Pre-application enquiry relating to other properties in the lane.
MA777	Rear of the Cambrian, Saundersfoot	8 houses, 4 flats and a live/work unit completed. 16 units remaining, including 6 affordable dwellings.
HA730/	Opposite Bush	Pre-application consultation by the landowner has

NP/18/0610	Terrace, Jameston	been undertaken. Application for 38 dwellings including 11 affordable houses submitted.
HA821	Green Grove, Jameston	Outline application for 6 market dwellings and a site for 3 to 4 affordable dwellings approved. Permission for 3 affordable units granted and work on site has commenced. Plot 1 of the market housing plots under construction. Anticipated that development of the affordable plots will be started before end March 2019 by Ateb (formerly Pembrokeshire Housing Association).
HA848/ NP/17/0283	Opposite Manorbier VC School, Manorbier Station	Planning permission granted for 23 houses, including 21 affordable houses.
MA895/ NP/18/0559	Land part of Buttylands, Manorbier Station	Planning application submitted for 16 houses, including 14 affordable houses. Also upgrading of 85 tent and touring caravan units to static pitches.
HA813 NP/17/0048	Rear of Cross Park, New Hedges	Permission granted for 41 houses, including 4 affordable dwellings. Work on site commenced by Mill Bay Homes. Twenty-seven units under construction.
HA559	Adjacent Home Farm, Lawrenny	Site submitted as a Candidate Site for consideration for residential development in revised Local Development Plan. It has not been reallocated in the Deposit Revision Local Development Plan but is listed as a windfall site. Planning permission has been granted to relocate the farm buildings from the site. A planning application to develop the site for 38 dwellings including 7 affordable houses is anticipated.
NP/033/91	Ocean Heights, Saundersfoot	Planning permission granted for 4 plots. Two of the 4 plots completed.
NP/07/218	Fountains Café, South Beach, Tenby	Developer considering requirement for off-site provision of 5 affordable units. Three houses transferred to Ateb (formerly Pembrokeshire Housing Association) and a further 2 have been purchased by the developer.
NP/14/0014	Plot 5, Devon Court, Freshwater East	Planning permission granted for a dwelling.

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North-East

HA825	North of Feidr Eglwys, Newport	Application for 35 dwellings (including 14 affordable dwellings) submitted March 2015 approved November 2015.
MA232	Adj to the Business Park, Newport	Site has been submitted as a Candidate Site for consideration as residential allocation in the revised Local Development Plan. The land has not been re-allocated in the Deposit Revision Local Development Plan but remains within the Centre boundary for Newport.
HA387	Opposite Bay View Terrace, Dinas Cross	Landowner has no intention to develop the land. The land has not been re-allocated in the Deposit Revision Local Development Plan and the Centre boundary for Dinas Cross has been redrawn to exclude the land.
NP/13/0086	Rear of Belle Vue, Rosebush	Technical start made on site to preserve permission.

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North-West

HA737/ NP/18/0051	West Glasfryn Road, St Davids	A planning permission granted for 70 houses, including 38 affordable houses and a Premier Inn Hotel.
HA789	Adj Ysgol Bro Dewi, St Davids	An outline planning application has been submitted to develop the site for 11 houses including 2 affordable houses.
EA748	South of St Davids Assemblies, St Davids	There has been no developer interest in this land since the Plan was adopted. (Employment allocation). The land has not been re-allocated in the Deposit Revision Local Development Plan and the Centre boundary for St Davids has been redrawn to exclude the land.
MA746	Between Glasfryn and Millard Park, St Davids	There has been no developer interest in this land since the Plan was adopted. The land has not been re-allocated in the Deposit Revision Local Development Plan and the Centre boundary for St Davids has been redrawn to exclude the land.
HA384	Adj Bro Dawel, Solva	Pembrokeshire County Council has given a commitment to Solva Community to retain a small football field within the site. The site has not been re- allocated in the Deposit Revision Local Development Plan and the land has been excluded from the Centre boundary for Solva.
HA792	Bank House, Solva	The site was submitted as a Candidate Site for consideration as a residential allocation in the revised Local Development Plan. The site has not been re-allocated in the Deposit Revision Local Development Plan but remains within the Centre boundary for Solva.
HA738	North of Heol Crwys, Trefin	There has been no interest in bringing this site forward for development. The site has not been re-allocated in the Deposit Revision Local Development Plan and the land has been excluded from the Centre boundary for Trefin.

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Central

HA734/ NP/17/0315	South of Driftwood Close, Broad Haven	The site and a further area beyond has been submitted as a Candidate Site for consideration as a residential allocation in the revised Local Development Plan. Planning permission for 18 dwellings including 6 affordable houses.
MA776	North-east of Marine Road, Broad Haven	Landowners are undertaking surveys to bring site forward for development. The site and a further area beyond has been submitted as a Candidate Site for consideration as a residential allocation in the revised Local Development Plan. The site and area beyond has been included as a residential allocation in the Deposit Revision Local Development Plan. It is anticipated that a planning application to develop the site will be submitted this year.
HA382	Castle Way, Dale	Landowner has no intention to develop the land at present. The site has been submitted as a Candidate Site for consideration as a residential allocation in the revised Local Development Plan. The site has not been included in the Deposit Revision Local Development Plan as an allocation and the Centre boundary for Dale has been redrawn to exclude the land.
HA732	East of Herbrandston Hall, Herbrandston	There has been no interest in bringing this site forward for development. The site has not been included in the Deposit Revision Local Development Plan as an allocation and the Centre boundary for Herbrandston has been redrawn to exclude the land.
MA733/ NP/16/0219 and NP/18/0396	Adj the School, St Ishmaels	Outline planning permission for 27 market dwellings on part of the site was refused in November 2015 as applicants were unwilling to revisit site viability with regard to the provision of affordable housing. An appeal was dismissed. Outline planning permission for 13 dwellings including 3 affordable dwellings granted September 2016 (on the area to the east of the School). The site was submitted as a Candidate Site for consideration as a residential allocation in the revised Local Development Plan and the land with planning permission only has been allocated for residential development in the Deposit Revision Local Development Plan. The remaining land has not been reallocated and the Centre boundary for St Ishmaels has been redrawn to exclude the land. A planning application for the development of the remaining land for 14 houses has been submitted.

NP/07/344	Site of former Sir Benfro Hotel, Herbrandston	Site is being developed. Twenty houses are completed, including 8 affordable flats and the remaining 8 plots are under construction.
NP/04/400	Boulson Manor, Uzmaston	First of 5 dwellings to be completed by end of 2015 with the remainder in the next 1-2 years. No building activity evidence on the site in November 2018.
NP/10/511	Blockett Farm, Little Haven	Permission granted for 6 dwellings including 3 affordable dwellings. Technical start made to preserve the permission.