

Pembrokeshire Coast National Park Authority

Joint Housing Land Availability Study 2014

Final Statement of Common Ground

**BETWEEN THE PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY AND
THE HOMEBUILDERS FEDERATION (plus PEMBROKESHIRE COUNTY
COUNCIL, PEMBROKESHIRE HOUSING ASSOCIATION, CANTREF HOUSING
ASSOCIATION & DWR CYMRU)**



September 2014

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1.0 INTRODUCTION

- 1.1 This is a Statement of Common Ground prepared by the Pembrokeshire Coast National Park Authority, the HBF, (plus Pembrokeshire County Council, Pembrokeshire Housing Association, Cantref Housing Association and Dwr Cymru) for 2014.
- 1.2 This Statement of Common Ground follows the process set out in the agreed delivery timetable for the preparation of Pembrokeshire Coast National Park Authority JHLAS for 2014 and has been prepared in accordance with the requirements of Planning Policy Wales, Technical Advice Note1, Joint Housing Land Availability Studies, (TAN 1) and the JHLAS Guidance Note (August 2012).
- 1.3 This SoCG has been prepared to assist the Planning Inspectorate to make a recommendation to the Welsh Government on housing land supply for the Pembrokeshire Coast National Park Authority for 2014.

2.0 AGREED MATTERS

5 Year Land Supply Sites

- 2.1 The Pembrokeshire Coast National Park Authority published the site schedules and site proformas for 2014 for public consultation between 16th May 2014 and the 6th June 2014. Responses were received from Pembrokeshire County Council, Dwr Cymru/Welsh Water and The Homebuilders Federation. Further to this the proformas were recirculated with Officer responses from this Authority along with updated information relating to some of the sites between 10th July and 18th July 2014. Following this and further discussion with the HBF and Pembrokeshire County Council agreement was reached on a further 8 sites (see Appendix 3). The Statement of Common Ground was circulated to the group again between 8th and 29th August 2014. Comments were received from Dwr Cymru/Welsh Water relating to sites at St Ishmaels and Solva. These are included in the site schedules below.
- 2.2 The proposed site schedules of agreed and disputed sites are provided at Appendix 1. The individual site proformas are provided at Appendix 2.

Large and Small Site Completions

Completions 31 st March (2013 – 1 st April 2014)	Large Site Completions	Small site Completions
43	6	37

Method of Calculation

- 2.3 The Pembrokeshire Coast National Park Authority confirm that it is their intention to calculate the housing land supply within their area by using the residual method set out in TAN 1. The HBF supports this approach.

3.0 MATTERS OF DISPUTE

5 Year Land Supply Sites

3.1 It has not been possible to agree the details relating to 7 housing sites. These sites total 97 dwellings within the 5 year period and equate to 0.6 years of supply.

3.2 Following the consultation on site schedules and site proformas, the following details are disputed by the HBF and/or Pembrokeshire County Council and Pembrokeshire Coast National Park Authority.

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

Land is being marketed by landowner. Housing Association has engaged an architect to produce layout for site as part of pre-application enquiry with PCNPA.

Developer/Landowner/Agent Details

Mr Chris Thompson

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). 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.

Site Constraints

First Year in 5 Year Housing Land Supply

2010

Consultation Response

HBF - In view of off-site sewage works which could be on 3rd party land move development back a year with 13 units in 3i.

NPA Position

Pre-application discussions are ongoing. The forecast is considered to be accurate.

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

Landowner/Developer Intentions

Landowner has instructed agents to prepare and submit outline planning application (May 2014). Viability assessment undertaken to determine number of affordable housing units to be delivered.

Developer/Landowner/Agent Details

Mr David Lewis/ Agent Linda Jones @ Acanthus Holden Architects

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

HBF - In view of outline application only just submitted and attempt to reduce affordable requirement consider planning process will delay scheme so move everything back 1 year increasing the number of units in 3i to 15.

NPA Position

Viability assessment already undertaken to agree affordable housing provision at this site. The forecast is considered to be accurate.

SAUNDERSFOOT

Site Ref: NP/033/91
Land adj Rigeway & Incline
Comp 11 UC 0 NS 9
Y1 1 Y2 0 Y3 0 Y4 1 Y5 3
4 units in 3i

Landowner/Developer Intentions

Site owned/ developed by small builder/developer. Landowner has instructed agent to submit a planning application for a further 4 plots. (May 2014)

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

<p><u>Consultation Response</u> HBF - The 8 units where planning consent has lapsed should be moved to 3i. Further clarification on planning consent and number of units required.</p> <p>LPA should accept Inspector's recommendation (to 2013 study).</p> <p>July 2014 - No application has been submitted so if the five units form part of the proposed application they should not be included.</p>	<p><u>NPA Position</u> The Inspector's Recommendation (2013) was that the 8 units with outline permission should be removed from the 5-year land supply. Since that date the landowner/developer has confirmed intentions to submit an application for further plots. It is therefore considered reasonable to include 5 of the 9 plots in the 5-year supply.</p>
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SOLVA

<p>Site Ref: HA792 Bank House, Whitchurch Lane Comp 0 UC 0 NS 12 Y1 0 Y2 0 Y3 2 Y4 5 Y5 5 0 units in 3i</p> <p><i>Landowner/Developer Intentions</i> Intention is to take the site forward for development in the short to medium term.</p> <p><i>Developer/Landowner/Agent Details</i> Mr S Davies</p> <p><i>Planning Status</i> Allocation in the LDP for 12 residential units, 6 to be affordable housing. Phased for development 2012-17.</p> <p><i>Site Constraints</i> Solva Sewage Treatment Works is currently operating at capacity and requires improvements. These are programmed by Dwr Cymru to be done by March 2015. Update – June 2014 – Dwr Cymru are in discussion with the National Park Authority with regard to upgrading the STW, including improving access to the new station. Update – August 2014 – Dwr Cymru has advised that they are currently seeking planning permission for a new access to the waste water treatment works and improvements will not be completed by March 2015. They are unable to offer a revised date at present.</p>	
<p><i>First Year in 5 Year Housing Land Supply</i> 2005</p>	
<p><u>Consultation Response</u> HBF - Due to sewage constraints and no current marketing units should be moved back 2 years putting 8 units in 3i.</p>	<p><u>NPA Position</u> In line with the landowners last stated position agree to move development to end of 5-year period.</p>

ST DAVIDS

Site Ref: HA737

West of Glasfryn Road

Comp 0 UC 0 NS 90

Y1 0 Y2 0 Y3 0 Y4 10 Y5 20

60 units in 3i

Landowner/Developer Intentions

Mrs Bet Wyn Holmes now actively bringing development of the land forward. Landowners have engaged architects to prepare layout for over 100 sustainable dwellings and a new swimming pool at this site (March 2014).

Developer/Landowner/Agent Details

Gray Family and Mr and Mrs Bet Wyn Holmes

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

Consultation Response

HBF - In view of road infrastructure constraints and level of uncertainty consider all units should be in 3i until access has been resolved. Also new application has to be determined and Probable S106 signed causing further delay.

NPA Position

The forecast is considered to be accurate.

ST ISHMAELS

Site Ref: NP/08/60

Land North of Burgage Green Close

Comp 3 UC 0 NS 2

Y1 0 Y2 0 Y3 0 Y4 0 Y5 2

0 units in 3i

Landowner/Developer Intentions

Landowner engaging in pre-application discussions for create up to 4 plots in the remaining area.

Developer/Landowner/Agent Details

Mr Richard Jenkins

<p>Planning Status Full pp for the two dwellings (08/060): Further application for remaining 2 plots submitted June 2013 but refused due to lack of affordable housing provision. Appeal lodged.</p> <p>Site Constraints</p> <p>First Year in 5 Year Housing Land Supply 2001</p>	
<p>Consultation Response HBF - In view of no current planning consent should all be in 3i. Please clarify what number of units which actually have planning consent on the site.</p>	<p>NPA Position The appeal for the 2 plots was dismissed on 4th June 2014 and therefore there are no remaining live permissions at this site. The landowner has been pursuing pre-applications with the Authority for 4 dwellings on these plots and it is reasonable to anticipate development within the 5-year period. To reflect the current situation the forecast is moved to the end of the 5-year period.</p>

TENBY

<p>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</p> <p>Landowner/Developer Intentions Pembrokeshire County Council in discussion with the National Park Authority about affordable housing provision at this site.</p> <p>Developer/Landowner/Agent Details Pembrokeshire County Council</p> <p>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). Impact on sewerage network and treatment works will need to be assessed.</p> <p>Site Constraints Site access from the A478 will require significant road improvements.</p> <p>First Year in 5 Year Housing Land Supply 1999</p>	
<p>Consultation Response HBF - Concerned at lack of progress on constraints and question why units have been brought back into the 5 yrs. LPA should accept Inspector's recommendation (to 2013 study). Pembrokeshire County Council - Requirement for 60% affordable housing and high</p>	<p>NPA Position The National Park Authority shares the concern about the lack of progress by the landowner on bring this site forward for development, particularly as the County Council is fully aware of this Authority's willingness to reduce the affordable housing requirement in line with a viability assessment. The draft revised Supplementary Planning Guidance on Affordable Housing includes up to date</p>

initial infrastructure costs will make this site unattractive to developers.

viability assessments of allocated sites and suggests a reduction in the requirement for this site. Discussions to bring this site forward for development have commenced with Pembrokeshire County Council. The forecast is considered to be accurate.

4.0 FIVE YEAR LAND SUPPLY CALCULATIONS

Disputed Position

4.1 The 5 year land supply is calculated using the residual method. Table 1 shows the 5-year land supply based on the Pembrokeshire Coast National Park Authority proposed schedule.

Table 1 – Pembrokeshire Coast National Park Authority Housing Land Supply Calculation (A full list of sites can be found in Appendix 1)

PCNPA Housing Land Supply 01st April 2014 – 2019 (Large Sites)								
	Proposed homes	5 Year Land Supply (TAN 1 categories)				Beyond 5 Years		Homes completed since last study
		Under construction	1	2	2*	3 (i)	3 (ii)	
Total	1007	93	34	290	0	576	0	6

4.2 Table 2 shows the 5-year land supply calculation with disputed sites taken into account (ie removed from the calculation)

Table 2 – Disputed Sites Land Supply Calculation (A full list of sites can be found in Appendix 1)

Disputed Sites Housing Land Supply 01st April 2013 – 2018 (Large Sites)								
	Proposed homes	5 Year Land Supply (TAN 1 categories)				Beyond 5 Years		Homes completed since last study
		Under construction	1	2	2*	3 (i)	3 (ii)	
Total	1007	93	33	193	0	673	0	6

Small Site Supply

4.3 Normally small sites of less than 5 dwellings are based on completions for the last five years.

Table 3 – Small Site and Conversion Completions for previous 5 years

Small Site Completions

2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013	2013- 2014	Total
19	20	16	16	37	108

The small sites 5 year annual average is $(108/5) = 21.6$

4.4 PCNPA overall total 5 year land supply (large + small sites) is 525 (417+ 108).

4.5 HBF/PCC overall total 5 year land supply (large and small sites) is 427 (319 + 108)

5-Year Land Supply Calculation

Pembrokeshire Coast National Park Authority

Table 4: (Residual Method: Pembrokeshire Coast National Park Local Development Plan 2006- 2021)

LDP Provision 2006-2021 (15 Years)	Completions 01/04/2007 31/03/2014	Remainder April 2014- 2021 (7 Years) $c=a-b$	5 Year Requirement $d=c/7*5$ $d=1245/7*5$	Total Annual Building Requirement $e=d/5$	Total Land Available (inc small sites)	Total Land Supply $g=f/e$
a	b	c	d	e	f	g
1600	355	1245	889	178	525	3.0

Home Builders Federation/Pembrokeshire County Council

Table 5: (Residual Method: Pembrokeshire Coast National Park Local Development Plan 2006- 2021)

LDP Provision 2006-2021 (15 Years)	Completions 01/04/2007 31/03/2014	Remainder April 2012- 2021 (9 Years) $c=a-b$	5 Year Requirement $d=c/7*5$ $d=1245/7*5$	Total Annual Building Requirement $e=d/5$	Total Land Available (inc small sites)	Total Land Supply $g=f/e$
a	b	c	d	e	f	g
1600	355	1245	889	178	427	2.4

Appendix 1 – Site Schedules

Schedule 1 – Agreed Sites

There are no continuing matters of disagreement for the following sites:

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Remg	Hectares Rmng	U/C	Categorisation					2 *	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr AstudiARTH ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	Hectaurau sydd ar ol	W/A	2015	2016	2017	2018	2019			
HA734	South of Driftwood Close, Broad Haven	0	8	8	0.66	0	0	2	2	2	2	0	0	0
MA776	North East of Marine Road Broad Haven	0	35	35	2.29	0	0	0	0	7	7	0	21	0
HA750	Depot Site Crymch	0	18	18	0.37	0	10	8	0	0	0	0	0	0
HA382	Castle Way, Dale	0	12	12	0.55	0	0	0	0	0	0	0	12	0
HA387	Opposite Bay View Terrace, Dinas Cross	0	12	12	0.25	0	0	0	0	0	0	0	12	0
NP/04/462	Site of Former Sir Benfro Hotel, Herbrandston	0	28	28	0.90	5	6	6	6	5	0	0	0	0
HA732	East of Herbrandston Hall	0	12	12	0.38	0	0	0	0	0	0	0	12	0
NP/07/402	Adj Landway Farm, Jameston	1	6	5	0.97	2	1	2	0	0	0	0	0	0
HA730	Opposite Bush Terrace, Jameston	0	35	35	1.69	0	0	0	0	8	8	0	19	0
HA821	Green Grove, Jameston	0	5	5	0.36	0	0	0	0	1	2	0	2	0
HA559	Adj Lawrenny Home Farm	0	30	30	1.07	0	0	0	5	5	5	0	15	0
MA895	Land part of Buttylands, Manorbier Station	0	15	15	0.59	0	0	0	0	0	0	0	15	0
NP/09/488	Newport Garage, Newport	0	10	10	0.12	4	2	2	2	0	0	0	0	0
HA825	North of Feidr Eglwys, Newport	0	20	20	1.50	0	0	5	5	5	5	0	0	0
NP/06/623	Jalna Hotel, Saundersfoot	0	9	9	0.10	9	0	0	0	0	0	0	0	0
NP/12/0054	Cambrian Hotel, Saundersfoot	0	28	28	0.30	12	8	4	4	0	0	0	0	0
HA384	Adj Bro Dawel, Solva	0	18	18	1.65	0	0	0	0	0	0	0	18	0
HR/6124	Land at Ynys Dawel, Solva	0	7	7	0.40	0	0	0	0	0	0	0	7	0
HA385	North Twr y Felin, St Davids	1	22	8	0.82	3	3	2	0	0	0	0	0	0
HA789	Adj Ysgol Bro Dewi, St Davids	0	10	10	0.56	0	0	0	0	0	0	0	10	0
NP/03/519	Butterhill Farm, St Ishmaels	0	6	1	0.03	1	0	0	0	0	0	0	0	0
MA733	Adj School, St Ishmaels	0	40	40	2.39	0	0	4	4	4	4	0	24	0

NP/96/105	Haytor Gardens, Tenby	1	17	0	0.00	0	0	0	0	0	0	0	0	0	0	0	0
HA723	Former Hospital Site, Tenby	0	10	10	0.17	0	0	5	5	0	0	0	0	0	0	0	0
HA724	Rectory Car Park, Tenby	0	50	50	0.94	0	0	0	0	0	10	0	40	0			
HA727	West of Narberth Road, Tenby	0	25	25	1.14	0	0	0	0	0	0	0	25	0			
HA752	Butts Field Car Park, Tenby	0	80	80	0.94	0	0	0	0	0	0	0	80	0			
HA760	Reservoir Site, Tenby	0	12	12	0.33	0	0	0	0	0	0	0	12	0			
MA707	White Lion Street/ Deer Park, Tenby	0	64	64		39	0	14	11	0	0	0	0	0			
MA710	Sergeant's Lane, Tenby	0	5	5	0.09	0	0	0	0	0	5	0	0	0			
NP/09/064	Fountains Café, Tenby	3	19	10	0.09	10	0	0	0	0	0	0	0	0			
NP/09/064	Fountains Café Affordable Site, Tenby	0	5	5		0	0	5	0	0	0	0	0	0			
MA710	Sergeant's Lane, Tenby	0	5	5	0.09	0	0	0	0	0	0	0	5	0			
NP/05/331	Picton Home Farm, Picton	0	8	8	0.28	8	0	0	0	0	0	0	0	0			
HA738	North of Heol Crwys, Trefin	0	15	15	0.61	0	0	0	0	0	0	0	15	0			
NP/04/400	Boulston Manor, Uzmaston	0	5	5	0.37	0	2	2	1	0	0	0	0	0			
NP/05/509	Rear of Caeglas and Llygod yr Haul, Whitchurch	0	5	3	0.26	0	1	1	1	0	0	0	0	0			
Total		6	711	663		93	33	62	46	37	48	0	344	0			

Schedule 2 – Disputed Sites

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Remg	Hectares Rmng	U/C	Categorisation					2 *	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr AstudiARTH ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	Hectaurau sydd ar ol	W/A	2014	2015	2016	2017	2018			
HA848	Opposite Manorbier VC School	0	19	19	0.64	0	0	0	3	3	3	0	10	0
HA813	Rear of Cross Park, New Hedges	0	30	30	1.42	0	0	5	5	5	5	0	10	0
NP/033/91	Land adj Ridgeway and Incline	0	20	9	0.86	0	1	0	0	1	3	0	4	0
HA792	Bank House, Solva	0	12	12	0.61	0	0	0	2	5	5	0	0	0
HA737	West of Glasfryn Road, St Davids	0	90	90	3.80	0	0	0	0	10	20	0	60	0
NP/08/60	North Burgage Green Close, St Ishmaels	0	5	2		0	0	0	0	0	2	0	0	0
HA377	Brynhir, Tenby	0	168	168	6.35	0	0	0	0	10	10	0	148	0
Total		0	344	330		0	1	5	10	34	48	0	232	0

Appendix 2 – Site Proformas

AGREED SITES

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

Landowner remains in contact with Authority regarding bringing forward of this site for development. Some preparatory work has been undertaken and a planning consultant appointed. Planning application expected late summer 2014. Landowner expects site to be developed within 5 years.

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. Offsite sewer provision will be required.

Site Constraints

No known constraints.

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 **0** Y4 **7** Y5 **7**

21 units in 3i

Landowner/Developer Intentions

Landowners continuing to progress bringing the site forward for development. Geophysical radar survey of the site was commissioned in September 2013. Pre-application enquiry anticipated prior to September 2014.

<p>Developer/Landowner/Agent Details Ownership – Pembrokeshire County Council and Messrs Raymond. Agent Paul Hales.</p> <p>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.</p> <p>Site Constraints Possibly pumping station capacity and access road construction.</p> <p>First Year in 5 Year Housing Land Supply 2010</p>	
<p>Consultation Response HBF - It appears that pumping station issue has not been quantified or resolved suggest moving everything back another year. So 21 units would be in 3i.</p>	<p>NPA Position Agree with HBF.</p>

CRYMYCH

<p>Site Ref: HA750 Depot Site</p> <p>Comp 0 UC 0 NS 18 Y1 10 Y2 8 Y3 0 Y4 0 Y5 0 0 units in 3i</p> <p>Landowner/Developer Intentions Planning permission for 18 affordable dwellings was granted on this site in April 2013, subject to a S106 Agreement. Prior to the Agreement being signed a third party raised concerns about surface water flooding brought to the Authority's attention when NRW updated their flood maps in March 2013. Further to this the Housing Association has undertaken a FCA which has been approved by NRW (April 2014). Planning permission to be issued imminently.</p> <p>Developer/Landowner/Agent Details Tai Cantref Housing Association.</p> <p>Planning Status Allocated in the LDP for 15 units, 8 to be affordable housing.</p> <p>Site Constraints No known constraints</p> <p>First Year in 5 Year Housing Land Supply 1999</p>
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<p>Consultation Response Pembrokeshire County Council – various drainage issues. Still under offer to Tai Cantref Housing Association. Planning application submitted. Suggest moving the units back a year, so 10 units in yr 2 and 8 units in year 3.</p> <p>Pembrokeshire County Council - July 2014 We are now happy to withdraw our initial comment, on the basis that Tai Cantref have confirmed that they intend to build out the site in the next 18 months. We are happy to agree to maintaining your original forecast for this site.</p>	<p>NPA Position Surface water issues were raised following the National Park Authority's decision to approve the application. A flood consequence assessment has been undertaken and accepted by Natural Resources Wales. Planning permission has now been issued.</p>
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DALE

<p>Site Ref: HA382 Castle Way</p> <p>Comp 0 UC 0 NS 12 Y1 0 Y2 0 Y3 0 Y4 0 Y5 0 12 units in 3i</p> <p>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.</p> <p>Developer/Landowner/Agent Details Dale Castle Estate (Owner)</p> <p>Planning Status Allocated in the LDP for 12 units, 10 to be affordable housing. Allocated in preceding JUDP and Local Plan.</p> <p>Site Constraints No known constraints</p> <p>First Year in 5 Year Housing Land Supply 1999</p>	
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<p>Consultation Response</p>	<p>NPA Position</p>
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DINAS CROSS

<p>Site Ref: HA387 Opposite Bay View Terrace Comp 0 UC 0 NS 12 Y1 0 Y2 0 Y3 0 Y4 0 Y5 0 12 units in 3i</p> <p>Landowner/Developer Intentions No contact with the owner has been achieved.</p> <p>Developer/Landowner/Agent Details</p> <p>Planning Status Allocated in LDP for 100% affordable housing.</p> <p>Site Constraints No known constraints</p> <p>First Year in 5 Year Housing Land Supply 1999</p>	
<p><u>Consultation Response</u></p>	<p><u>NPA Position</u></p>

HERBRANDSTON

<p>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</p> <p>Landowner/Developer Intentions Development commenced on this site but no recent activity on site. Site has been sold to new owner and is being marketed. Some recent interest from prospective purchasers.</p> <p>Developer/Landowner/Agent Details Land Enhancement Limited.</p> <p>Planning Status Permission 07/344 for 28 units, 6 to be affordable</p> <p>Site Constraints None known.</p> <p>First Year in 5 Year Housing Land Supply 2004</p>	
<p><u>Consultation Response</u> HBF - It sounds like this may be being advertised as self-build plots if this is the</p>	<p><u>NPA Position</u> Permission remains valid as a start has been made on the site with 5 units under</p>

<p>case then the number each year need to be reduced. If self-build plots new applications may be submitted for each plot causing further delay. Also is the consent still valid as it was dated 2007?</p>	<p>construction. The landowner has confirmed that the site is being marketed as a whole and not as self-build plots.</p> <p>The forecast is considered to be accurate and was agreed by HBF following further discussions in July 2014.</p>
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<p>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</p> <p>Landowner/Developer Intentions Landowners contacted as part of the Land Implementation Study (2013) but no response was received.</p> <p>Developer/Landowner/Agent Details</p> <p>Planning Status Allocated in the LDP for 12 units, 6 to be affordable housing.</p> <p>Site Constraints</p> <p>First Year in 5 Year Housing Land Supply 2010</p>	
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<p><u>Consultation Response</u></p>	<p><u>NPA Position</u></p>
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JAMESTON

<p>Site Ref: NP/07/402 (HA436) Adj Landway Farm Comp 1 UC 2 NS 3 Y1 1 Y2 2 Y3 0 Y4 0 Y5 0 0 units in 3i</p> <p>Landowner/Developer Intentions Developing the site.</p>

<p>Developer/Landowner/Agent Details Mrs Sally Thomas.</p> <p>Planning Status One unit completed and a further 2 are under construction (April 2014).</p> <p>Site Constraints</p> <p>First Year in 5 Year Housing Land Supply 2001</p>	
<p><u>Consultation Response</u></p>	<p><u>NPA Position</u></p>

<p>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</p> <p>Landowner/Developer Intentions Landowner is waiting on the sale of plots on site HA436 (Land north of Landway Farm) prior to progressing work on this site. Site HA436 is under construction.</p> <p>Developer/Landowner/Agent Details Mrs Sally Thomas</p> <p>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).</p> <p>Site Constraints None known.</p> <p>First Year in 5 Year Housing Land Supply 2010</p>	
<p><u>Consultation Response</u> HBF - Clarification on the sewage treatment upgrading still not provided, even though the issue was first raised in 2011. Until this is clear should be in 3i. Also no certainty on delivery due to there being no developer on board.</p>	<p><u>NPA Position</u> Further clarification has been sought from Dwr Cymru. The advice is: "Foul flows will be treated at Tenby West Waste Water Treatment Works which can accommodate the foul flows from this site. Offsite sewers are required over a length of approximately 250m." The forecast is considered to be accurate and agreed by HBF following further discussions in July 2014.</p>

Site Ref: HA821

Green Grove

Comp 0 UC 0 NS 5

Y1 0 Y2 0 Y3 0 Y4 1 Y5 2

2 units in 3i

Landowner/Developer Intentions

Landowner was concerned about constraints relating to Dwr Cymru infrastructure. However the Land Implementation Study (2013) identified that there are no sewerage capacity issues. 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. An offsite sewer will be needed over a length of 130m. Water mains are required over 100m.

Site Constraints

First Year in 5 Year Housing Land Supply

2010

Consultation Response

[HBF - In view of off-site sewer and water main works which may be on 3rd party land would suggest moving this back 2 years putting 2 units into 3i.](#)

NPA Position

The landowners remain committed to bringing the site forward for development, although in line with the HBF comments agree to move the forecast as suggested.

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

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

MANORBIER STATION

Site Ref: MA895

Land part of Buttylands

Comp 0 UC 0 NS 15

Y1 0 Y2 0 Y3 0 Y4 0 Y5 0

15 units in 3i

Landowner/Developer Intentions

Pre-application enquiry made in January 2013. Land currently used as a caravan park and recent enquiries with PCNPA have related to enhancing that facility.

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

Site Constraints

First Year in 5 Year Housing Land Supply

2010

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

NEWPORT

Site Ref: NP/09/488

Newport Garage

Comp 0 UC 4 NS 6

Y1 2 Y2 2 Y3 2 Y4 0 Y5 0

0 units in 3i

Landowner/Developer Intentions

Four affordable units under construction.

Developer/Landowner/Agent Details

Mr D Griffiths and Partner

Planning Status

Permission granted in 2010 (NP/09/488) for 10 units 4 to be affordable. Work on site has recommenced and developer seeking to submit an application to vary a condition relating to the management and occupation of the affordable units.

Site Constraints

No known constraints

First Year in 5 Year Housing Land Supply

2012

Consultation Response

NPA Position

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 enquiries are ongoing. Ecology and infrastructure capacity surveys completed. Working on detailed design and viability assessments for affordable housing unit numbers. Agent anticipates submission of a planning application in summer 2014.

Developer/Landowner/Agent Details

Agent – 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

<p><u>Consultation Response</u> HBF - In view of planning position suggest moving everything back 1 year putting 5 units into 3i.</p>	<p><u>NPA Position</u> Pre-application discussions well advanced and planning application anticipated shortly. The forecast is considered to be accurate and was agreed by HBF in further discussion in July 2014.</p>
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SAUNDERSFOOT

<p>Site Ref: NP/06/623 Jalna Hotel Comp 0 UC 9 NS 0 Y1 0 Y2 0 Y3 0 Y4 0 Y5 0 0 units in 3i</p> <p><i>Landowner/Developer Intentions</i> Site under construction and almost complete.</p> <p><i>Developer/Landowner/Agent Details</i> Owner – Mr R King</p> <p><i>Planning Status</i> Planning permission for conversion of hotel to 9 units (NP/06/623) with 2 affordable units.</p> <p><i>Site Constraints</i> None known</p> <p><i>First Year in 5 Year Housing Land Supply</i> 2012</p>	
<p><u>Consultation Response</u></p>	<p><u>NPA Position</u></p>

<p>Site Ref: MA777 Cambrian Hotel Comp 0 UC 12 NS 16 Y1 8 Y2 4 Y3 4 Y4 6 Y5 6 0 units in 3i</p> <p><i>Landowner/Developer Intentions</i> Site being developed.</p> <p><i>Developer/Landowner/Agent Details</i> Stakefield (Saundersfoot) Limited. Agent – Willis and Hole, Narberth</p>	
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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 under construction. The Section 106 Agreement requires the affordable units to be constructed following completion of 16 open market units. Partially in TAN15 zone C2

Site Constraints

First Year in 5 Year Housing Land Supply
2004

Consultation Response**NPA Position****SOLVA**

Site Ref: HA384

Adj Bro Dawel

Comp 0 UC 0 NS 18

Y1 0 Y2 0 Y3 0 Y4 0 Y5 0

18 units in 3i

Landowner/Developer Intentions

Pembrokeshire County Council as landowner has advised that there is a lack of developer interest in bringing the site forward for development and will not be progressing with marketing further until the market improves.

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. Update – June 2014 – Dwr Cymru are in discussion with the National Park Authority with regard to upgrading the STW, including improving access to the new station. Update – August 2014 - Update – Dwr Cymru has advised that they are currently seeking planning permission for a new access to the waste water treatment works and improvements will not be completed by March 2015. They are unable to offer a revised date at present.

First Year in 5 Year Housing Land Supply

1999

<p><u>Consultation Response</u> HBF - In view of sewage constraint and landowners unwillingness to market, all units should be in 3i. Has also been in the schedule for over 5 years.</p> <p>LPA should accept Inspector's recommendation (<i>to 2013 study</i>).</p> <p>Pembrokeshire County Council – Development marginal due to 60% affordable housing requirement in addition to other restrictions eg. Replacement playing field, upgrading of sewerage works.</p>	<p><u>NPA Position</u> The Inspector's Report 2013 is noted and all units are removed from the 5-year land supply in line with the recommendation.</p>
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<p>Land at Ynys Dawel Comp 0 UC 0 NS 7 Y1 0 Y2 0 Y3 0 Y4 0 Y5 0 7 units in 3i</p> <p><i>Landowner/Developer Intentions</i></p> <p><i>Developer/Landowner/Agent Details</i></p> <p><i>Planning Status</i> 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</p> <p><i>Site Constraints</i></p> <p><i>First Year in 5 Year Housing Land Supply</i></p>	
<p><u>Consultation Response</u></p>	<p><u>NPA Position</u></p>

ST DAVIDS

<p>Site Ref: HA385 North of Twr y Felin Comp 14 UC 3 NS 5 Y1 3 Y2 2 Y3 0 Y4 0 Y5 0 0 units in 3i</p>
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Landowner/Developer Intentions

Site being sold off and developed 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

Adj Ysgol Bro Dewi, Nun St

Comp 0 UC 0 NS 10

Y1 0 Y2 0 Y3 0 Y4 0 Y5 0

10 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

Consultation Response

HBF - Are the owners planning to develop or advertise the site if no evidence of either of these then should site be in the 5yrs supply.

NPA Position

Agree to move the land supply into 3i.

ST ISHMAELS

Site Ref: NP/03/519

Butterhill Farm

Comp 5 UC 1 NS 0

Y1 0 Y2 0 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

Extensive pre-application discussions with both landowners for this site. Two separate planning applications being proposed. Anticipate submission of application from Vivard in summer 2014.

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.

August 2014 – Dwr Cymru/Welsh Water – Dry Weather Flow has been exceeded restricting capacity at the WwTW. Any new development may require a feasibility study to establish capacity and potential solutions.

First Year in 5 Year Housing Land Supply
2010

Consultation Response

HBF - Previous JHLAS studies identified sewage capacity constraints please clarify position with regard to this. In view of planning position units should be moved back a year moving 5 units into 3i.

DC/WW - Since the previous 2014 JHLAS consultation in July 2014, we have received further information on the capacity of St Ishmaels WwTW and can confirm that the Dry Weather Flow (DWF) has been exceeded, which has resulted in our discharge consent having had to be reviewed. As a result this has restricted the capacity at our WwTW and therefore any new development may require a Feasibility Study be undertaken to establish capacity and potential solutions.

NPA Position

Mr Roger Anderson contacted Dwr Cymru regarding the matter and they responded in October 2012 to advise: "We have carried out further investigations at St Ishmaels....and can confirm that we are now able to accept the foul only flows from the proposed development of 40 dwellings. In light of this we would support a planning application consultation from the Local Planning Authority for a proposed development of 40 dwellings." Now anticipating applications from both landowners this summer. It is considered that the forecast is accurate and is was agreed by HBF in further discussions in July 2014.

Change of position is noted. This may affect the viability of affordable housing provision on the site. PCNPA will be meeting with DC/WW to discuss this matter further in October 2014. Mr Anderson has advised that he intends to submit the planning application.

TENBY

Site Ref: NP/96/105

Haytor Gardens, Narberth Road

Comp 1 UC 0 NS 0

Y1 0 Y2 0 Y3 0 Y4 0 Y5 0

0 units in 3i

Landowner/Developer Intentions

Last plot completed March 2014.

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

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

Site Ref: HA723
Former Cottage Hospital Site
 Comp 0 UC 0 NS 10
 Y1 0 Y2 0 Y3 5 Y4 5 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
 Meadowbank Homes

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

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

Site Ref: HA724
Rectory Car Park
 Comp 0 UC 0 NS 50
 Y1 0 Y2 0 Y3 0 Y4 0 Y5 10
 40 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

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

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

Landowner/Developer Intentions
 Land purchased from Pembrokeshire County Council as long-term investment with no plans for early 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>
<p>Pembrokeshire County Council - Sale of site to private owner in solicitor's hands.</p>	<p>Noted. It is not anticipated that the land will come forward for development during the Plan period and therefore the allocation will be reconsidered during the Review of the Plan due to commence at the end of the 2014/15 financial year.</p>

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

Pembrokeshire County Council as landowner has advised that the need to provide alternative car parking makes this site uneconomic in the present market. A large uplift in values is necessary to unlock the site.

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

Consultation Response

Pembrokeshire County Council –
Development severely restrained by requirement for 60% affordable housing and replacement car park. Provision of multi storey is uneconomic therefore alternate site would need to be found and this appears unlikely.

NPA Position

Noted. It is not anticipated that the land will come forward for development during the Plan period and therefore the allocation will be reconsidered during the Review of the Plan due to commence at the end of the 2014/15 financial year.

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

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 39 NS 25
 Y1 0 Y2 14 Y3 11 Y4 0 Y5 0
 0 units in 3i

Landowner/Developer Intentions

Site under construction.

Developer/Landowner/Agent Details

South Terrace Properties

Planning Status

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. Royal Gatehouse site under construction.

Site Constraints

None known

First Year in 5 Year Housing Land Supply

2010

Consultation Response

NPA Position

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

One land owner has submitted planning application for commercial redevelopment of one of the properties.

Developer/Landowner/Agent Details

Mixed.

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 **9** UC **10** 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 applied to amend affordable housing contribution (5 units off site) but refused by PCNPA March 2014.

Developer/Landowner/Agent Details

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

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

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

See above.

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/07/218, NP/08/120 and NP/09/064

Fountains Cafe

Comp 9 UC 10 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 applied to amend affordable housing contribution (5 units off site) but refused by PCNPA March 2014.

Developer/Landowner/Agent Details

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

See above.

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

THE RHOS

Site Ref: NP/05/331

Picton Home Farm

Comp 0 UC 8 NS 0

Y1 0 Y2 0 Y3 0 Y4 0 Y5 0

0 units in 3i

Landowner/Developer Intentions

Site near completion.

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

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

TREFIN

<p>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</p> <p><i>Landowner/Developer Intentions</i></p> <p><i>Developer/Landowner/Agent Details</i></p> <p><i>Planning Status</i> 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).</p> <p><i>Site Constraints</i> None known</p> <p><i>First Year in 5 Year Housing Land Supply</i> 2010</p>	
<u>Consultation Response</u>	<u>NPA Position</u>

UZMASTON

<p>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</p>

Landowner/Developer Intentions

Applicant has implemented sufficient of the permission to preserve the consent but no recent activity on site. Owner contacted May 2014 re intentions for site and advised that he is currently seeking funding to complete the work and hopes to make significant progress this year, subject to improving markets.

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

Consultation Response

NPA Position

WHITCHURCH

Site Ref: 05/509

Rear of Caeglas & Llygod yr Haul

Comp 2 UC 0 NS 3

Y1 1 Y2 1 Y3 1 Y4 0 Y5 0

0 units in 3i

Landowner/Developer Intentions

Site under construction as self-build plots. Two completed and work commenced on 3rd plot.

Developer/Landowner/Agent Details

Mixed.

Planning Status

Outline permission for 5 units (05/509). Work commenced on Plot C.

Site Constraints

None known

First Year in 5 Year Housing Land Supply

2006

Consultation Response

NPA Position

Appendix 3 – Agreed Minor Changes/Amendments

1. **North-East of Marine Road, Broad Haven** – Agree with HBF. Forecast amended as they suggest.
2. **Depot Site, Crymych** – further to planning permission being issued and advice provided by developer regarding their intentions to develop the site, Pembrokeshire County Council agreed to withdraw their original comment.
3. **Site of former Sir Benfro Hotel, Herbrandston** – further to confirmation from the landowner that the site is being marketed as a whole and there has been some interest the HBF agreed with the PCNPA forecast.
4. **Opposite Bush Terrace, Jameston** – with confirmation that the sewers can run in the adjacent carriageway the HBF agreed with the PCNPA forecast.
5. **Green Grove, Jameston** – Agree with HBF. Forecast amended as they suggest.
6. **North of Feidr Eglwys, Newport** – Further to confirmation that there has been considerable pre-application discussion about this site and a planning application is anticipated late summer 2014, HBF agreed with PCNPA forecast.
7. **Adj Ysgol Bro Dewi, St Davids** – Agree with HBF. Forecast amended as they suggest.
8. **Adj School, St Ishmaels** – further to confirmation that Dwr Cymru has agreed that there is sufficient capacity within the sewerage system and that there have been extensive pre-application discussions with the landowners, HBF agree with the PCNPA forecast. In July 2014 changed their position once again. This may affect the viability of affordable housing provision on the site. PCNPA will be meeting with DC/WW to discuss this matter further in October 2014. Mr Anderson has advised that he intends to submit the planning application.