

Pembrokeshire Coast  
National Park Authority

Joint Housing Land  
Availability Study

2015

**Statement of Common Ground**  
**June 2015**

**Between Pembrokeshire Coast National Park Authority**

**And**

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



## **Contents**

1. Introduction
2. Agreed Matters
3. Matters of Dispute
4. 5-year Land Supply Contribution

Appendix 1 – Site Schedules

Appendix 2 – Site Proformas

Appendix 3 – Minor Amendments

## 1. Introduction

- 1.1 This is a statement of Common Ground (SoCG) prepared by Pembrokeshire Coast National Park Authority, the Home Builders Federation, Pembrokeshire County Council, Dwr Cymru/Welsh Water, Pembrokeshire Housing Association and Tai Cantref Housing Association for the April 2015 Joint Housing Land Availability Study (JHLAS) for Pembrokeshire Coast National Park for 2015.
- 1.2 This SoCG follows the process set out in the agreed delivery timetable for the preparation of Pembrokeshire Coast National Park Authority JHLAS for 2015 and has been prepared in accordance with the requirements of *Planning Policy Wales* and Technical Advice Note 1, *Joint Land Availability Studies*, (TAN 1).
- 1.3 This SoCG has been prepared for the Welsh Government.

## 2. Agreed Matters

- 2.1 Pembrokeshire Coast National Park Authority published the site schedules and site proformas for the 2015 JHLAS report for public consultation between 16<sup>th</sup> and 30<sup>th</sup> April 2015.

### Agreed Sites

- 2.2 The proposed site schedule is provided at Appendix 1. The individual site proformas are provided at Appendix 2.

- 2.3 All the details within the site schedules are agreed by the HBF, Pembrokeshire County Council and Dwr Cymru/Welsh Water subject to minor modifications/factual corrections which are set out in Appendix 3.

### Large and Small Site Completions

Completions 1 <sup>st</sup> April 2014– 31 <sup>st</sup> March 2015	Large Site Completions	Small Site Completions
94	73	21*

\*Based on completions for the last 5 years  $(20+16+16+37+17)/5 = 21$

## 3. Matters of Dispute

- 3.1 There are no matters of dispute.

## 4. Five Year Land Supply Calculations

### Agree Position

4.1 All site specific details have been agreed (or are subject to minor agreed factual corrections, as set out in Appendix 3).

<b>A</b>	<b>Total Housing Requirement</b> (LDP provision 2006 - 2021)	<b>1600</b>
<b>B</b>	Completions 01/04/2007 to 31/03/2015 (large and small sites)	<b>444</b>
<b>C</b>	Residual Requirement (April 2015 – 2021) (A-B)	<b>1156</b>
<b>D</b>	5 Year Requirement (C/no of years remaining in Plan period x 5)	<b>963</b>
<b>E</b>	Annual Need (D/5)	<b>193</b>
<b>F</b>	Total 5 Year Land Supply	<b>350</b>
<b>G</b>	<b>Land Supply in Years (F/E)</b>	<b>1.8</b>

## 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	14	0	21
NP/14/0681	South of Driftwood Close (Land off Walton Road), Broad Haven	10	10	0	0	10	0	0
<b>Total</b>		<b>45</b>	<b>45</b>	<b>0</b>	<b>0</b>	<b>24</b>	<b>0</b>	<b>21</b>

### 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	0	0	18	0	0
<b>Total</b>		<b>18</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>18</b>	<b>0</b>	<b>0</b>

### 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
<b>Total</b>		<b>12</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>

### 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
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HA387	Opposite Bay View Terrace, Dinas Cross	12	12	0	0	0	0	12
<b>Total</b>		<b>12</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>

### 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	28	0	5	23	0	0
<b>Total</b>		<b>40</b>	<b>40</b>	<b>0</b>	<b>5</b>	<b>23</b>	<b>0</b>	<b>12</b>

### 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	4	1	3	1	0	0
HA730	Opposite Bush Terrace, Jameston	35	35	0	0	20	0	15
HA821	Green Grove, Jameston	5	5	0	0	5	0	0
<b>Total</b>		<b>46</b>	<b>44</b>	<b>1</b>	<b>3</b>	<b>26</b>	<b>0</b>	<b>15</b>

### 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	15	0	15
<b>Total</b>		<b>30</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>0</b>	<b>15</b>

## 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	2	0	4
<b>Total</b>		<b>6</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>4</b>

## 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	9	0	10
HA895	Part of Buttylands, Manorbier Station	15	15	0	0	5	0	10
<b>Total</b>		<b>34</b>	<b>34</b>	<b>0</b>	<b>0</b>	<b>14</b>	<b>0</b>	<b>20</b>

\*See Appendix 3

## 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 Trewayne Road, New Hedges	31	31	0	0	10	0	21
<b>Total</b>		<b>31</b>	<b>31</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>21</b>

## 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	10	0	10	0	0	0
HA825	Feidr Eglwys, Newport	20	20	0	0	20	0	0
<b>Total</b>		<b>30</b>	<b>30</b>	<b>0</b>	<b>10</b>	<b>20</b>	<b>0</b>	<b>0</b>

## 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/06/0623	Former Jalna Hotel, Saundersfoot	9	0	9	0	0	0	0
NP/13/0053	Cambrian Hotel, Saundersfoot	29	16	13	0	16	0	0
NP/14/0439	Ocean Point, Saundersfoot	20	9	0	0	4	0	5
NP/11/0502	Jones and Teague Boatyard, Saundersfoot	12	12	0	0	0	0	12
<b>Total</b>		<b>70</b>	<b>37</b>	<b>22</b>	<b>0</b>	<b>20</b>	<b>0</b>	<b>17</b>

## 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
<b>Total</b>		<b>36</b>	<b>36</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>36</b>

## 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	5	3	1	4	0	0
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
<b>Total</b>		<b>122</b>	<b>105</b>	<b>3</b>	<b>1</b>	<b>34</b>	<b>0</b>	<b>70</b>



## 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	27	0	13
<b>Total</b>		<b>40</b>	<b>40</b>	<b>0</b>	<b>0</b>	<b>27</b>	<b>0</b>	<b>13</b>

## 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	20	0	148
HA723	Former Cottage Hospital, Tenby	10	10	0	0	10	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	25	39	12	13	0	0
MA710	Sergeant's Lane, Tenby	5	5	0	0	5	0	0
NP/09/064	Fountains Café Site, Tenby	19	10	0	10	0	0	0
<b>Total</b>		<b>433</b>	<b>385</b>	<b>39</b>	<b>22</b>	<b>48</b>	<b>0</b>	<b>315</b>

## 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
<b>Total</b>		<b>15</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15</b>

## 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/05/331	Home Farm, The Rhos, Haverfordwest	8	0	8	0	0	0	0
NP/04/400	Boulston Manor, Haverfordwest	5	5	0	0	5	0	0
NP/05/509	R/o Caeglas and Llygad yr Haul, Whitchurch, Solva	5	3	0	1	2	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	6	0	2	4	0	0
NP/14/0461	Town Meadow, Marloes	8	8	0	0	8	0	0
NP/03/519	Butterhill Farm, St Ishmaels	6	1	0	1	0	0	0
<b>Total</b>		<b>43</b>	<b>28</b>	<b>8</b>	<b>4</b>	<b>24</b>	<b>0</b>	<b>0</b>

## 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
<b>Broad Haven</b>		<b>45</b>	<b>45</b>	<b>0</b>	<b>0</b>	<b>24</b>	<b>0</b>	<b>21</b>
<b>Crymych</b>		<b>18</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>18</b>	<b>0</b>	<b>0</b>
<b>Dale</b>		<b>12</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>
<b>Dinas Cross</b>		<b>12</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>
<b>Herbrandston</b>		<b>40</b>	<b>40</b>	<b>0</b>	<b>5</b>	<b>23</b>	<b>0</b>	<b>12</b>
<b>Jameston</b>		<b>46</b>	<b>44</b>	<b>1</b>	<b>3</b>	<b>26</b>	<b>0</b>	<b>15</b>
<b>Lawrenny</b>		<b>30</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>0</b>	<b>15</b>
<b>Little Haven</b>		<b>6</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>4</b>
<b>Manorbier Station</b>		<b>34</b>	<b>34</b>	<b>0</b>	<b>0</b>	<b>14</b>	<b>0</b>	<b>20</b>
<b>New Hedges</b>		<b>31</b>	<b>31</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>21</b>
<b>Newport</b>		<b>30</b>	<b>30</b>	<b>0</b>	<b>10</b>	<b>20</b>	<b>0</b>	<b>0</b>
<b>Saundersfoot</b>		<b>70</b>	<b>37</b>	<b>22</b>	<b>0</b>	<b>20</b>	<b>0</b>	<b>17</b>
<b>Solva</b>		<b>36</b>	<b>36</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>36</b>
<b>St Davids</b>		<b>122</b>	<b>105</b>	<b>3</b>	<b>1</b>	<b>34</b>	<b>0</b>	<b>70</b>
<b>St Ishmaels</b>		<b>40</b>	<b>40</b>	<b>0</b>	<b>0</b>	<b>27</b>	<b>0</b>	<b>13</b>
<b>Tenby</b>		<b>433</b>	<b>385</b>	<b>39</b>	<b>22</b>	<b>48</b>	<b>0</b>	<b>315</b>
<b>Trefin</b>		<b>15</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15</b>
<b>Countryside</b>		<b>43</b>	<b>28</b>	<b>8</b>	<b>4</b>	<b>24</b>	<b>0</b>	<b>0</b>
<b>Total</b>		<b>1063</b>	<b>948</b>	<b>73</b>	<b>45</b>	<b>305</b>	<b>0</b>	<b>598</b>

## Appendix 2 – Site Proformas

### Broad Haven

<b>Site Ref</b>	<b>MA766</b>
<b>Site Name</b>	North east of Marine Road, Broad Haven
<b>Land owner/ Developer</b>	Messrs Raymond c/o Paul Hale
<b>Planning History</b>	Land allocated in the LDP (2010) for mixed use of 35 dwellings, 5 workshops and community use (village hall).
<b>Planning Status</b>	Allocated site.
<b>JHLAS History</b>	In JHLAS since 2011. In 2014 study 14 in 5 year supply and 21 categorised as 3(i).
<b>Total number of dwellings in 5 year supply</b>	14 units. 7 units per year from 2019 with the remainder (21) of the supply in Category 4.
<b>Site/Infrastructure Constraints</b>	Access road into the site required. Capacity of pumping station is unknown. A developer study will be required.
<p><b>National Park Authority's Stated Position</b></p> <p>The landowners and agent have met with the National Park Authority and Pembrokeshire County Council with a view to bringing the site forward for development. Landowners are seeking to negotiate an access across land owned by Pembrokeshire County Council into the site.</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 formal pre-application with draft layout is expected in Spring 2015.</p>	
<p><b>Evidence to support this position</b></p> <ol style="list-style-type: none"> <li>Notes of meeting of 12<sup>th</sup> January 2015.</li> <li>Email from PCC/Community Council (March 2015)</li> <li><a href="#">Position agreed by PCC through JHLAS consultation process (April 2015).</a></li> </ol>	
<p><b>HBF Comments (April 2015):</b> Has any clarification on the pumping station issue been received sounds like numbers may increase which could have an impact?</p> <p><b>PCNPA Response (May 2015):</b> Clarification on this matter has been sought from Dwr Cymru. They have advised that the Broad Haven South SPS has capacity to accept the foul flows from the proposed 35 units and an assessment of the SPS is</p>	

not required. Even if assessment were to be required Dwr Cymru would not consider this to be a constraint to delivering the site. The forecast below is based on the original allocation figure of 35 units. Any issues arising from an increased number of units will be considered through the pre-application process and further consultation with Dwr Cymru and be reflected in future studies.

<b>Site Ref</b>	<b>HA734 (NP/14/0681)</b>
<b>Site Name</b>	South of Driftwood Close, Broad Haven (Land off Walton Road) Broad Haven
<b>Land owner/Developer</b>	Mr M Llewelin, c/o Hayston Planning and Development
<b>Planning History</b>	Land allocated in LDP (2010) for 8 dwellings.
<b>Planning Status</b>	Allocated site for 8 dwellings. Outline planning application for 6 dwellings and 4 affordable dwellings approved subject to completion of Section 106 Agreement for affordable housing.
<b>JHLAS History</b>	In JHLAS since 2011. In 2014 study 8 in 5 year supply and 21 categorised as 3(i).
<b>Total number of dwellings in 5 year supply</b>	10 dwellings in 5 year supply.
<b>Site/Infrastructure Constraints</b>	None known.
<b>National Park Authority's Stated Position</b>	
Small site in popular location. Landowner gaining outline permission to market to developer. Likely that site will be developed within 5 year period.	
<b>Evidence to support this position</b>	
1. Email from landowner (April 2015).	

## Crymych

<b>Site Ref</b>	<b>NP/12/0615</b>
<b>Site Name</b>	Former Council Depot Site, Crymych
<b>Land owner/ Developer</b>	Tai Cantref Housing Association
<b>Planning History</b>	Brownfield site allocated for 15 dwellings in LDP (2010). Planning permission granted to Housing Association to develop 18 affordable dwellings in September 2014.
<b>Planning Status</b>	Site with planning permission for 18 affordable dwellings.
<b>JHLAS History</b>	In JHLAS since 2011. In 2014 study 18 in 5 year supply.
<b>Total number of dwellings in 5 year supply</b>	18 units in 5 year supply.
<b>Site/Infrastructure Constraints</b>	None.
<b>National Park Authority's Stated Position</b>	
Site was acquired by the Housing Association in December 2014. Contract with	

construction company January 2015. Completion of site expected in March 2016.

**Evidence to support this position**

1. Email from G Thomas 13<sup>th</sup> January 2015.

**Dale**

<b>Site Ref</b>	<b>HA382</b>
<b>Site Name</b>	Castle Way, Dale
<b>Land owner/ Developer</b>	Mr M Ryder
<b>Planning History</b>	Land allocated in the LDP for 12 dwellings.
<b>Planning Status</b>	Allocated site.
<b>JHLAS History</b>	In JHLAS since 2011. In 2014 study all units categorised as 3(i).
<b>Total number of dwellings in 5 year supply</b>	None.
<b>Site/Infrastructure Constraints</b>	None known.
<b>National Park Authority's Stated Position</b>	
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.	
<b>Evidence to support this position</b>	
<ol style="list-style-type: none"> <li>1. Landowner advised in March 2013 that he had no intention to develop the site in the foreseeable future.</li> <li>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.</li> </ol>	

**Dinas Cross**

<b>Site Ref</b>	<b>HA387</b>
<b>Site Name</b>	Opposite Bay View Terrace, Dinas Cross
<b>Land owner/ Developer</b>	Various private
<b>Planning History</b>	Land allocated in the LDP for 12 dwellings.
<b>Planning Status</b>	Allocated site.
<b>JHLAS History</b>	In JHLAS since 2011. In 2014 study all units categorised as 3(i).
<b>Total number of dwellings in 5 year supply</b>	None
<b>Site/Infrastructure Constraints</b>	None known.
<b>National Park Authority's Stated Position</b>	

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.

**Evidence to support this position**

1. Contact with landowners.

**Herbrandston**

<b>Site Ref</b>	<b>HA732</b>
<b>Site Name</b>	East of Herbrandston Hall, Herbrandston
<b>Land owner/ Developer</b>	Unknown.
<b>Planning History</b>	Land allocated in the LDP for 12 dwellings.
<b>Planning Status</b>	Allocated site.
<b>JHLAS History</b>	In JHLAS since 2011. In 2014 study all units categorised as 3(i).
<b>Total number of dwellings in 5 year supply</b>	None
<b>Site/Infrastructure Constraints</b>	None known.
<b>National Park Authority's Stated Position</b>	
Landowner is unknown. No landowners have come forward with proposals or interest in this site since it was allocated. This is one of 2 available sites within the village of Herbrandston (see below) and development here has stalled. The potential to retain this allocation will be considered through the LDP Review process.	
<b>Evidence to support this position</b>	

<b>Site Ref</b>	<b>NP/07/344</b>
<b>Site Name</b>	Site of the former Sir Benfro Hotel, Herbrandston
<b>Land owner/ Developer</b>	Land Enhancement Limited
<b>Planning History</b>	Planning permission granted in 2008 for 28 dwellings. Building work has commenced thus preserving the planning permission.
<b>Planning Status</b>	Site with extant planning permission.
<b>JHLAS History</b>	In JHLAS since 2011. 28 units. In 2014 study all units were in 5 year supply with 5 or 6 completions per year from 2015 to 2019.
<b>Total number of dwellings in 5 year supply</b>	28
<b>Site/Infrastructure Constraints</b>	None.

**National Park Authority's Stated Position**

The company who purchased this partly built site are in receivership. There is recent interest from a local company to provide a mix of affordable and market dwellings.

Evidence to support this position:

1. Meeting with potential purchaser (March 2015)

**Jameston**

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

<b>Site Ref</b>	<b>HA730</b>
<b>Site Name</b>	Opposite Bush Terrace, Jameston
<b>Land owner/ Developer</b>	Mrs S Thomas, c/o Mr W Beynon
<b>Planning History</b>	Site allocated in LDP (2010) for 35 dwellings.
<b>Planning Status</b>	Allocated site.
<b>JHLAS History</b>	In JHLAS since 2011. 35 units. In 2014 Study 16 units were in the 5 year land supply and 19 units categorised as 3(i).
<b>Total number of dwellings in 5 year supply</b>	16 units in the 5-year supply and 19 in category 4.
<b>Site/Infrastructure Constraints</b>	None known.
<b>National Park Authority's Stated Position</b>	
The site is in the same ownership as May Park (above). A pre-application for 35 dwellings has been received. (March 2015).	
Evidence to support this position	
1. Pre-application enquiry PA/15/0141	

<b>Site Ref</b>	<b>HA821</b>
<b>Site Name</b>	Green Grove, Jameston
<b>Land owner/ Developer</b>	Mr R Hughes, c/o Mr A McNamara
<b>Planning History</b>	Site allocated in LDP for 5 dwellings.
<b>Planning Status</b>	Allocated site.
<b>JHLAS History</b>	In JHLAS since 2011. In 2014 Study 3 units in the 5 year supply and 2 categorised as 3(i).
<b>Total number of dwellings in 5 year supply</b>	5 in the 5-year supply. (This may increase to 10 dwellings).
<b>Site/Infrastructure Constraints</b>	None known.
<b>National Park Authority's Stated Position</b>	
Pre-application discussions with landowners and agent in September 2014 to increase the number of units on the site to 6 market dwellings with an additional 4 plots to be developed by the Housing Association for Affordable Housing. Agent has advised that the market housing will be developed 2 per year 2016-2018.	
Evidence to support this position	
<ol style="list-style-type: none"> <li>1. Note of meeting (Sept 2014)</li> <li>2. Email from agent (Nov 2014)</li> </ol>	

## Lawrenny

<b>Site Ref</b>	<b>HA559</b>
<b>Site Name</b>	Adjacent to Home Farm, Lawrenny
<b>Land owner/ Developer</b>	Mr D Lort-Phillips
<b>Planning History</b>	Site allocated in LDP for 30 dwellings.
<b>Planning Status</b>	Allocated site.
<b>JHLAS History</b>	In JHLAS since 2011. In 2014 Study 15 units in the 5 year supply and 15 categorised as 3(i).
<b>Total number of dwellings in 5 year supply</b>	15 in the 5-year supply.
<b>Site/Infrastructure Constraints</b>	None known.
<b>National Park Authority's Stated Position</b>	
Pre-application discussion with the landowner and agent have commenced. Landowner currently seeking planning permission on single plots within the village and wishes to use the S106 payments to support affordable housing on the allocated site. Agent has advised that work on the allocated site will be ongoing through 2015, including relocation of agricultural buildings from part of the site. Owner advises that the site will be brought forward as soon as identified 'complexities' (affordable housing payments; agricultural building relocation) can be resolved. As such it is considered that 15 of the allocated units should remain in the 5-year supply.	
Evidence to support this position	



1. Email from landowner (November 2014)
2. Email from agent (Nov 2014)

### Little Haven

<b>Site Ref</b>	<b>NP/10/511</b>
<b>Site Name</b>	Blockett Lane, Little Haven
<b>Land owner/ Developer</b>	Mr C Baggs
<b>Planning History</b>	Planning permission granted for 6 dwellings.
<b>Planning Status</b>	Site with planning permission.
<b>JHLAS History</b>	First year in JHLAS
<b>Total number of dwellings in 5 year supply</b>	2
<b>Site/Infrastructure Constraints</b>	None.
<b>National Park Authority's Stated Position</b>	
Landowner is making a technical start to preserve this permission. Other residential proposals are being pursued by separate landowners at this site and the landowner wishes to wait until these are finalised before starting work on developing the land. However he has stated that he intends to commence work within the 5-year period.	
<b>Evidence to support this position:</b>	
1. Telephone conversation with C Baggs (landowner), April 2015.	

### Manorbier Station

<b>Site Ref</b>	<b>HA848</b>
<b>Site Name</b>	Opposite Manorbier VC School, Manorbier Station
<b>Land owner/ Developer</b>	Mr C Thompson
<b>Planning History</b>	Site allocated in LDP for 19 dwellings.
<b>Planning Status</b>	Allocated site.
<b>JHLAS History</b>	In JHLAS since 2011. In 2014 Study 9 units in the 10 year supply and 10 categorised as 3(i).
<b>Total number of dwellings in 5 year supply</b>	9
<b>Site/Infrastructure Constraints</b>	None known.
<b>National Park Authority's Stated Position</b>	
Ongoing pre-application discussions with Pembrokeshire Housing Association.	
<b>Evidence to support this position</b>	
1. Ongoing discussion.	

<b>Site Ref</b>	<b>HA895</b>
<b>Site Name</b>	Land part of Buttylands, Manorbier Station
<b>Land owner/ Developer</b>	Mr DAD Brown, c/o Curtis Blain
<b>Planning History</b>	Site allocated in LDP for 15 dwellings.
<b>Planning Status</b>	Allocated site.
<b>JHLAS History</b>	In JHLAS since 2011. In 2014 Study 15 units categorised as 3(i).
<b>Total number of dwellings in 5 year supply</b>	
<b>Site/Infrastructure Constraints</b>	None known.
<b>National Park Authority's Stated Position</b>	
Ongoing pre-application discussion with landowner.	
Evidence to support this position:	
1. Ongoing discussions.	

### New Hedges

<b>Site Ref</b>	<b>HA813/ NP/14/0479</b>
<b>Site Name</b>	Rear of Cross Park/Off Trevayne Road, New Hedges
<b>Land owner/ Developer</b>	Hean Castle Estate, c/o Acanthus Holden
<b>Planning History</b>	Site allocated in LDP for 30 dwellings. Outline planning application for 31 dwellings approved subject to Section 106 Agreement for affordable housing (2 units)
<b>Planning Status</b>	Site with planning permission.
<b>JHLAS History</b>	In JHLAS since 2011. In 2014 Study 30 units categorised as 3(i).
<b>Total number of dwellings in 5 year supply</b>	
<b>Site/Infrastructure Constraints</b>	None known.
<b>National Park Authority's Stated Position</b>	
Outline planning permission granted January 2015.	
Evidence to support this position:	
1. Planning permission NP/14/0479	

### Newport

<b>Site Ref</b>	<b>NP/09/488</b>
<b>Site Name</b>	Newport Garage, Newport
<b>Land owner/ Developer</b>	Mr D Griffiths
<b>Planning History</b>	Site with planning permission for 10 dwellings, including 4 affordable dwellings.

<b>Planning Status</b>	Site with planning permission, under construction.
<b>JHLAS History</b>	In JHLAS since 2010. In 2014 Study all 10 units were in the 5-year land supply.
<b>Total number of dwellings in 5 year supply</b>	10.
<b>Site/Infrastructure Constraints</b>	None known.
<b>National Park Authority's Stated Position</b>	
Development of the site commenced in 2012 but stalled in 2013/14. Work has resumed and the whole site is now actively under construction.	
Evidence to support this position:	
1. Site visits October 2014 and March 2015.	

<b>Site Ref</b>	<b>HA825/NP/15/0194</b>
<b>Site Name</b>	Feidr Eglwys, Newport
<b>Land owner/ Developer</b>	Various, c/o Harries Design and Management
<b>Planning History</b>	Site allocated in LDP for 20 dwellings.
<b>Planning Status</b>	Planning permission sought for 35 dwellings including 14 affordable dwellings.
<b>JHLAS History</b>	In JHLAS since 2011. In 2014 Study 20 units were in the 5-year land supply.
<b>Total number of dwellings in 5 year supply</b>	20
<b>Site/Infrastructure Constraints</b>	None known.
<b>National Park Authority's Stated Position</b>	
Following extensive pre-application discussions, a planning application has been submitted (March 2015). The application is for considerably more units than allocated and includes a 40% contribution towards affordable housing provision.	
Evidence to support this position:	
1. Planning application NP/15/0194	

### Saundersfoot

<b>Site Ref</b>	<b>NP/06/0623</b>
<b>Site Name</b>	Former Jalna Hotel, Saundersfoot
<b>Land owner/ Developer</b>	St Brides Hotel, c/o CLC Cardiff
<b>Planning History</b>	Planning permission for conversion of the hotel to 9 dwellings (including 2 affordable dwellings). Construction work completed 2014/15. Site owner now seeking to use all nine units for market dwellings or staff accommodation.
<b>Planning Status</b>	Site completed.
<b>JHLAS History</b>	In JHLAS since 2010. In 2014 Study all 9 units were in the 5-year land supply.

<b>Total number of dwellings in 5 year supply</b>	0
<b>Site/Infrastructure Constraints</b>	None.
<b>National Park Authority's Stated Position</b>	
Site completed.	
Evidence to support this position:	
1. Site visits October 2014 and March 2015.	

<b>Site Ref</b>	<b>NP/13/0053</b>
<b>Site Name</b>	Cambrian Hotel, Saundersfoot
<b>Land owner/ Developer</b>	DAW Saundersfoot, c/o CW Architects
<b>Planning History</b>	Site with planning permission for 29 dwellings (including 6 affordable dwellings and 1 live/work unit).
<b>Planning Status</b>	Site under construction. 13 dwellings complete.
<b>JHLAS History</b>	In JHLAS since 2010. In 2014 Study all units were in the 5-year land supply.
<b>Total number of dwellings in 5 year supply</b>	16
<b>Site/Infrastructure Constraints</b>	None known.
<b>National Park Authority's Stated Position</b>	
Construction on site commenced in 2013/14. Four apartments in converted hotel, live/work dwelling and 8 town houses completed. The remaining 16 units, including 6 affordable dwellings, are expected to be completed in 2016.	
Evidence to support this position:	
1. Site visits October 2014 and March 2015.	
2. Email from developer (May 2015).	

<b>Site Ref</b>	<b>NP/033/91 AND NP/14/0439</b>
<b>Site Name</b>	Adj Ridgeway and Incline (Ocean Point), Saundersfoot
<b>Land owners/ Developers</b>	Mr AJ Collins, c/o Mr Rees
<b>Planning History</b>	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.
<b>Planning Status</b>	Site with planning permission, under construction.
<b>JHLAS History</b>	In JHLAS since 2010. In 2014 Study only 1 unit was in the 5-year land supply with the remainder categorised as 3(i).
<b>Total number of dwellings in 5 year supply</b>	4
<b>Site/Infrastructure</b>	None known.

<b>Constraints</b>	
<b>National Park Authority's Stated Position</b>	
Following a period of inactivity, the site owner/developer has sought planning permission.	
Evidence to support this position:	
<ol style="list-style-type: none"> <li>1. Site visits October 2014 and March 2015.</li> <li>2. Planning application NP/14/0439 (determined March 2015).</li> </ol>	

<b>Site Ref</b>	<b>NP/11/0502</b>
<b>Site Name</b>	Jones and Teague Boatyard, Saundersfoot Harbour
<b>Land owner/ Developer</b>	Mr G Thomas, c/o Ken Morgan DBM Limited
<b>Planning History</b>	Planning permission granted for mixed commercial and residential development for 12 dwellings.
<b>Planning Status</b>	Site with outline planning permission.
<b>JHLAS History</b>	First year in JHLAS.
<b>Total number of dwellings in 5 year supply</b>	None.
<b>Site/Infrastructure Constraints</b>	None known.
<b>National Park Authority's Stated Position</b>	
Pre-application discussions relating to this site and the wider harbour area are ongoing. Site is in flood zone and likely that future proposals will not include residential uses.	
<b>Evidence to support this position:</b>	
<ol style="list-style-type: none"> <li>1. Ongoing discussions</li> </ol>	

## Solva

<b>Site Ref</b>	<b>HA384</b>
<b>Site Name</b>	Adjacent to Bro Dawel, Solva
<b>Land owner/ Developer</b>	Pembrokeshire County Council
<b>Planning History</b>	Site allocated in the LDP for 18 dwellings.
<b>Planning Status</b>	Allocated site.
<b>JHLAS History</b>	In JHLAS since 2011. In 2014 Study all 18 units were categorised as 3(i).
<b>Total number of dwellings in 5 year supply</b>	0.
<b>Site/Infrastructure Constraints</b>	WwTW requires upgrading. Previous planning application to undertake this work was withdrawn in January due to large number of objections. It is anticipated that a revised application for the works will be submitted in May 2015. The timescale for the works is not yet known.
<b>National Park Authority's Stated Position</b>	
Without more definitive timescales for the proposed works to the WwTW	

development of this site within 5 years cannot be assured.

Evidence to support this position:

1. Email from Dwr Cymru/Welsh Water (March 2015)
2. Email from Dwr Cymru/Welsh Water (April 2015)
3. [Position agreed by PCC through JHLAS consultation process. \(April 2015\).](#)

<b>Site Ref</b>	<b>HR/6124</b>
<b>Site Name</b>	Ynys Dawel, Solva
<b>Land owner/ Developer</b>	Messrs Probert
<b>Planning History</b>	Site with extant planning permission for 6 dwellings, originally granted in the 1960s with the majority of the site completed.
<b>Planning Status</b>	Site with planning permission.
<b>JHLAS History</b>	In JHLAS since 2010. In 2014 Study 7 units were categorised as 3(i). The number has been rectified following examination of planning history of this site.
<b>Total number of dwellings in 5 year supply</b>	0
<b>Site/Infrastructure Constraints</b>	
<b>National Park Authority's Stated Position</b>	
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.	
Evidence to support this position:	
1. Email correspondence with landowners (February 2015).	

<b>Site Ref</b>	<b>HA792</b>
<b>Site Name</b>	Bank House, Solva
<b>Land owner/ Developer</b>	Messrs Davies
<b>Planning History</b>	Site allocated in LDP for 12 dwellings.
<b>Planning Status</b>	Allocated site.
<b>JHLAS History</b>	In JHLAS since 2010. In 2014 Study 4 units were included in the 5-year land supply and 8 units were categorised as 3(i).
<b>Total number of dwellings in 5 year supply</b>	0
<b>Site/Infrastructure Constraints</b>	WwTW requires upgrading. Previous planning application to undertake this work was withdrawn in January due to large number of objections. It is anticipated that a revised application for the works will be submitted in May 2015. The timescale for the works is not yet known.

**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.

Evidence to support this position:

1. Email correspondence with landowners (December 2014).
2. Emails from Dwr Cymru/Welsh Water (March and April 2015)

**St Davids**

<b>Site Ref</b>	<b>HA385 and multiple applications</b>
<b>Site Name</b>	North of Twr-y-Felin, St Davids
<b>Land owner/ Developer</b>	Mr Griffiths
<b>Planning History</b>	Site with planning permission, under construction.
<b>Planning Status</b>	Site with planning permission.
<b>JHLAS History</b>	In JHLAS since 2010. In 2014 Study 8 remaining units were included in the 5-year land supply.
<b>Total number of dwellings in 5 year supply</b>	5 (3 dwellings completed 2014/15)
<b>Site/Infrastructure Constraints</b>	None.
<b>National Park Authority's Stated Position</b>	
Site steadily being developed on plot by plot basis.	
Evidence to support this position:	
1. Site visits October 2014 and March 2015.	

<b>Site Ref</b>	<b>HA737</b>
<b>Site Name</b>	West of Glasfryn Road, St Davids
<b>Land owner/ Developer</b>	Mrs Bet Wyn Homes, c/o Mike Lawless
<b>Planning History</b>	Site allocated in the LDP for 90 dwellings.
<b>Planning Status</b>	Allocated site.
<b>JHLAS History</b>	In JHLAS since 2010. In 2014 Study 30 units were included in the 5-year land supply and 60 units were categorised as 3(i).
<b>Total number of dwellings in 5 year supply</b>	30
<b>Site/Infrastructure Constraints</b>	Upgrading of Glasfryn Road required. Pembrokeshire County Council currently seeking funding for the scheme through the Regional Transport Plan. The works are proposed from 2015 to 2017.
<b>National Park Authority's Stated Position</b>	

The landowner is working with the Authorities and other bodies to develop a community housing project to bring this land forward for development. LA Architects of Brighton have been commissioned to design the scheme. Discussions are ongoing about affordable housing funding and management. It is anticipated that site preparation will proceed alongside the road improvements. However progress is slower than anticipated and it is therefore realistic to reduce the number of units in the 5-year land supply.

Evidence to support this position:

1. Various email correspondence with the architect and agent (2013 – 2015)
2. Pre-application meeting mid May 2015.

<b>Site Ref</b>	<b>HA789</b>
<b>Site Name</b>	Adjacent to Ysgol Bro Dewi, St Davids
<b>Land owner/ Developer</b>	Mrs Bet Wyn Holmes
<b>Planning History</b>	Site allocated in the LDP for 10 dwellings.
<b>Planning Status</b>	Allocated site.
<b>JHLAS History</b>	In JHLAS since 2010. In 2014 Study 10 units were categorised as 3(i).
<b>Total number of dwellings in 5 year supply</b>	0
<b>Site/Infrastructure Constraints</b>	None known.
<b>National Park Authority's Stated Position</b>	
Landowner unable to provide definitive details of intention to develop the site. Continued allocation of this site will be considered through the LDP Review process.	
Evidence to support this position:	
1. Email correspondence with landowners (December 2014).	

## St Ishmaels

<b>Site Ref</b>	<b>MA733/ NP/15/0031</b>
<b>Site Name</b>	Adjacent to the School, St Ishmaels
<b>Land owner/ Developer</b>	Messers Warren-Davis c/o Mr Roger Anderson; Vivard Limited
<b>Planning History</b>	Site allocated in the LDP for 40 dwellings.
<b>Planning Status</b>	Allocated site. An outline application for 27 dwellings has been submitted.
<b>JHLAS History</b>	In JHLAS since 2010. In 2014 Study 16 units were included in the 5-year land supply and 24 units were categorised as 3(i).
<b>Total number of dwellings in 5 year supply</b>	27
<b>Site/Infrastructure Constraints</b>	Dwr Cymru has asked for a feasibility study to investigate the capacity of the sewerage system and WWtW to be funded by the developer. This will be completed in June



	2015. The outcome of the study will determine if any work is required. St Ishmaels is not in the current programme of work. Developer contribution towards upgrading the system may stifle development of this site.
<b>National Park Authority's Stated Position</b>	
The site is in two ownerships. The current planning application is for the land in one of the ownerships only. It is currently not possible to predict the outcome of the feasibility study and therefore we will need to update this record as the information becomes available.	
Evidence to support this position:	
1. Letter from Dwr Cymru on planning application NP/15/0031.	

## Tenby

<b>Site Ref</b>	<b>HA377</b>
<b>Site Name</b>	Brynhir, Tenby
<b>Land owner/ Developer</b>	Pembrokeshire County Council
<b>Planning History</b>	Site is allocated in the LDP for 168 dwellings.
<b>Planning Status</b>	Allocated site.
<b>JHLAS History</b>	In JHLAS since 2010. In 2014 Study all 168 units were categorised as 3(i)
<b>Total number of dwellings in 5 year supply</b>	20
<b>Site/Infrastructure Constraints</b>	Impact on the sewerage network will need to be assessed. A new site access from the A478 will be required.
<b>National Park Authority's Stated Position</b>	
Pembrokeshire County Council are the landowners of this site. The Property team has now advised that they intend to market this site within 2015. This is a prime site in Tenby and the only large housing allocation in the area.	
Evidence to support this position:	
<ol style="list-style-type: none"> <li>1. Email from Barry Cooke (March 2015)</li> <li>2. <a href="#">Position supported by PCC through JHLAS consultation process (April 2015).</a></li> </ol>	
<b>Response from HBF (April 2015):</b> Why only 20 in Cat2 if being marketed in 2015 and prime site? Are drainage and road time constrained? Has anything changed since inspectors decision, actual sale of land to a developer would be a better reason to bring units into the 5 year land supply, keep as last year with all units in Cat4.	
<b>National Park Authority Response:</b>	
Further requests have been made to Pembrokeshire County Council Property team to provide additional evidence to support the bringing forward of this site for development. They have advised that they will market the site this autumn and will include as a condition of sale that a planning application for residential development of the site is secured within 12 months.	
<b>Response from HBF (June 2015):</b> Agree that this can support the forecast to include 20 units within the 5-year land supply.	

<b>Site Ref</b>	<b>HA723</b>
<b>Site Name</b>	Former Cottage Hospital, Tenby
<b>Land owner/ Developer</b>	South Meadow Homes Limited
<b>Planning History</b>	Site is allocated in the LDP for 10 dwellings.
<b>Planning Status</b>	Allocated site.
<b>JHLAS History</b>	In JHLAS since 2010. In 2014 Study 10 units were included in the 5-year land supply.
<b>Total number of dwellings in 5 year supply</b>	10
<b>Site/Infrastructure Constraints</b>	None known.
<b>National Park Authority's Stated Position</b>	
An application for 10 dwellings has been received by the Authority. The applicant/developer has stated that he intends to develop the site once all administrative obstacles had been overcome. It would appear that this is now the case.	
Evidence to support this position:	
<ol style="list-style-type: none"> <li>1. Planning application NP/15/0145</li> <li>2. Letter from landowner/applicant/developer (November 2014)</li> </ol>	

<b>Site Ref</b>	<b>HA724</b>
<b>Site Name</b>	Rectory car park, Tenby
<b>Land owner/ Developer</b>	Church in Wales
<b>Planning History</b>	Site is allocated in the LDP for 50 dwellings.
<b>Planning Status</b>	Allocated site.
<b>JHLAS History</b>	In JHLAS since 2010. In 2014 Study 10 units were in the 5-year land supply and 40 units were categorised as 3(i)
<b>Total number of dwellings in 5 year supply</b>	0
<b>Site/Infrastructure Constraints</b>	None.
<b>National Park Authority's Stated Position</b>	
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.	
Evidence to support this position:	
<ol style="list-style-type: none"> <li>1. Letter from Church in Wales (January 2015).</li> </ol>	

<b>Site Ref</b>	<b>HA727</b>
<b>Site Name</b>	West of Narberth Road, Tenby
<b>Land owner/ Developer</b>	Pembrokeshire County Council

<b>Planning History</b>	Site is allocated in the LDP for 25 dwellings.
<b>Planning Status</b>	Allocated site.
<b>JHLAS History</b>	In JHLAS since 2010. In 2014 Study all 25 units were categorised as 3(i)
<b>Total number of dwellings in 5 year supply</b>	0
<b>Site/Infrastructure Constraints</b>	None known.
<b>National Park Authority's Stated Position</b>	
Site <b>being</b> sold by Pembrokeshire County Council to private owner who is purchasing as a long-term investment. It is unlikely that this site will be developed with the next 5 years. Continued allocation of this site will be considered through the LDP Review process.	
Evidence to support this position:	
1. <a href="#">PCC support this position (as amended) through JHLAS consultation process (April 2015).</a>	

<b>Site Ref</b>	<b>HA752</b>
<b>Site Name</b>	Butts Field car park, Tenby
<b>Land owner/ Developer</b>	Pembrokeshire County Council
<b>Planning History</b>	Site is allocated in the LDP for 80 dwellings.
<b>Planning Status</b>	Allocated site.
<b>JHLAS History</b>	In JHLAS since 2010. In 2014 Study 80 units were categorised as 3(i)
<b>Total number of dwellings in 5 year supply</b>	0
<b>Site/Infrastructure Constraints</b>	None.
<b>National Park Authority's Stated Position</b>	
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.	
<b>Evidence to support this position:</b>	
1. Email from PCC Property (March 2015)	
2. <a href="#">Position supported by PCC through JHLAS consultation process (April 2015)</a>	

<b>Site Ref</b>	<b>HA760</b>
<b>Site Name</b>	Reservoir Site, Tenby
<b>Land owner/ Developer</b>	Unknown.
<b>Planning History</b>	Site is allocated in the LDP for 12 dwellings.
<b>Planning Status</b>	Allocated site.

<b>JHLAS History</b>	In JHLAS since 2010. In 2014 Study 12 units were categorised as 3(i)
<b>Total number of dwellings in 5 year supply</b>	0
<b>Site/Infrastructure Constraints</b>	Access is dependent on the Brynhir site being developed.
<b>National Park Authority's Stated Position</b>	
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.	
<b>Evidence to support this position:</b>	

<b>Site Ref</b>	<b>NP/11/069; NP/11/064 and NP/11/065</b>
<b>Site Name</b>	White Lion Street/Deer Park/Upper Park Road (Delphi), Tenby
<b>Land owner/ Developer</b>	South Terrace Properties Limited, c/o C2J Architects; Pembrokeshire Housing Association
<b>Planning History</b>	Site is allocated in the LDP for 78 dwellings. Planning permission granted for mixed residential and commercial use. Site is under construction.
<b>Planning Status</b>	Site with planning permission for 64 dwellings and under construction.
<b>JHLAS History</b>	In JHLAS since 2011. In 2014 Study all 64 units were included in the 5-year land supply. Thirty-nine of these have now been completed in 2014/15.
<b>Total number of dwellings in 5 year supply</b>	25
<b>Site/Infrastructure Constraints</b>	None.
<b>National Park Authority's Stated Position</b>	
Work has commenced on the demolition of buildings on the next phase of the site (Delphi) which will include the affordable housing provision of 12 units for the site along with commercial units.	
<b>Evidence to support this position:</b>	
1. Site visit March 2015.	

<b>Site Ref</b>	<b>MA710</b>
<b>Site Name</b>	Sergeant's Lane, Tenby
<b>Land owner/ Developer</b>	Mr M Evans; Landsker Business Solutions Limited
<b>Planning History</b>	Site is allocated in the LDP for 5 dwellings and commercial/businesses uses.
<b>Planning Status</b>	Allocated site.
<b>JHLAS History</b>	In JHLAS since 2011. In 2014 Study all 5 units were included in the 5-year land supply.

<b>Total number of dwellings in 5 year supply</b>	0
<b>Site/Infrastructure Constraints</b>	None.
<b>National Park Authority's Stated Position</b>	
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).	
<b>Evidence to support this position:</b>	
1. Pre-application enquiry PA/15/0135 (March 2015).	

<b>Site Ref</b>	<b>NP/07/218; NP/08/120 and NP/09/064</b>
<b>Site Name</b>	Fountains Café site, Tenby
<b>Land owner/ Developer</b>	Butler Wall Homes
<b>Planning History</b>	Site with planning permission for 19 dwellings (apartments) on site of former café and 5 affordable dwellings off-site. Site under construction with 9 units complete and the remaining 10 under construction. Affordable housing site has not yet been identified.
<b>Planning Status</b>	Site with planning permission and under construction.
<b>JHLAS History</b>	In JHLAS since 2011. In 2014 Study 12 units were categorised as 3(i)
<b>Total number of dwellings in 5 year supply</b>	10
<b>Site/Infrastructure Constraints</b>	None.
<b>National Park Authority's Stated Position</b>	
Work on this site stalled when the developers went into liquidation. The site now has new owners. The remaining units cannot be occupied until the affordable housing has been completed. The Authority is awaiting contact with the developers regarding their intentions but it is expected to be completed within 5 years.	
<b>Evidence to support this position:</b>	
1. Telephone conversation with Tom Parry of Butler Wall Homes (April 2015).	

## Trefin

<b>Site Ref</b>	<b>HA738</b>
<b>Site Name</b>	North of Heol Crwys, Trefin
<b>Land owner/ Developer</b>	Unknown
<b>Planning History</b>	Site is allocated in the LDP for 15 dwellings.
<b>Planning Status</b>	Allocated site.
<b>JHLAS History</b>	In JHLAS since 2011. In 2014 Study 15 units were categorised as 3(i)

<b>Total number of dwellings in 5 year supply</b>	0
<b>Site/Infrastructure Constraints</b>	None known.
<b>National Park Authority's Stated Position</b>	
Landowner of this site is unknown and no approach has been made to the Authority since the allocation of the land in the LDP. It is unlikely that the site will be developed within the next 5 years. Continued allocation of the site will be considered through the LDP Review process.	
<b>Evidence to support this position:</b>	

### Countryside

<b>Site Ref</b>	<b>NP/05/331</b>
<b>Site Name</b>	Home Farm, The Rhos, Haverfordwest
<b>Land owner/ Developer</b>	Picton Grandchilds Trust Estate
<b>Planning History</b>	Planning permission granted for conversion of former range of outbuildings to 8 dwellings.
<b>Planning Status</b>	Site complete.
<b>JHLAS History</b>	In 2014 study all 8 units were in the 5-year land supply and under construction.
<b>Total number of dwellings in 5 year supply</b>	0
<b>Site/Infrastructure Constraints</b>	None.
<b>National Park Authority's Stated Position</b>	
Site has been completed.	
<b>Evidence to support this position:</b>	
1. Site visit (October 2014).	

<b>Site Ref</b>	<b>NP/04/400</b>
<b>Site Name</b>	Boulston Manor, Haverfordwest
<b>Land owner/ Developer</b>	Mr R Thomas
<b>Planning History</b>	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.
<b>Planning Status</b>	Site with preserved planning permission.
<b>JHLAS History</b>	In JHLAS since 2011. In 2014 Study 5 units were included in the 5-year land supply based on information provided by the landowner.
<b>Total number of dwellings in 5 year supply</b>	5

<b>Site/Infrastructure Constraints</b>	None.
<b>National Park Authority's Stated Position</b> Landowner has specified that the first unit will be completed by the end of 2015. The remainder of the project will be completed within 2 to 2 and half years or possibly sooner.	
<b>Evidence to support this position:</b> 1. Email from landowner (March 2015).	

<b>Site Ref</b>	<b>NP/05/509</b>
<b>Site Name</b>	Rear of Caeglas and Llygad yr Haul, Whitchurch, Solva
<b>Land owner/ Developer</b>	Page, Griffiths and Thomas
<b>Planning History</b>	Planning permission granted for 5 dwellings.
<b>Planning Status</b>	Site being developed on a plot by plot basis. Two dwellings complete and the third currently under construction.
<b>JHLAS History</b>	In JHLAS since 2011. In 2014 Study the remaining 3 units were included in the 5-year land supply.
<b>Total number of dwellings in 5 year supply</b>	3
<b>Site/Infrastructure Constraints</b>	None.
<b>National Park Authority's Stated Position</b> The site continues to be developed at a slow but steady pace.	
<b>Evidence to support this position:</b> 1. Site visits October 2014 and March 2015.	

<b>Site Ref</b>	<b>NP/13/0086</b>
<b>Site Name</b>	Near Belle Vue, Rosebush
<b>Land owner/ Developer</b>	Mrs Jenkins, c/o Ian Bartlett Building Design and Construction
<b>Planning History</b>	Site has planning permission for 5 dwellings.
<b>Planning Status</b>	Site with planning permission.
<b>JHLAS History</b>	First year in JHLAS.
<b>Total number of dwellings in 5 year supply</b>	5
<b>Site/Infrastructure Constraints</b>	None.
<b>National Park Authority's Stated Position</b> The landowner is marketing the site. There has been some interest to date. The Authority has agreed that a technical start on the site has been made.	
<b>Evidence to support this position:</b> 1. Telephone conversation with landowner's agent (April 2015)	

<b>Site Ref</b>	<b>NP/14/0184</b>
<b>Site Name</b>	Adjacent to Glanrhyd House, Glanrhyd, Nevern
<b>Land owner/ Developer</b>	Mr G Peters, Ty Solar
<b>Planning History</b>	Planning permission for 6 dwellings.
<b>Planning Status</b>	Site with planning permission.
<b>JHLAS History</b>	First year in JHLAS.
<b>Total number of dwellings in 5 year supply</b>	6
<b>Site/Infrastructure Constraints</b>	None.
<b>National Park Authority's Stated Position</b>	
This is a site of 6 'Ty Solar' dwellings. The houses are pre-fabricated in Pembrokeshire and the site is under construction. Four of the units will be affordable houses. The developer is using this site as a pilot for further developments.	
<b>Evidence to support this position:</b>	
<ol style="list-style-type: none"> <li>1. Planning application NP/14/0184</li> <li>2. Site visits October 2014 and March 2015.</li> </ol>	

<b>Site Ref</b>	<b>NP/14/0461</b>
<b>Site Name</b>	Town Meadow, Marloes (Exception Site)
<b>Land owner/ Developer</b>	Pembrokeshire Housing Association
<b>Planning History</b>	Planning permission granted for 8 affordable dwellings.
<b>Planning Status</b>	Site with planning permission.
<b>JHLAS History</b>	First year in JHLAS.
<b>Total number of dwellings in 5 year supply</b>	8
<b>Site/Infrastructure Constraints</b>	None.
<b>National Park Authority's Stated Position</b>	
Land granted planning permission as an exception site for 100% affordable housing. Land purchased by Pembrokeshire Housing Association with work to start within the current financial year.	
<b>Evidence to support this position:</b>	
<ol style="list-style-type: none"> <li>1. Planning application NP/14/0461</li> <li>2. Meeting with Pembrokeshire Housing Association (March 2015).</li> </ol>	

<b>Site Ref</b>	<b>NP/03/519</b>
<b>Site Name</b>	Butterhill Farm
<b>Land owner/ Developer</b>	Various
<b>Planning History</b>	Grange and range of outbuildings converted to residential



	use. Grange is the final building being restored to residential use. Slow but steady work ongoing.
Planning Status	Site with planning permission.
JHLAS History	In JHLAS since 2010. In 2014 Study the remaining unit was under construction.
Total number of dwellings in 5 year supply	1.
Site/Infrastructure Constraints	None.
<b>National Park Authority's Stated Position</b>	
Progress continues to be made to restore this mansion to residential use.	
Evidence to support this position:	
1. Site visits October 2014 and March 2015.	

## Appendix 3 – Minor Amendments

- 3.1 There was an error in the number of units shown for site HA848 Opposite Manorbier School, Manorbier Station. The 1<sup>st</sup> table correctly indicated 19 units but the schedule listed 15 units.

### Manorbier Station

<b>Site Ref</b>	<b>HA848</b>
<b>Site Name</b>	Opposite Manorbier VC School, Manorbier Station
<b>Land owner/ Developer</b>	Mr C Thompson
<b>Planning History</b>	Site allocated in LDP for 19 dwellings.
<b>Planning Status</b>	Allocated site.
<b>JHLAS History</b>	In JHLAS since 2011. In 2014 Study 9 units in the 10 year supply and 10 categorised as 3(i).
<b>Total number of dwellings in 5 year supply</b>	9
<b>Site/Infrastructure Constraints</b>	None known.
<b>National Park Authority's Stated Position</b>	
Ongoing pre-application discussions with Pembrokeshire Housing Association.	
Evidence to support this position	
1. Ongoing discussion.	

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