## Pembrokeshire Coast National Park

### BROAD HAVEN

<table>
<thead>
<tr>
<th>Site Ref: HA 734</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>South of Driftwood Close</strong></td>
</tr>
</tbody>
</table>

- Comp 0 UC 0 NS 8
- Y1 0 Y2 2 Y3 2 Y4 2 Y5 2
- 0 units in 3i

#### Landowner/Developer Intentions

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

#### Developer/Landowner/Agent Details

Mr Llewellyn (Owner)

#### Planning Status

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

#### Site Constraints

No known constraints. Offsite sewer provision will be required.

#### First Year in 5 Year Housing Land Supply

<table>
<thead>
<tr>
<th>2010</th>
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</table>

#### Consultation Response

<table>
<thead>
<tr>
<th>NPA Position</th>
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### Site Ref: MA776

<table>
<thead>
<tr>
<th>North East of Marine Road</th>
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</table>

- Comp 0 UC 0 NS 35
- Y1 0 Y2 0 Y3 7 Y4 7 Y5 7
- 14 units in 3i

#### Landowner/Developer Intentions

Landowner contacted as part of Land Implementation Study (March 2013). Currently exploring the development of the site, but has identified two abnormal costs associated with requirement for assessment of South Sewage Pumping Station to establish if improvements are necessary and land stabilisation issues due to past mining activity.
**Developer/Landowner/Agent Details**
Ownership – Pembrokeshire County Council and Messrs Raymond. Agent Paul Hales.

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

**Site Constraints**
Possibly pumping station capacity and access road construction.

**First Year in 5 Year Housing Land Supply**
2010

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<thead>
<tr>
<th>Consultation Response</th>
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</table>

**CRYMYCH**

Site Ref: HA750

**Depot Site**

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

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

**Developer/Landowner/Agent Details**
Tai Cantref Housing Association.

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

**Site Constraints**
No known constraints

**First Year in 5 Year Housing Land Supply**
1999
### DALE

Site Ref: HA382  
**Castle Way**

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

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

**Developer/Landowner/Agent Details**  
Dale Castle Estate (Owner)

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

**Site Constraints**  
No known constraints

**First Year in 5 Year Housing Land Supply**  
1999

### DINAS CROSS

Site Ref: HA387  
**Opposite Bay View Terrace**

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

**Landowner/Developer Intentions**
Landowner contacted as part of Land Implementation study but no response was received.

**Developer/Landowner/Agent Details**

**Planning Status**
Allocated in LDP for 100% affordable housing.

**Site Constraints**
No known constraints

**First Year in 5 Year Housing Land Supply**
1999

<table>
<thead>
<tr>
<th>Consultation Response</th>
<th>NPA Position</th>
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</tbody>
</table>

**HERBRANDSTON**

Site Ref: NP/04/462  
**Site of former Sir Benfro Hotel**  
Comp 0 UC 5 NS 23  
Y1 6 Y2 6 Y3 6 Y4 5 Y5 0  
0 units in 3i

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

**Developer/Landowner/Agent Details**
Max Thomas Developments.

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

**Site Constraints**
None known.

**First Year in 5 Year Housing Land Supply**
2004
### Consultation Response

#### NPA Position

<table>
<thead>
<tr>
<th>Site Ref: HA732</th>
<th>East of Herbrandston Hall</th>
</tr>
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<tbody>
<tr>
<td>Comp 0 UC 0 NS 12</td>
<td>Y1 0 Y2 0 Y3 0 Y4 0 Y5 0</td>
</tr>
<tr>
<td>12 units in 3i</td>
<td>0</td>
</tr>
</tbody>
</table>

**Landowner/Developer Intentions**

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

**Developer/Landowner/Agent Details**

**Planning Status**

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

**Site Constraints**

**First Year in 5 Year Housing Land Supply**

2010

<table>
<thead>
<tr>
<th>Consultation Response</th>
<th>NPA Position</th>
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</table>

### JAMESTON

<table>
<thead>
<tr>
<th>Site Ref: NP/07/402 (HA436)</th>
<th>Adj Landway Farm</th>
</tr>
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<tbody>
<tr>
<td>Comp 0 UC 0 NS 6</td>
<td>Y1 0 Y2 2 Y3 2 Y4 2 Y5 0</td>
</tr>
<tr>
<td>0 units in 3i</td>
<td>0</td>
</tr>
</tbody>
</table>

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

**Developer/Landowner/Agent Details**
Mrs Sally Thomas.

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

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

**First Year in 5 Year Housing Land Supply**
2001

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<tr>
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**Site Ref:** HA730

**Opposite Bush Terrace**
Comp 0 UC 0 NS 35
Y1 0 Y2 0 Y3 0 Y4 8 Y5 8
19 units in 3i

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

**Developer/Landowner/Agent Details**
Mrs Sally Thomas

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

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

**First Year in 5 Year Housing Land Supply**
2010
**Green Grove**

Site Ref: HA821
Comp 0 UC 0 NS 5
Y1 0 Y2 1 Y3 2 Y4 2 Y5 0
0 units in 3i

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

**Developer/Landowner/Agent Details**

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

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

**First Year in 5 Year Housing Land Supply**
2010

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**Adjacent Home Farm**

Site Ref: HA559
Comp 0 UC 0 NS 30
Y1 0 Y2 0 Y3 5 Y4 5 Y5 5
15 units in 3i

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**LAWRENNNY**
**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

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<tr>
<th>Consultation Response</th>
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**MANORBIER STATION**

Site Ref: HA848  
Opp Manorbier VC School  
Comp 0 UC 0 NS 19  
Y1 0 Y2 0 Y3 3 Y4 3 Y5 3  
10 units in 3i

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

**Developer/Landowner/Agent Details**

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

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

**First Year in 5 Year Housing Land Supply**  
2010
Consultation Response | NPA Position
---|---

Site Ref: MA895  
**Land part of Buttylands**  
Comp 0 UC 0 NS 15  
Y1 0 Y2 0 Y3 3 Y4 3 Y5 3  
6 units in 3i

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

**Developer/Landowner/Agent Details**  
Curtis Blain (Agent)

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

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

**First Year in 5 Year Housing Land Supply 2010**

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

**Developer/Landowner/Agent Details**
Mr David Lewis

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

**Site Constraints**

**First Year in 5 Year Housing Land Supply**
2010

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<th>Consultation Response</th>
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**NEWPORT**

Site Ref: NP/09/488

**Newport Garage**
Comp 0 UC 4 NS 6
Y1 0 Y2 2 Y3 2 Y4 2 Y5 0
0 units in 3i

**Landowner/Developer Intentions**
Four affordable units under construction.

**Developer/Landowner/Agent Details**
Mr A Griffiths and Partner

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

**Site Constraints**
No known constraints

**First Year in 5 Year Housing Land Supply**
2012
<table>
<thead>
<tr>
<th>Consultation Response</th>
<th>NPA Position</th>
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</thead>
</table>

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

**Landowner/Developer Intentions**  
Site is for sale [http://www.rightmove.co.uk/property-for-sale/property-33589436.html](http://www.rightmove.co.uk/property-for-sale/property-33589436.html).  

**Developer/Landowner/Agent Details**  

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

**Site Constraints**  
No known constraints  

**First Year in 5 Year Housing Land Supply**  
2009  

<table>
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<tr>
<th>Consultation Response</th>
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</thead>
</table>

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

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

**Developer/Landowner/Agent Details**  
Agent – Wyn Harries Design and Management.
### Planning Status
Allocation in the LDP for 20 residential units, 14 to be affordable housing.

### Site Constraints
None known.

### First Year in 5 Year Housing Land Supply
2010

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<th>Consultation Response</th>
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### SAUNDERSFOOT

Site Ref: NP/06/623  
Jalna Hotel  
Comp 0 UC 0 NS 9  
Y1 0 Y2 3 Y3 6 Y4 0 Y5 0  
0 units in 3i

**Landowner/Developer Intentions**
Currently being used to accommodate staff from nearby hotel.

**Developer/Landowner/Agent Details**
Owner – Mr R King

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

**Site Constraints**
None known

**First Year in 5 Year Housing Land Supply**
2012

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<tr>
<th>Consultation Response</th>
<th>NPA Position</th>
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</tbody>
</table>
Site Ref: MA777
Cambrian Hotel
Comp 0 UC 0 NS 28
Y1 0 Y2 7 Y3 7 Y4 7 Y5 7
0 units in 3i

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

**Developer/Landowner/Agent Details**
Stakefield (Saundersfoot) Limited. Agent – Willis and Hole, Narberth

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

**Site Constraints**
In TAN15 zone C2

**First Year in 5 Year Housing Land Supply**
2004

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<tr>
<th>Consultation Response</th>
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</table>

Site Ref: NP/06/398 (MA777)
R/O Cambrian Hotel
Comp 0 UC 0 NS 0
Y1 0 Y2 0 Y3 0 Y4 0 Y5 0

**Landowner/Developer Intentions**
See site NP/05/0476 above.

**Developer/Landowner/Agent Details**

**Planning Status**
See site NP/05/0476 above.

**Site Constraints**
See site NP/05/0476 above.

**First Year in 5 Year Housing Land Supply**
See site NP/05/0476 above.
<table>
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<tr>
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</table>

Site Ref: NP/033/91  
**Land adj Rigeway & Incline**  
Comp 11 UC 0 NS 9  
Y1 1 Y2 0 Y3 2 Y4 3 Y5 3  
0 units in 3i

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

**Developer/Landowner/Agent Details**  
AJ Collins

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

**Site Constraints**  
None known

**First Year in 5 Year Housing Land Supply**  
1991

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<tr>
<th>Consultation Response</th>
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**SOLVA**

Site Ref: HA384  
**Adj Bro Dawel**  
Comp 0 UC 0 NS 18  
Y1 0 Y2 0 Y3 6 Y4 6 Y5 6  
0 units in 3i
Landowner/Developer Intentions
Landowner was contacted as part of the Land Implementation Study (March 2013). Has advised that following upgrades to sewerage system programmed by Dwr Cymru by March 2015 that will seek to dispose of the site for development.

Developer/Landowner/Agent Details
Pembrokeshire County Council.

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

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

First Year in 5 Year Housing Land Supply
1999

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<tr>
<th>Consultation Response</th>
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</table>

Site Ref:
Land at Ynys Dawel
Comp 0 UC 0 NS 7
Y1 0 Y2 0 Y3 0 Y4 0 Y5 0
7 units in 3i

Landowner/Developer Intentions

Developer/Landowner/Agent Details

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

Site Constraints

First Year in 5 Year Housing Land Supply
### Site Ref: HA792

**Bank House, Whitchurch Lane**  
Comp 0 UC 0 NS 12  
Y1 0 Y2 3 Y3 3 Y4 3 Y5 3  
0 units in 3i

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

**Developer/Landowner/Agent Details**

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

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

### First Year in 5 Year Housing Land Supply

2005

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<tr>
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### ST DAVIDS

**Site Ref: HA385**  
**North of Twr y Felin**  
Comp 13 UC 2 NS 8  
Y1 2 Y2 2 Y3 2 Y4 0 Y5 0  
0 units in 3i

**Landowner/Developer Intentions**  
Site being sold off as single plots.
<table>
<thead>
<tr>
<th>Developer/Landowner/Agent Details</th>
<th>Landowners – Mr R Griffiths and Mr D Chant</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Planning Status</strong></td>
<td>Site continues to be developed at the rate of about 2 dwellings per year.</td>
</tr>
<tr>
<td><strong>Site Constraints</strong></td>
<td>No known constraints</td>
</tr>
<tr>
<td><strong>First Year in 5 Year Housing Land Supply</strong></td>
<td>1999</td>
</tr>
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</table>

<table>
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</table>

Site Ref: HA737  
**West of Glasfryn Road**  
Comp 0 UC 0 NS 90  
Y1 0 Y2 0 Y3 0 Y4 0 Y5 10  
80 units in 3i

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

**Developer/Landowner/Agent Details**  
Grey Family and Mr and Mrs Smith

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

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

**First Year in 5 Year Housing Land Supply**  
2010
<table>
<thead>
<tr>
<th>Site Ref: HA789</th>
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<tbody>
<tr>
<td>Adj Ysgol Bro Dewi, Nun St</td>
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</tr>
<tr>
<td>Comp 0 UC 0 NS 10</td>
<td></td>
</tr>
<tr>
<td>Y1 0 Y2 3 Y3 3 Y4 3 Y5 1</td>
<td></td>
</tr>
<tr>
<td>0 units in 3i</td>
<td></td>
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</tbody>
</table>

**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

<table>
<thead>
<tr>
<th>Site Ref: NP/08/60</th>
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<tbody>
<tr>
<td>Land N/O Burgage Green Close</td>
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<tr>
<td>Comp 3 UC 0 NS 2</td>
<td></td>
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<tr>
<td>Y1 0 Y2 2 Y3 0 Y4 0 Y5 0</td>
<td></td>
</tr>
<tr>
<td>0 units in 3i</td>
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</tbody>
</table>

**Landowner/Developer Intentions**

**ST ISHMAELS**

**Site Ref: NP/08/60**

**Land N/O Burgage Green Close**

**Comp 3 UC 0 NS 2**

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

0 units in 3i

**Landowner/Developer Intentions**
**Developer/Landowner/Agent Details**

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

**Site Constraints**
None known

**First Year in 5 Year Housing Land Supply**
2001

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Site Ref: NP/03/519

**Butterhill Farm**

<table>
<thead>
<tr>
<th>Comp</th>
<th>UC</th>
<th>NS</th>
<th>Y1</th>
<th>Y2</th>
<th>Y3</th>
<th>Y4</th>
<th>Y5</th>
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<tr>
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<td>1</td>
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<td>0</td>
<td>0</td>
<td>1</td>
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<td>0</td>
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</tbody>
</table>

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

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Site Ref: MA733

**Adj to school**

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<tr>
<th>Comp</th>
<th>UC</th>
<th>NS</th>
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<tr>
<td>0</td>
<td>0</td>
<td>40</td>
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</table>
Landowner/Developer Intentions
Smaller parcel of land formerly owned by Church sold to private developer who has
approached the NPA with initial ideas for development. Agent for remaining land also
in contact with NPA re bringing site forward for development.

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

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

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

First Year in 5 Year Housing Land Supply
2010

<table>
<thead>
<tr>
<th>Consultation Response</th>
<th>NPA Position</th>
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</tbody>
</table>

TENBY

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

Guildhall and Glendower House
Comp 21 UC 0 NS 0
Y1 0 Y2 0 Y3 0 Y4 0 Y5 0
0 units in 3i

Landowner/Developer Intentions
Site complete.

Developer/Landowner/Agent Details
Macob

Planning Status
Site complete.

Site Constraints
None

First Year in 5 Year Housing Land Supply
2006
Consultation Response | NPA Position
--- | ---

Site Ref: NP/259/89 HA377  
Brynhir  
Comp 0 UC 0 NS 168  
Y1 0 Y2 0 Y3 0 Y4 10 Y5 10  
148 units in 3i

Landowner/Developer Intentions

Developer/Landowner/Agent Details  
Pembrokeshire County Council

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

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

First Year in 5 Year Housing Land Supply  
1999

---

Site Ref: NP/96/105  
Haytor Gardens, Narberth Road  
Comp 0 UC 1 NS 0  
Y1 0 Y2 0 Y3 0 Y4 0 Y5 0  
0 units in 3i
### Site Ref: HA723

**Former Cottage Hospital Site**

<table>
<thead>
<tr>
<th>Comp</th>
<th>UC</th>
<th>NS</th>
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<tbody>
<tr>
<td>0</td>
<td>0</td>
<td>10</td>
</tr>
</tbody>
</table>

Y1 0 Y2 5 Y3 5 Y4 0 Y5 0

0 units in 3i

#### Landowner/Developer Intentions

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

#### Developer/Landowner/Agent Details

Mr Guy Thomas (estate agent)

#### Planning Status

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

#### Site Constraints

None known

### First Year in 5 Year Housing Land Supply

1996

<table>
<thead>
<tr>
<th>Consultation Response</th>
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### Site Ref: HA723

**Former Cottage Hospital Site**

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<thead>
<tr>
<th>Comp</th>
<th>UC</th>
<th>NS</th>
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<tbody>
<tr>
<td>0</td>
<td>0</td>
<td>10</td>
</tr>
</tbody>
</table>

Y1 0 Y2 5 Y3 5 Y4 0 Y5 0

0 units in 3i

#### Landowner/Developer Intentions

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

#### Developer/Landowner/Agent Details

Ms Rachel Griffiths (applicant 10/549)

#### Planning Status

Last plot under construction.

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

#### Landowner/Developer Intentions

#### Developer/Landowner/Agent Details
Church in Wales

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

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

#### First Year in 5 Year Housing Land Supply
2001

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</table>

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

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

#### Developer/Landowner/Agent Details
Pembrokeshire County Council

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

#### Site Constraints

#### First Year in 5 Year Housing Land Supply
2010
<table>
<thead>
<tr>
<th>Consultation Response</th>
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</thead>
<tbody>
<tr>
<td><strong>Site Ref: HA752</strong></td>
</tr>
<tr>
<td><strong>Butts Field Car Park</strong></td>
</tr>
<tr>
<td>Comp 0 UC 0 NS 80</td>
</tr>
<tr>
<td>Y1 0 Y2 0 Y3 0 Y4 0 Y5 0</td>
</tr>
<tr>
<td>80 units in 3i</td>
</tr>
<tr>
<td><strong>Landowner/Developer Intentions</strong></td>
</tr>
<tr>
<td>Landowner contacted as part of Land Implementation Study (March 2013). Intention to develop in the longer term, driven largely by market conditions.</td>
</tr>
<tr>
<td><strong>Developer/Landowner/Agent Details</strong></td>
</tr>
<tr>
<td>Pembrokeshire County Council</td>
</tr>
<tr>
<td><strong>Planning Status</strong></td>
</tr>
<tr>
<td>Allocation in the LDP for 80 residential units, 48 to be affordable housing</td>
</tr>
<tr>
<td><strong>Site Constraints</strong></td>
</tr>
<tr>
<td>Retention of car parking facility will need to be part of any development of this site.</td>
</tr>
<tr>
<td><strong>First Year in 5 Year Housing Land Supply</strong></td>
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<tr>
<td>2010</td>
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<thead>
<tr>
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<tbody>
<tr>
<td><strong>Site Ref: HA760</strong></td>
</tr>
<tr>
<td><strong>Reservoir Site</strong></td>
</tr>
<tr>
<td>Comp 0 UC 0 NS 12</td>
</tr>
<tr>
<td>Y1 0 Y2 0 Y3 0 Y4 0 Y5 0</td>
</tr>
<tr>
<td>12 units in 3i</td>
</tr>
<tr>
<td><strong>Planning Status</strong></td>
</tr>
<tr>
<td>Allocation in the LDP for 12 residential units, 0 to be affordable housing</td>
</tr>
<tr>
<td><strong>Site Constraints</strong></td>
</tr>
<tr>
<td>Relevant to the development of this site.</td>
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<thead>
<tr>
<th>NPA Position</th>
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</table>
### Landowner/Developer Intentions

*Site under construction.*

### Developer/Landowner/Agent Details

*South Terrace Properties*

### Planning Status

Allocation in the LDP for 74 residential units, 44 to be affordable housing, a hotel, cinema and retail units. Brought forward as a composite site for residential and commercial uses covering the site of the demolished Gatehouse hotel, the cinema (11/069), and commercial units at Clifton Rock (11/064) and on South Parade (11/065). 12 units at the South Parade site are the affordable housing contribution for the development. This is less than the target percentage in the LDP owing to the high density of the development and relatively high existing use value. Site works commenced March 2013.

### Site Constraints

None known

### First Year in 5 Year Housing Land Supply

2010
<table>
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<tr>
<td>Site Ref: MA710</td>
<td></td>
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<tr>
<td><strong>Sergeants Lane</strong></td>
<td></td>
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<tr>
<td>Comp 0 UC 0 NS 5</td>
<td></td>
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<tr>
<td>Y1 0 Y2 0 Y3 0 Y4 0 Y5 5</td>
<td></td>
</tr>
<tr>
<td>0 units in 3i</td>
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</table>

**Landowner/Developer Intentions**

**Developer/Landowner/Agent Details**

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

**Site Constraints**
Likely to have significant archaeological interest.

**First Year in 5 Year Housing Land Supply**
2010

<table>
<thead>
<tr>
<th>Consultation Response</th>
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<tbody>
<tr>
<td>Site Ref: NP/07/218, NP/08/120 and NP/09/064</td>
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<tr>
<td><strong>Fountains Cafe</strong></td>
<td></td>
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<tr>
<td>Comp 6 UC 6 NS 0</td>
<td></td>
</tr>
<tr>
<td>Y1 0 Y2 0 Y3 0 Y4 0 Y5 0</td>
<td></td>
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<tr>
<td>0 units in 3i</td>
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**Landowner/Developer Intentions**
Site being developed. Phase 1 complete.

**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

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Site Ref: NP/09/064
Fountains Café Affordable Site
Comp 0 UC 0 NS 5
Y1 0 Y2 5 Y0 0 Y4 0 Y5 0
0 units in 3i

### Landowner/Developer Intentions

### Developer/Landowner/Agent Details

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

### Site Constraints
Likely to have significant archaeological interest.

### First Year in 5 Year Housing Land Supply
2010

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

*Landowner/Developer Intentions*  
Technical start made, but no recent activity on site.  

*Developer/Landowner/Agent Details*  
Picton Estate  

*Planning Status*  
Permission 05/331 for conversion to dwellings.  

*Site Constraints*  
No known constraints  

*First Year in 5 Year Housing Land Supply*  
2007

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**TREFIN**

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

*Landowner/Developer Intentions*  

*Developer/Landowner/Agent Details*  

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

*Site Constraints*  
None known  

*First Year in 5 Year Housing Land Supply*  
2010
### UZMASTON

**Site Ref:** NP/04/400  
**Boulston Manor**  
Comp 0 UC 0 NS 5  
Y1 2 Y2 2 Y3 1 Y4 0 Y5 0  
0 units in 3i

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

**Developer/Landowner/Agent Details**  
Mr, R, Thomas, c/o Morgan K, The Studio  
Little Greenway

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

**Site Constraints**  
None known

**First Year in 5 Year Housing Land Supply**  
2006

### WHITCHURCH

**Site Ref:** 05/509  
**Rear of Caeglas & Llygod yr Haul**  
Comp 2 UC 0 NS 3  
Y1 0 Y2 1 Y3 2 Y4 0 Y5 0  
0 units in 3i
Landowner/Developer Intentions
Estate road built, services to each plot in. For sale as serviced plots.

Developer/Landowner/Agent Details

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

Site Constraints
None known

First Year in 5 Year Housing Land Supply
2006

Consultation Response | NPA Position
--- | ---

Preferred Method for Undertaking Land Supply Calculation

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