



Llywodraeth Cynulliad Cymru  
Welsh Assembly Government

**JOINT HOUSING LAND AVAILABILITY STUDY**

**COUNTY OF PEMBROKESHIRE  
including  
PEMBROKESHIRE COAST NATIONAL PARK**

**CO-ORDINATED BY  
THE DEPARTMENT FOR THE ECONOMY AND TRANSPORT  
(D E & T) OF THE WELSH ASSEMBLY GOVERNMENT**

**01<sup>ST</sup> APRIL 2008**

**IN CO-OPERATION WITH:**

**PEMBROKESHIRE COUNTY COUNCIL  
PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY  
HOME BUILDERS FEDERATION  
LOCAL HOUSING ASSOCIATIONS  
ENVIRONMENT AGENCY  
WELSH WATER**

**AUGUST 2009**

## **JOINT LAND AVAILABILITY STUDY**

### **PEMBROKESHIRE COUNTY INCLUDING PEMBROKESHIRE COAST NATIONAL PARK – 01<sup>ST</sup> APRIL 2008**

#### **ANNUAL REPORT CO-ORDINATED BY THE DEPARTMENT FOR THE ECONOMY AND TRANSPORT OF THE WELSH ASSEMBLY GOVERNMENT**

##### **1.0 INTRODUCTION**

- 1.1 This is the latest report published under Planning Policy Wales (PPW), issued in March 2002, for the County of Pembrokeshire, including the Pembrokeshire Coast National Park Authority area. It replaces the last published report for a base date of 1<sup>st</sup> April 2007.
- 1.2 The current report presents the findings for the area at a base date of 1<sup>st</sup> April 2008. The report has been prepared by the Study Group in accordance with advice contained in Planning Policy Wales (2002) as amended in respect of the Housing Chapter by updated guidance issued through the Ministerial Interim Planning Policy Statement on Housing(MIPPS) 01/2006),and the revised Technical Advice Note(TAN) 1: Joint Housing Land Availability Studies (2006). All future Housing Land Availability Studies carried out in Wales will now be undertaken annually with an April 1<sup>st</sup> base date each year
- 1.3 Prior to the 1<sup>st</sup> of April 2006 the Study Group was co-ordinated by the Land Division of the Welsh Development Agency. Since that date the responsibility has transferred to the Department for the Economy and Transport of the Welsh Assembly Government. The Study Group includes the Unitary Authority, housebuilders representatives, housing associations, statutory undertakings and other bodies as appropriate.
- 1.4 The study involves discussions of individual residential land allocations and planning permissions undertaken on an area by area basis and includes consideration of the likely rate of progress in building on each site and an examination, where appropriate, of the problems inhibiting the provision of an adequate land supply.
- 1.5 The report which follows presents the agreed view of the Group involved in its preparation, and the comments comprising Part 3 of the report have been generally agreed by all participants. However any point of difference which have not been resolved through joint discussion are recorded as such and included within part 3.
- 1.6 A copy of the relevant section of Planning Policy Wales(PPW) as amended, together with TAN 1(2006), are appended at Annex 4.

##### **2. PART 1: THE SURVEY**

- 2.1 Requirements of Planning Policy Wales (as amended by MIPPS 01/06)
- 2.2 Paragraph 9.2.3 of Planning Policy Wales(as amended) states that local planning authorities must ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of housing.
- 2.3 To be genuinely available, sites must satisfy various minimum criteria set out in TAN 1(2006).
- 2.4 As set out in TAN 1(2006), para 7.1.1 for sites to be included in the Joint Housing Land Availability Studies they must satisfy at least one of the following conditions :
- The grant of outline or full planning permission for residential purposes; or
  - The land should be identified for residential purposes in an adopted development Plan.
- 2.5 To allow the comparison of land available with the housing provision in the adopted development plan the sites are categorised as to their availability. The categorisation establishes when the development of a site or a portion of a site is likely to be completed. The allocation of a site to several categories indicates the rate at which development is expected to proceed.
- 2.6 The definitions of the categories adopted by TAN 1(2006) are as follows :
- Sites under construction:** Sites or the phases of sites, which are under construction (relating only to the area where building is in progress);
- Category 1:** Site or the phases of sites where development can commence immediately, and which are likely to be completed within the first year of the study period;
- Category 2:** Sites or the phases of sites where development cannot commence immediately, but where the constraint on development is likely to be removed in time for dwellings to be completed within 5 years;
- Category 2\*:** Sites which are capable of being developed within the 5 year period but which lie within the areas defined in paragraph 7.2.1 of TAN 1(2006), where market demand is such that development is unlikely to occur within 5 years.
- Category 3:** Sites or the phases of sites where either:
- 3(i) development is unlikely within 5 years by virtue of major physical constraints or other constraints as may be agreed by the Group; or
- 3(ii) development is unlikely to occur in the foreseeable future by virtue of major long term constraints.
- 2.7 The factors normally taken into account by the Group in assessing whether all or part of a site should be listed in Category 3(i) include planning, ownership,

marketing, infrastructure, environmental and legal constraints as well as physical constraints.

- 2.8 Finally, TAN 1(2006) specifies that for sites or the phases of sites to be regarded as 'genuinely available' within a 5 year period (i.e. sites under construction, Categories 1, 2 and 2\*) the following criteria should apply:
- the necessary infrastructure should be available or be expected to be available within the 5 year period. Consultation with appropriate public and private statutory undertakers and infrastructure providers may be appropriate ;
  - the Group agree that it is financially viable to develop the site

In addition, for Category 1 and 2 sites there should be a reasonable prospect of the site being sold for development where the land is not already owned by developers or a public body with its own firm plans for building. This should be based on a realistic assessment irrespective of current market conditions.

### **Method**

- 2.9 The Group has met to consider all sites of 5 or more units, which satisfy the minimum criteria for being included in the study, to estimate the number of completions likely within the 5 year period, and to agree categorisation. Copies of the schedules listing the individual sites considered by the Group are published as part of the Main Report. The findings are set out in Table 1, which follows.
- 2.10 Small sites, accommodating less than 5 units, which by definition, have not been assessed individually in this Study, may make an important contribution to meeting housing needs. In recognition of this, as in previous studies, assessments of the likely completions on small sites appear as a footnote to Table 1 and have been taken into account in the UDP comparison exercise in Part 2 of the report.
- 2.11 Sites subject to Section 106 Agreements are now only to be included in the studies if they are allocated in an adopted development plan.
- 2.13 **Additional requirements of TAN 1(2006)**
- 2.14 A number of new data requirements set out in the new TAN 1(2006) guidance are incorporated into the 2007 round of studies. These include seeking to establish the level of completions in terms of :
- market and affordable housing units;
  - brownfield and greenfield land ;
  - by house type ;
  - sites affected by flood risk.
- 2.15 The Group has also been asked to consider how the future land supply position is likely to provide for future affordable housing provision, development on previously developed land and what anticipated level of provision is likely to come forward from sites subject to flood risk.

- 2.16 It is recognized that not all these factors will have a particular significance in each authority area but where such matters are considered to be relevant then a commentary or tabulation of results may be appropriate for inclusion in the study report.
- 2.17 The Joint Unitary Development Plan (2000-16) was adopted in July 2006 and will form the basis for this and future studies. In previous studies the study area was made up of three sub zones, North Pembrokeshire, South Pembrokeshire and Pembrokeshire National Park Authority area. The Joint Unitary Development Plan covers the whole study area and was prepared jointly by the Council and National Park Authority. Therefore this and future studies will not be broken down into geographical areas and will now come under Pembrokeshire County. It should be noted that Pembrokeshire County Council and Pembrokeshire National Park Authority are pursuing individual Local Development Plans and when adopted, the option will be available to pursue individual JHLAS reports. However, given the emphasis that the WAG are placing on joint working, and the need to consider wider housing markets it may be appropriate that in the case of Pembrokeshire, the JHLAS report continues to be produced jointly. The two options will be considered at a later date when the LDP's are nearing adoption.

**TABLE 1**  
**Pembrokeshire County & Pembrokeshire Coast National Park**

**LAND AVAILABLE FOR HOUSING (EXCLUDING s106 SITES)**  
**AS AT 1 APRIL 2008**  
**SITES CAPABLE OF ACCOMODATING 10 OR MORE UNITS**  
**PEMBROKESHIRE COUNTY AND PEMBROKESHIRE COAST NATIONAL PARK**

	PROPOSED UNITS	AREA (HA)	CATEGORISATION						UNITS COMPLETE 1/4/07 31/3/08
			U/C	1	2	2*	3(i)	3(ii)	
PRIVATE SECTOR	6378	319.54	174	75	1337	0	4792	0	390
HA PRIVATE	0	0	0	0	0	0	0	0	0
PUBLIC SECTOR	15	0.32	0	0	15	0	0	0	0
HA PUBLIC	104	5.70	39	35	30	0	0	0	26
<b>TOTAL</b>	<b>6497</b>	<b>325.56</b>	<b>213</b>	<b>110</b>	<b>1382</b>	<b>0</b>	<b>4792</b>	<b>0</b>	<b>416</b>

TOTAL DWELLINGS AVAILABLE:	PRIVATE SECTOR	<b>1586</b>
	HA – PRIVATE	<b>0</b>
	PUBLIC SECTOR	<b>15</b>
	HA – PUBLIC	<b>104</b>
	<b>TOTAL</b>	<b>1705</b>
	* Forecast contribution by small sites	<b>1275</b>
	Large and Small Site 5 year total	<b>2980</b>

**Small Site Completions 2003-2008 (See Annex 3a for small site figures)**

PEMBROKESHIRE COUNTY		PEMBROKESHIRE NATIONAL PARK	
YEAR	COMPLETIONS	YEAR	COMPLETIONS
2004	86	2004	32
2005	249	2005	35
2006	303	2006	25
2007**	74	2007**	29
2008	343	2008	38
<b>*Total 5 Year Forecast</b>	<b>1055</b>		<b>159</b>

\* 5 year forecast contribution by small sites = 255 p.a = 1275

\*\* Note small sites completions for the 9 month period from 01<sup>st</sup> July 2006-01<sup>st</sup> April 2007

**TABLE 2**  
**Pembrokeshire Coast National Park**

**LAND AVAILABLE FOR HOUSING (EXCLUDING s106 SITES)  
AS AT 1 APRIL 2008  
SITES CAPABLE OF ACCOMODATING 10 OR MORE UNITS  
PEMBROKESHIRE COAST NATIONAL PARK**

	PROPOSED UNITS	AREA (HA)	CATEGORISATION						UNITS COMPLETE	
			U/C	1	2	2*	3(i)	3(ii)	1/4/07	31/3/08
PRIVATE SECTOR	351	20.85	38	9	118	0	186	0	68	
HA PRIVATE	0	0	0	0	0	0	0	0	0	
PUBLIC SECTOR	0	0	0	0	0	0	0	0	0	
HA PUBLIC	13	0.36	13	0	0	0	0	0	0	
<b>TOTAL</b>	<b>364</b>	<b>21.21</b>	<b>51</b>	<b>9</b>	<b>118</b>	<b>0</b>	<b>186</b>	<b>0</b>	<b>68</b>	

TOTAL DWELLINGS AVAILABLE:	PRIVATE SECTOR	<b>165</b>
	HA – PRIVATE	<b>0</b>
	PUBLIC SECTOR	<b>0</b>
	HA – PUBLIC	<b>13</b>
	<b>TOTAL</b>	<b>178</b>
	* Forecast contribution by small sites	<u>165</u>
	Large and Small Site 5 year total	<b>343</b>

**Small Site Completions 2003-2008 (See Annex 3a for small site figures)**

PEMBROKESHIRE NATIONAL PARK	
YEAR	COMPLETIONS
2004	32
2005	35
2006	25
2007**	29
2008	38

\* 5 year forecast contribution by small sites = 33 p.a = 165 units

\*\* Note small sites completions for the 9 month period from 01<sup>st</sup> July 2006-01<sup>st</sup> April 2007

**TABLE 2  
Pembrokeshire County**

**LAND AVAILABLE FOR HOUSING (EXCLUDING s106 SITES)**



**AS AT 1 APRIL 2008  
SITES CAPABLE OF ACCOMODATING 10 OR MORE UNITS  
PEMBROKESHIRE COUNTY**

	PROPOSED UNITS	AREA (HA)	CATEGORISATION						UNITS COMPLETE
			U/C	1	2	2*	3(i)	3(ii)	1/4/07 31/3/08
PRIVATE SECTOR	6027	298.69	136	66	1219	0	4606	0	322
HA PRIVATE	0	0	0	0	0	0	0	0	0
PUBLIC SECTOR	15	0.32	0	0	15	0	0	0	0
HA PUBLIC	91	5.34	26	35	30	0	0	0	26
<b>TOTAL</b>	<b>6133</b>	<b>304.35</b>	<b>162</b>	<b>101</b>	<b>1264</b>	<b>0</b>	<b>4606</b>	<b>0</b>	<b>348</b>

TOTAL DWELLINGS AVAILABLE:	PRIVATE SECTOR	<b>1421</b>
	HA – PRIVATE	<b>0</b>
	PUBLIC SECTOR	<b>15</b>
	HA – PUBLIC	<b>91</b>
	<b>TOTAL</b>	<b>1527</b>
	* Forecast contribution by small sites	1110
	Large and Small Site 5 year total	<b>2637</b>

**Small Site Completions 2003-2008 (See Annex 3a for small site figures)**

PEMBROKESHIRE COUNTY	
YEAR	COMPLETIONS
2004	86
2005	249
2006	303
2007**	74
2008**	343
<b>*Total 5 Year Forecast (4.75 years)</b>	<b>1055</b>

\* 5 year forecast contribution by small sites = 1110 (22pa)

\*\* Note small sites completions for the 9 month period from 01<sup>st</sup> July 2006 to 01<sup>st</sup> April 2007

### 3.0 Findings

3.1 The five year supply in the County of Pembrokeshire and the Pembrokeshire Coast National Park area as at 01<sup>st</sup> April 2008 was 2980 dwellings on large

sites. There were 416 dwellings completed over the last year on sites over five units. Small site contribute significantly to the total overall completions. There were 381 small site completions in the Pembrokeshire Unitary Authority area and a further 38 in Pembrokeshire Coast National Park.

- 3.2 A total of 213 units were under construction at 01<sup>st</sup> April 2008.
- 3.3 Category 3(i) contains 4792 units, there are no units in category 3(ii).

#### 4. **PART 2 - CALCULATION OF 5 YEAR LAND SUPPLY**

##### 4.1 **Basis for Comparison**

(The completions calculation for this study are for the 12 month period from 1<sup>st</sup> April 2007 to the 1<sup>st</sup> of April 2008)

- 4.2 The land supply position has been assessed against both the policy provisions of the adopted Unitary Development Plan and the results are summarized in Table A.

##### 4.5 **Results of Comparison**

- 4.6 The results of the 2008 study show that the Joint Authority area as a whole has a 5.4 year land supply.

**TABLE A**

**AVAILABILITY OF LAND FOR PUBLIC AND PRIVATE HOUSEBUILDING  
IN COUNTY OF PEMBROKESHIRE AND PEMBROKESHIRE COAST NATIONAL PARK AT 1ST APRIL 2008  
BASED ON THE JOINT UNITARY DEVELOPMENT PLAN 2000-2016**

<b>AREA/ ZONE</b>	<b>JOINT UDP PROVISION 2000-2016 a</b>	<b>COMPLETIONS 30/06/2000- 31/03/2008  (7.75Years)  b</b>	<b>REMAINDER 01/04/2008- 01/04/2016 (8 years) c=a-b</b>	<b>5 YEAR REQUIREMENT 2008-2013  d  D=C/8X5</b>	<b>TOTAL ANNUAL BUILDING REQUIREMENT  e=d/5</b>	<b>TOTAL LAND AVAILABLE  f</b>	<b>TOTAL LAND SUPPLY IN YEARS g=f/e</b>
<b>PEMBROKESHIRE &amp; NATIONAL PARK</b>	9000	4589	4411	2757	551	2980	5.4

**Note:**

**(b) Includes 2008 small site completions = 381**

**(f) Includes projected contribution of small sites based on last five years completions average for 2008-2013 = 1275 units (See Table 1 & Annex 3)**

5. **PART 3 - COMMENTARY**

5.1 **Completions**

- 5.2 As previously noted by the Home Builders Federation (HBF) the housing market in Pembrokeshire is characterised like most of West Wales by a higher proportion of construction on small sites than in Industrial South Wales, this is reflected in the fact that approximately 43% of annual dwelling completions, using the latest figures, are on sites of under 5 units. This increased level of contribution by small sites to the overall land supply position needs to be carefully monitored in determining future provision.
- 5.3 The level of market demand is lower than in the larger urban areas further east where most of the volume builders focus their activity. The slower rate of sales makes the market more readily suited to small/medium sized builders with a local labour force. Since the base date of the study a significant downturn in economic conditions has taken place and this will be no doubt be reflected in the 2008 study.
- 5.4 The particular circumstances within the National Park, where a policy of restraint applies, are discussed later in the report.
- 5.6 Table B below indications information on completions in the County of Pembrokeshire and Pembrokeshire Coast National Park in the plan period.

**TABLE B**

**HOUSING COMPLETIONS SINCE THE COMMENCEMENT OF THE JUDP PLAN PERIOD**

**COUNTY OF PEMBROKESHIRE AND PEMBROKESHIRE COAST NATIONAL PARK COMPLETION FIGURES FOR JULY 2000 - MARCH 2008 (7.75 YEARS)**

<b>JUDP</b>	<b>COMPLETIONS 01/07/00– 31/03/08 (7.75 years)</b>	<b>ANNUAL AVERAGE</b>
<b>Joint PCC/PCNPAuthority Area</b>	4589	592

- 5.7 Table B indicates that the rate of completions over the years since the commencement of the UDP period is running at an average of 592 dwelling completions per annum.

5.8 **Land Supply Compared to Past Building Rates –**

- 5.9 Table C sets out the comparison between the current land supply and past building rates. Using the average for the past 5 years, the land currently agreed to be available would last for a further 4.4 years. Though a comparison with the level of completions over the UDP period revealed a five year supply across the County.

**TABLE D**

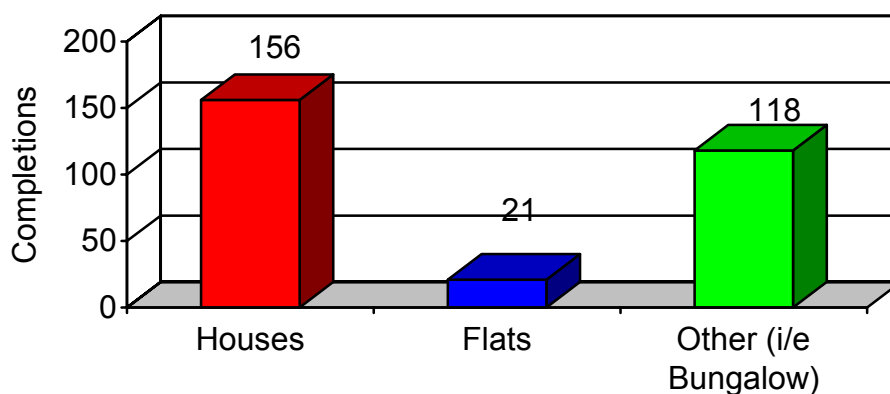
**YEARS SUPPLY OF HOUSING LAND BASED ON PAST BUILDING RATES**

	Total Approved Land Available by 01/04/2013	01/07/2000 – 31/03/2008 (7.75 Years)		2003/2004 – 31/03/2008 (5 Years)	
		Average Annual Completions	Years Supply of Land	Average Annual Completions	Years Supply of Land
Pembrokeshire	2980	592	5.03	677	4.4

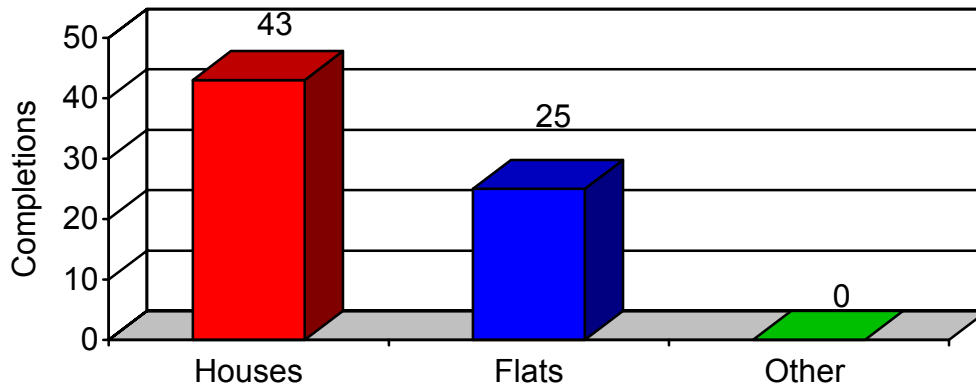
**6.0 Completions by House Type (Dwellings over 5 units only)**

6.1 The study has also identified completions by dwelling type and this is indicated in Figure 3 and Figure 3a below.

**FIGURE 3: Pembrokeshire County Large Site (over 5 units) Completions by House Type April 2007/2008**



**FIGURE 3a: Pembrokeshire Coast National Park Large Site (over 5 units) Completions by House Type April 2007/2008**



### 5.7 **Small Sites**

5.8 It is important to note the contribution to the land supply provided by small sites, i.e. sites for fewer than five dwellings, which are not individually identified during the Study but which are particularly important in most parts of the Pembrokeshire area. The small sites allowance contributing to land supply in the 2008 Study are based upon previous recorded/estimated completions in the County and the National Park, in accordance with the requirements set down in TAN 1.

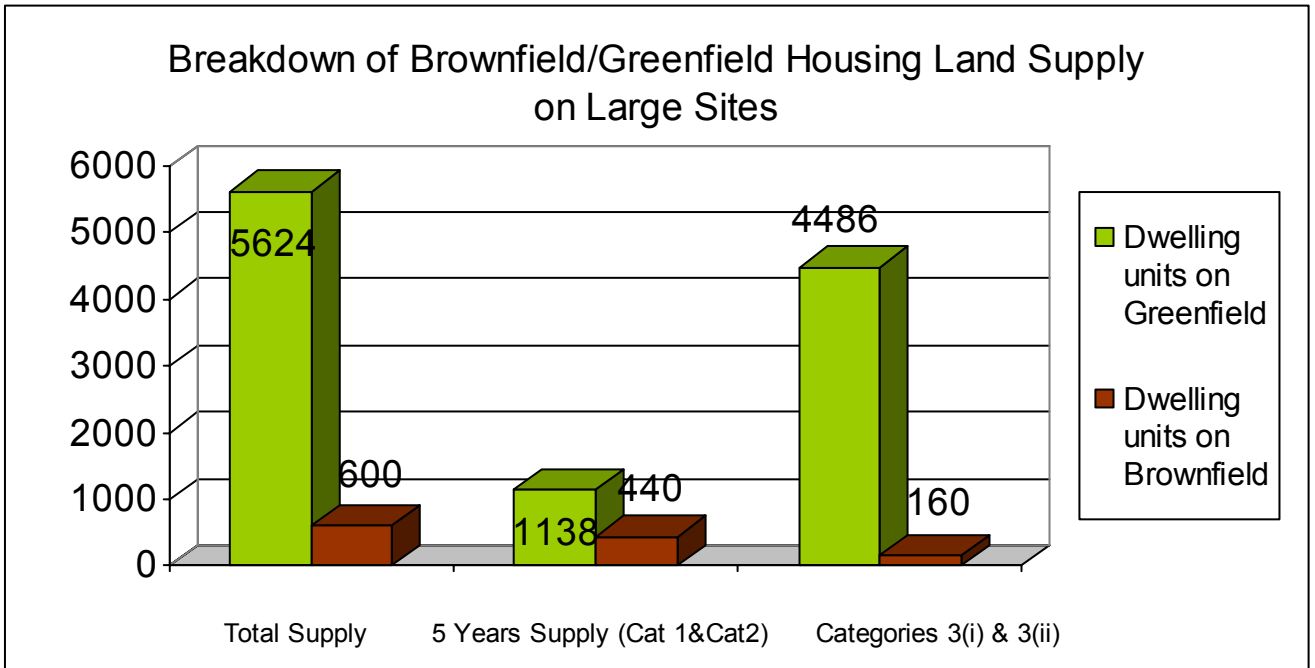
5.9 Table 1 shows that 43% of the overall land supply in Pembrokeshire/Pembs Coast National Park area is anticipated to be accommodated on small sites. This represents a slight fall on the last study's recorded findings of around 30% which was in line with the levels recorded in previous studies which generally suggested around a third of dwellings would come from sites of less than five units in size. The contribution made by conversion of existing buildings is accounted for in these assessments.

5.10 The scale of contribution by small sites and the rise identified in this years study makes an accurate assessment of their contribution a pre-requisite for effectively monitoring the land supply situation across the County.

## 7.0 **Current Economic Climate**

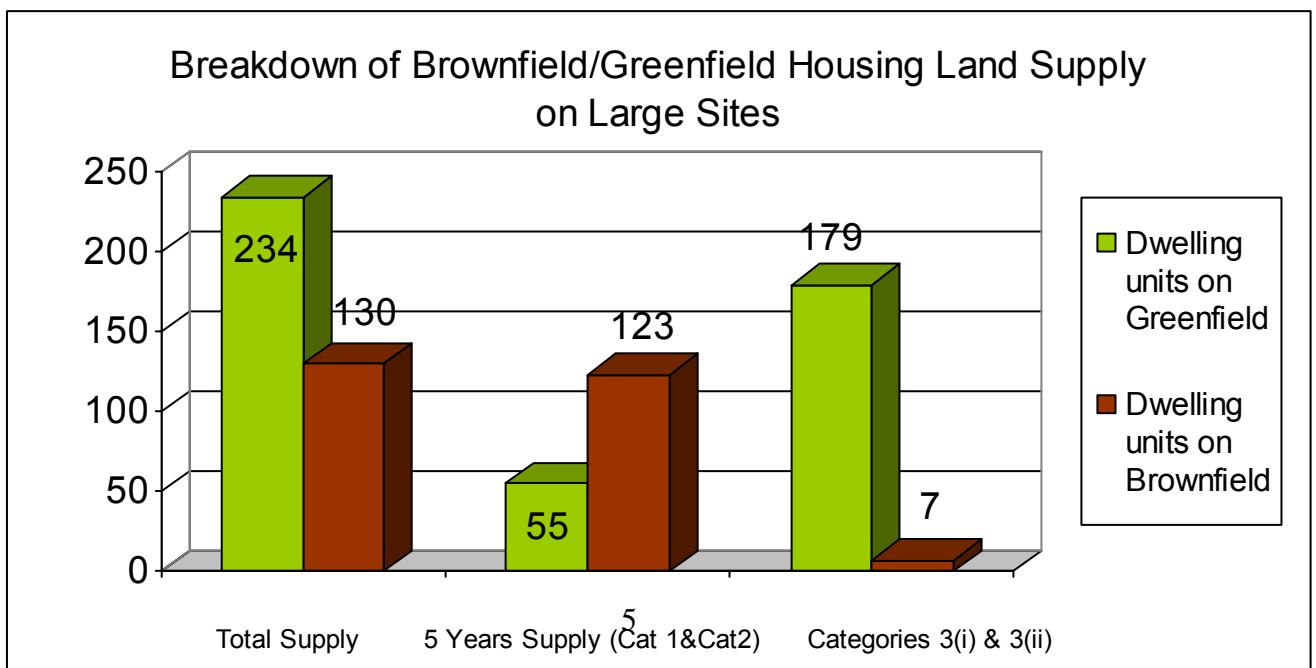
- 7.1 The impact on the housebuilding industry due to the economic circumstances prevailing over recent months was apparent at the time of the 2008 study meeting. It was noted that predicting the timescale over which the current adverse economic climate would continue was difficult but for the purposes of the study it was agreed that the Group would examine each site on its merits in light of the information available.
- 7.2 In terms of the provision of affordable housing and the likely future contribution the Group agreed that it was likely to be more difficult to provide through the S106 delivery mechanism as this was generally allied to private market housebuilding and the prevailing market conditions evidenced the difficulty in obtaining finance for both developers and purchasers.
- 7.3 It was also noted the difficulty the National Park Authority were having in terms of shared equity schemes (i.e Intermediate affordable housing) as the potential occupiers were unable to raise the relevant share via mortgage funding in terms of Homebuy schemes.
- 8.0 **Previously developed Land (or Brownfield) contribution to the Land Supply**
- 8.1 While Government guidance promotes a range of and choice of sites for housing development, the guidance also advocates emphasis on the development of brownfield (i.e previously developed) sites. It is, however acknowledged that brownfield sites often suffer from physical or ownership constraints which can make their development more problematic.
- 8.2 To assist in informing and monitoring the brownfield sites situation as in the previous study, Figure 4 and 4a below shows a disaggregation of the five year and total land supplies on large sites in Pembrokeshire County and the National Park into greenfield and brownfield elements.

**Figure 4b: Pembrokeshire County Breakdown of Brownfield/Greenfield Housing Land Supply on Large Sites (over 5 dwellings)**



Category 1	Sites or phases of sites where development can occur immediately and will be completed within 5 years.
Category 2.	Sites or phases where development can't commence immediately but is likely to be completed within 5 years
Category 3i	Development unlikely within 5 years due to major physical constraints
Category 3ii.	Development unlikely to occur in the foreseeable future due to major long term constraints

**Figure 4c: Pembrokeshire Coast National Park Breakdown of Brownfield/Greenfield Housing Land Supply on Large Sites (over 5 dwellings)**

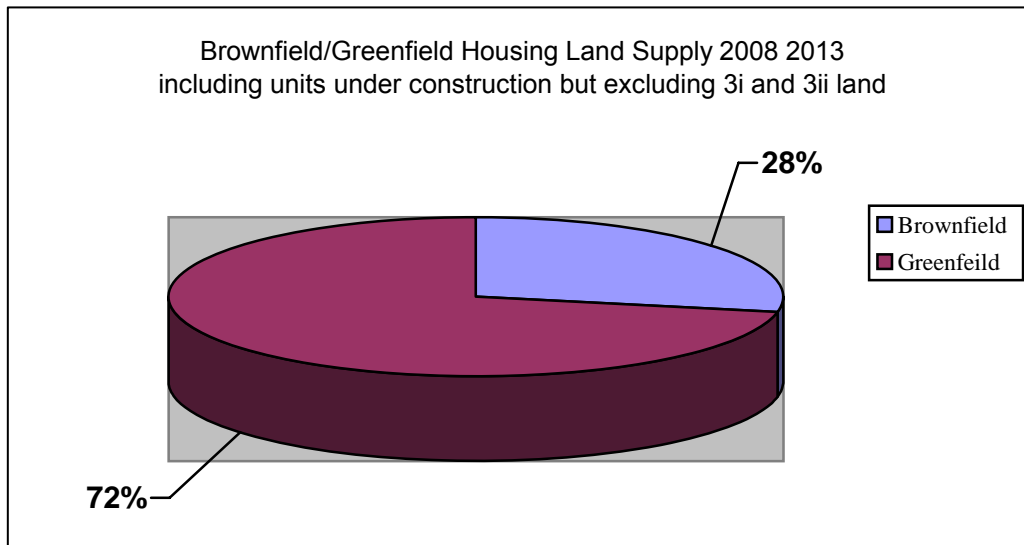




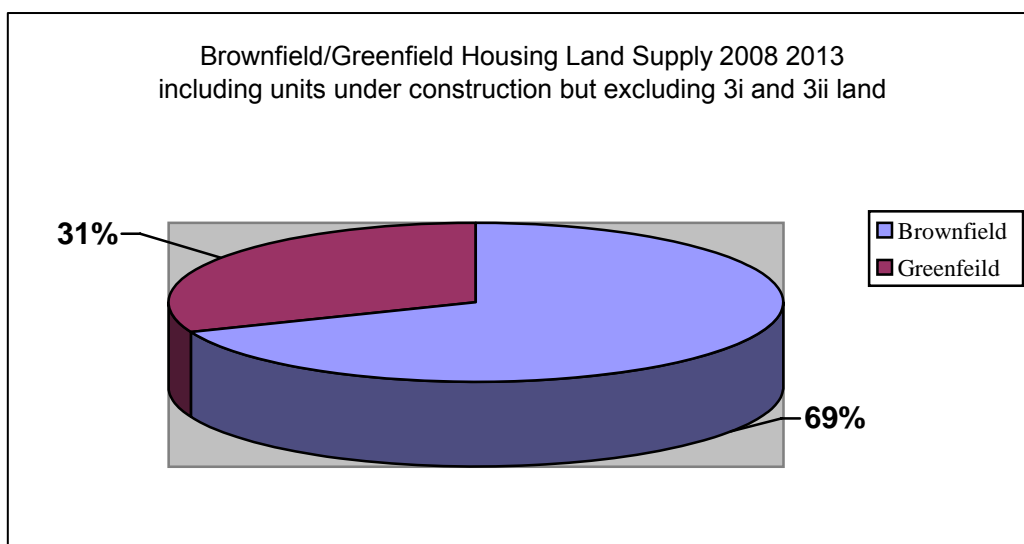
8.3 Of the dwellings available within the five year period on large sites, the percentage contribution from brownfield land in Pembrokeshire County is 28% and 69% in the National Park as illustrated further in Figure 5 and 5a which follows

8.4 Figure 4, above demonstrates that overall approximately 10% of the Pembrokeshire County's total land supply comprises brownfield land and 36% within Pembrokeshire Coast National Park.

**Figure 5: Pembrokeshire County Percentage of Brownfield Land 2008-2013**



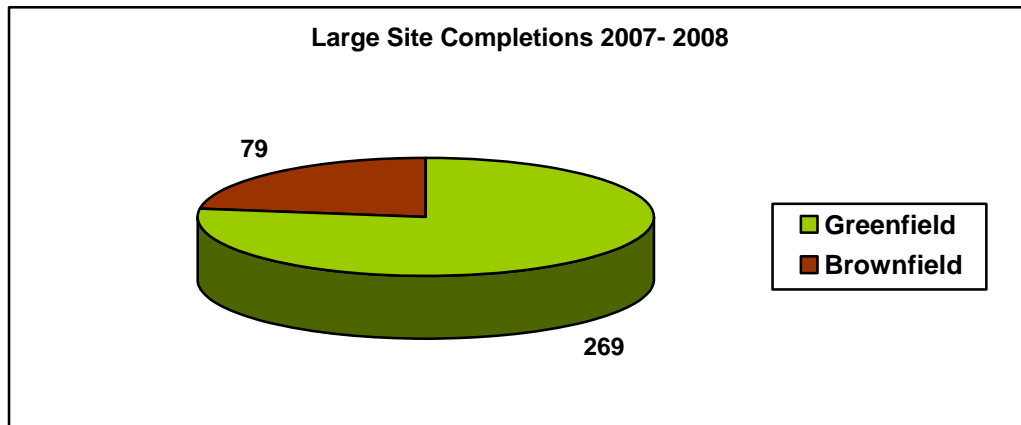
**Figure 5a: Pembrokeshire Coast National Park Percentage of Brownfield Land 2008-2013**



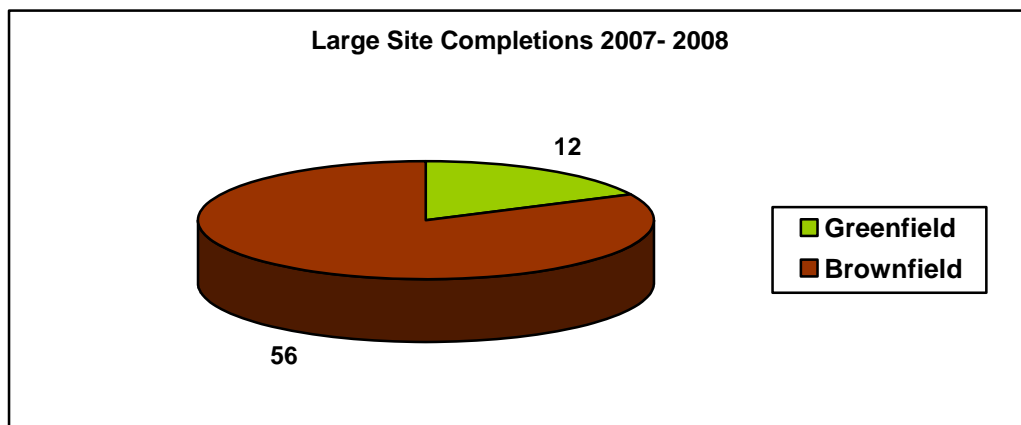
10.5 Figures 6 and 6a similarly indicate actual dwelling completions on sites of 5 or more units over the 12 month study period split between greenfield and brownfield; it can be seen

that 23 % have occurred on brownfield sites in Pembrokeshire County and 82% within Pembrokeshire Coast National Park.

**Figure 6 – Pembrokeshire County Large Site Completions (over five dwellings) on Greenfield / Brownfield Land**



**Figure 6a – Pembrokeshire Coast National Park Large Site Completions (over five dwellings) on Greenfield / Brownfield Land**



10.6 The Brownfield/Greenfield contribution will continue to be monitored in future studies.

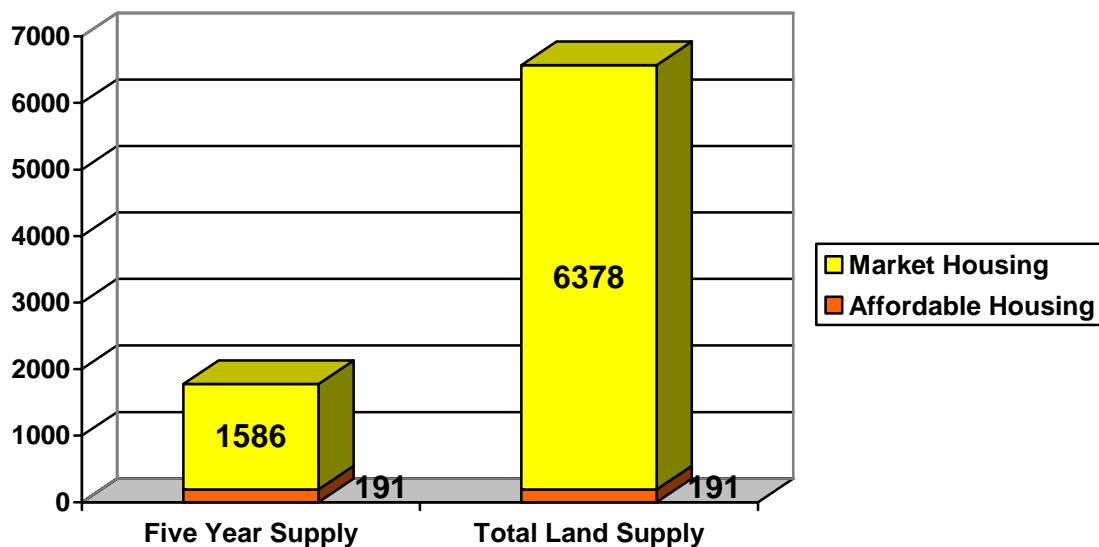
#### 11.0 Affordable Housing

11.1 In accordance with the revised TAN 1 guidance the level of completions of affordable housing units is required to be evidenced in these studies together with the estimated contributions which are likely to come forward over the next five years. Where definitive information is available eg through signed Section 106 agreements then these have been taken into account. Where no such information is available but policy requirements are likely to inform negotiations on future delivery of affordable housing units in the County then an estimate has been made and has been included in the Table set out at Annex 5. Appropriate caveats have been included where no definitive information is available to

justify the estimated contribution included. Affordable units are defined in accordance with the definition set out in TAN 2 “Planning and Affordable Housing” (2006).

- 11.2 Low cost market housing is not included in the TAN 2 definition of affordable housing but where information is available then the contribution from this source has also been incorporated in the data collected.
- 11.3 To assist in informing and monitoring the affordable housing situation, the study incorporates, in Figure 7 below, a disaggregation of the five year and total land supplies on large sites in the County into affordable housing elements.

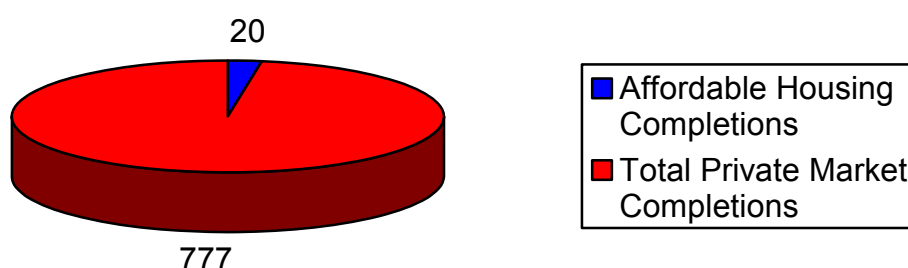
**Figure 7: Affordable housing contribution to the five year and total land supply (Affordable Housing figures are derived from Annex 5. Private Housing Figures are contained in Table 1)**



- 11.4 A detailed Table of affordable housing contributions in the County is included at Annex 3. It is documented on a site by site basis and contains affordable housing estimates based on Local Authority Development Plan Policy where applicable. There have been 20 actual completions of affordable housing shown in this study, in addition there were 7 affordable small site completions with Pembrokeshire National Park. The estimated level of future affordable contribution in the County of Pembrokeshire including the Pembrokeshire Coast National Park on the basis of this Study is 191 units over the next five years. In addition there are 8 forecast small site completions 2008-2013 within the National Park.
- 11.5 Of the dwellings available within the five year period, the percentage of affordable housing is approximately 10%
- 11.6 Figure 7 demonstrates that overall approximately 2% of the Counties overall housing supply comprises affordable housing.

11.7 Figure 8 similarly indicates completions over the 12 month period split between affordable housing and market housing. It can be seen that 97% of completions have been for market housing.

**Figure 8: Comparison between Affordable Housing Completions and Total Large Site Completions over a 12 Month Period (April 2007-April 2008) (Private completions are derived from Table 1, affordable completions are derived from Annex 5**



11.8 The affordable housing contribution will continue to be monitored in future studies.

## 12.0 Sites Subject to Flood Risk

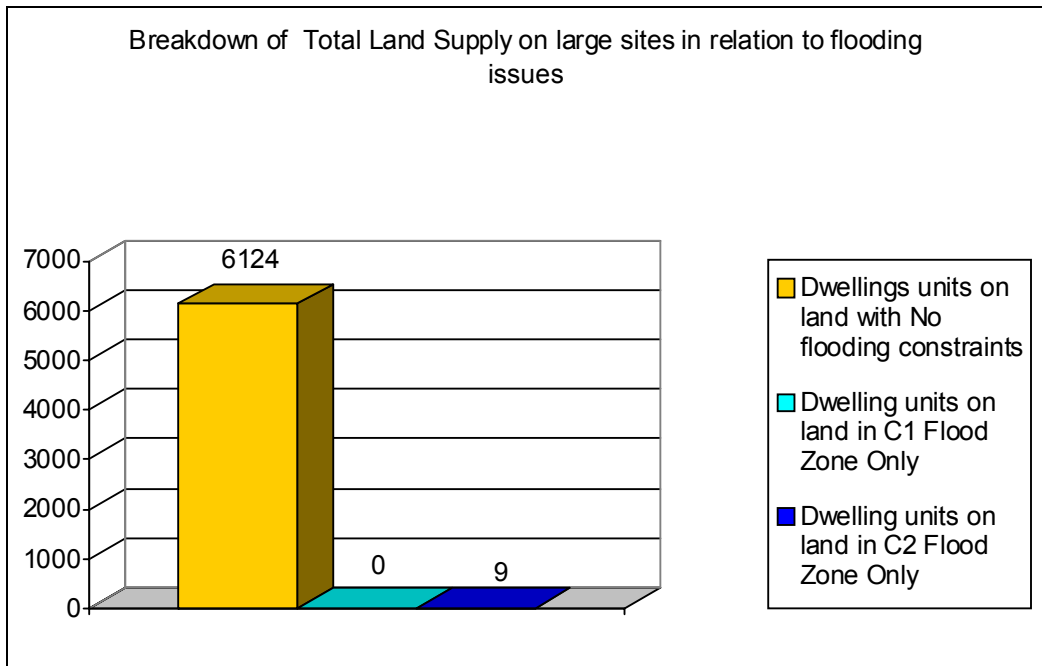
12.1 To assist in informing and monitoring the sites subject to flood risk, the study incorporates, in Figure 9 and 9a below, a disaggregation of the total supply and total land supplies on large sites in the County into flood risk elements.

12.2 Description of Zones are defined in TAN 15 and used within the precautionary framework.

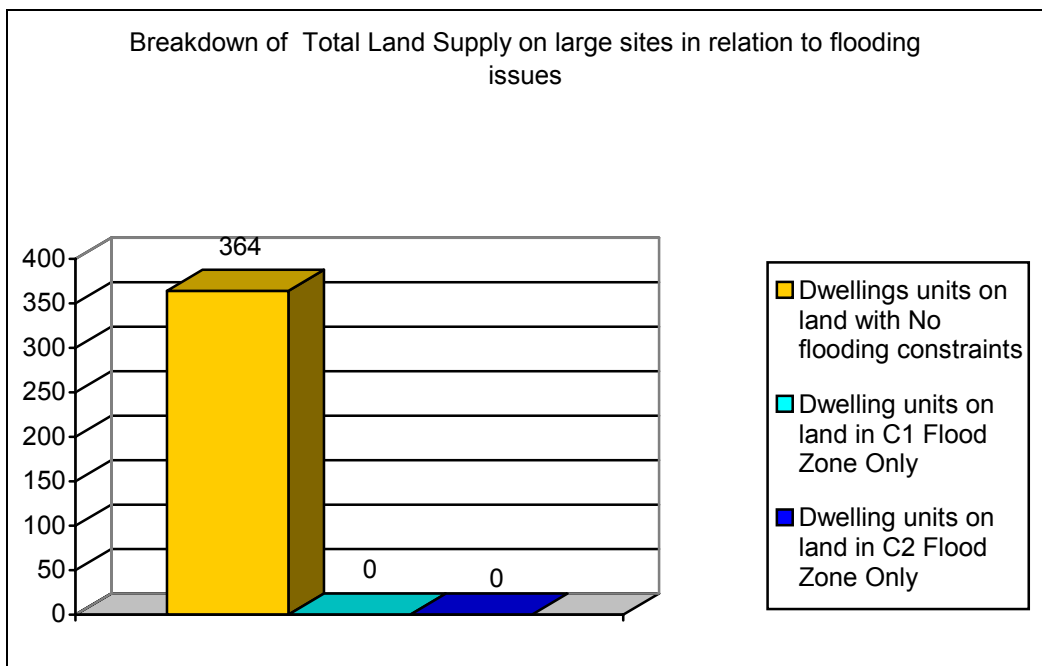
C1: Areas of floodplain which are developed and served by significant infrastructure, including flood defences. Used to indicate that development can take place subject to application of justification test, including acceptability of consequences.

C2: Areas of floodplain within significant flood defence infrastructure. Used to indicate that only less vulnerable development should be considered subject to application of justification test, including acceptability of consequences.

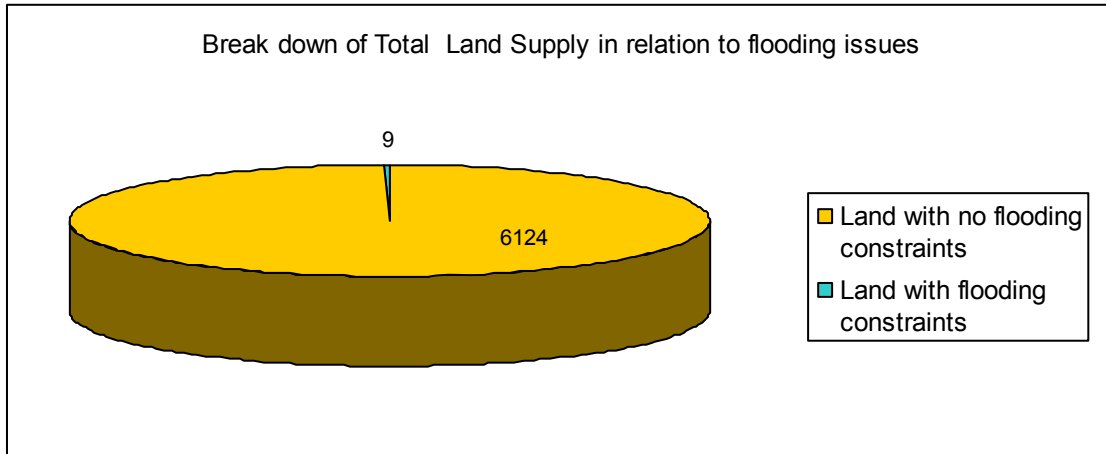
**Figure 9: Pembrokeshire County Sites Subject to Flood Risk within the Total Supply (Includes units within Category 3(i) and 3(ii)).**



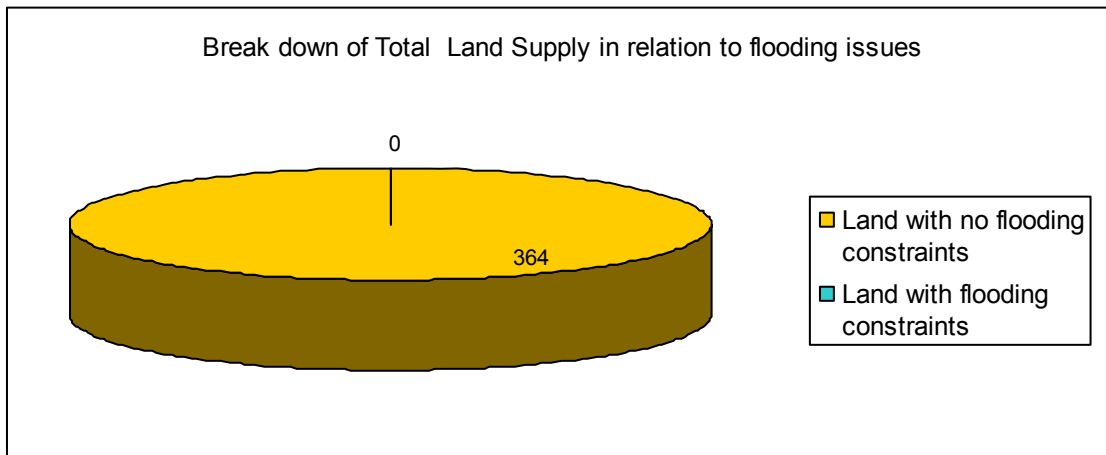
**Figure 9a: Pembrokeshire Coast National Park Sites Subject to Flood Risk within the Total Supply (Includes units within Category 3(i) and 3(ii)).**



**Figure 10 : Pembrokeshire County total land supply in relation to flooding issues**

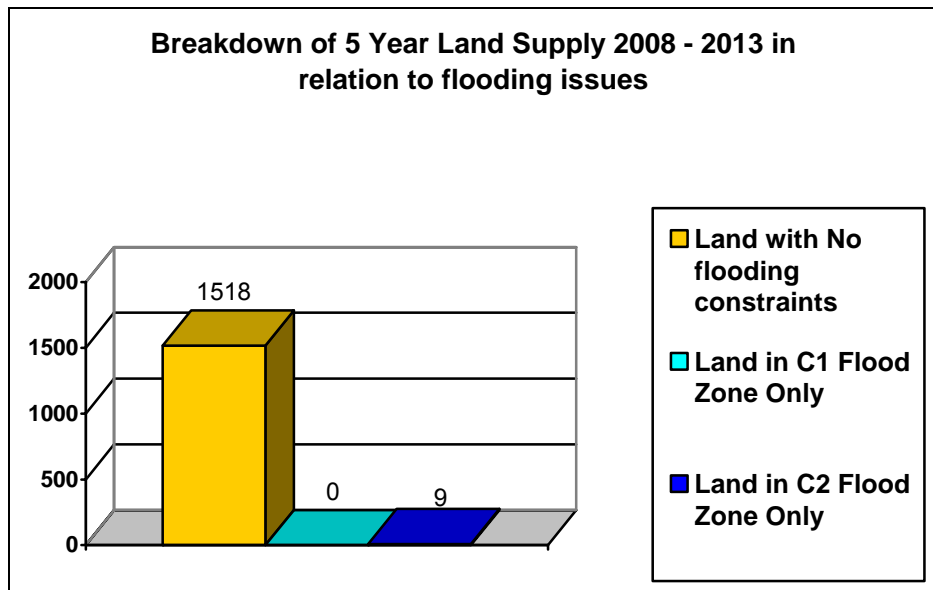


**Figure 10a : Pembrokeshire Coast National Park total land supply in relation to flooding issues**

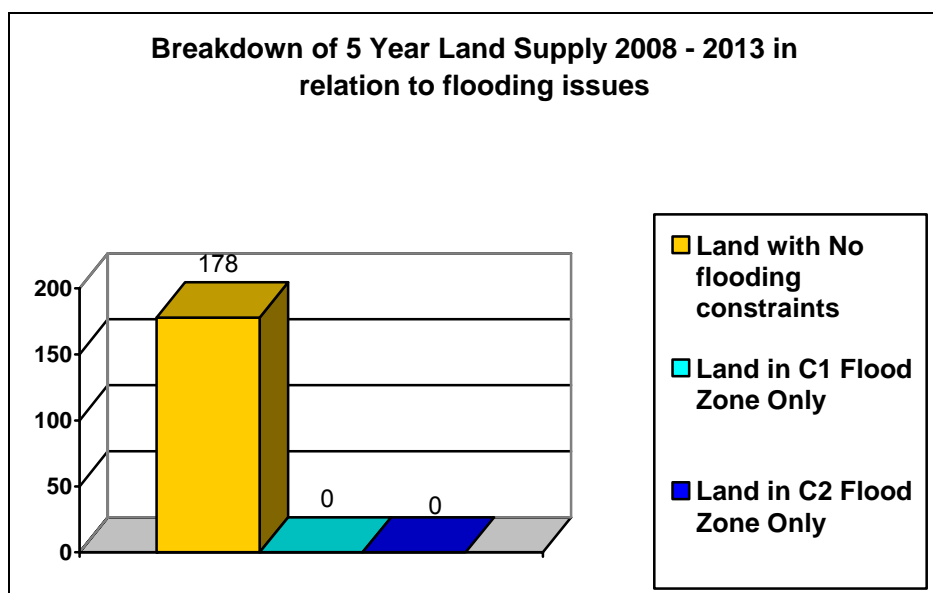


12.3 Figures 11 and 11a 11 illustrate that 9 of the dwelling units within the five year supply are on land within a C1 or C2 flood zone i.e. subject to flood risk. Figure 13 and 13a show that 25 completions have taken place within the C1/C2 flood plain in the period 01<sup>st</sup> April 2007 – 01<sup>st</sup> April 2008. This equates to 6% of the total large site completions total of 416 units.

**Figure 11: Pembrokeshire County breakdown of 5 year land supply 2008-2013 in relation to flooding issues**



**Figure 11a: Pembrokeshire Coast National Park breakdown of 5 year land supply 2008-2013 in relation to flooding issues**



**Figure 12: Pembrokeshire County**

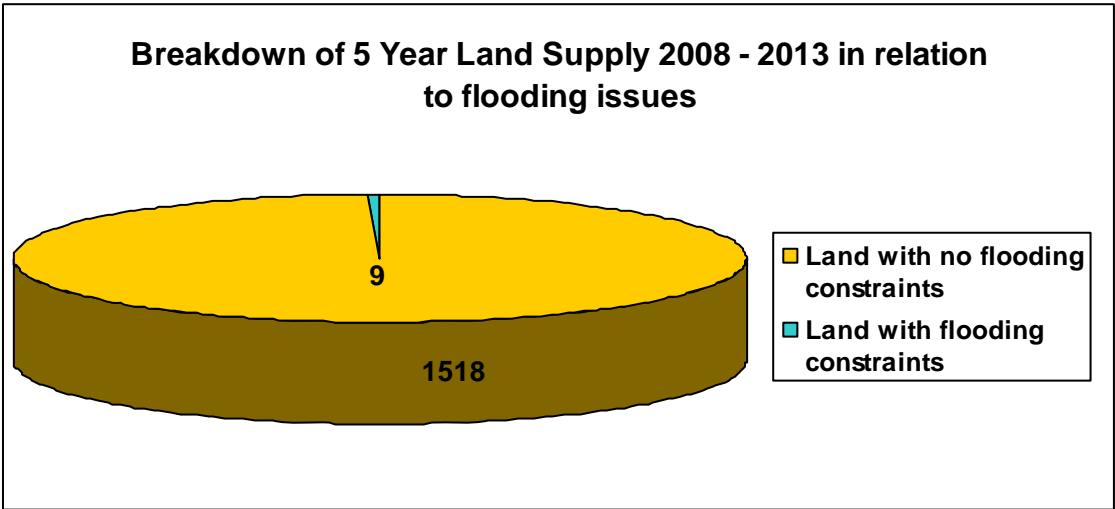


Figure 12a: Pembrokeshire Coast National Park

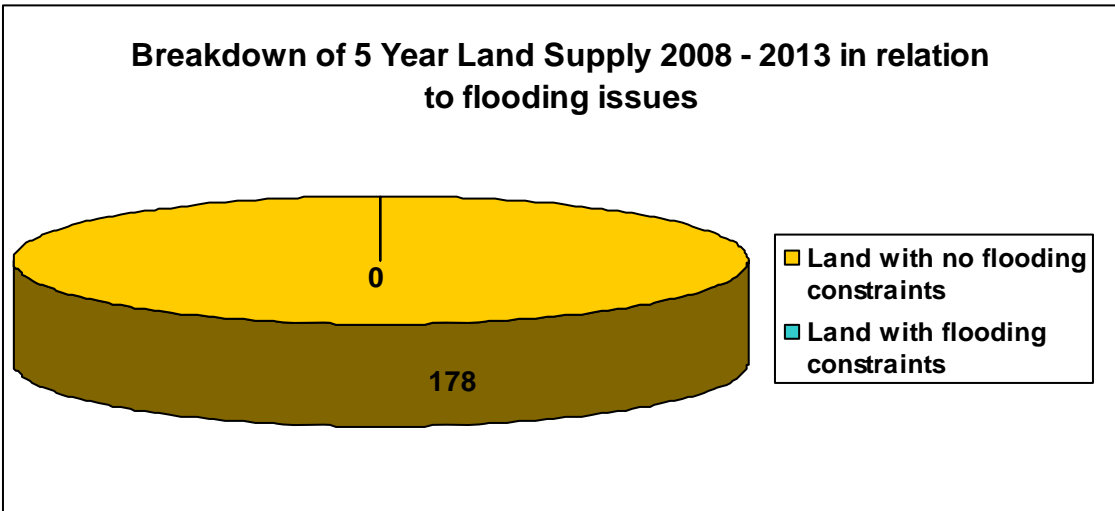
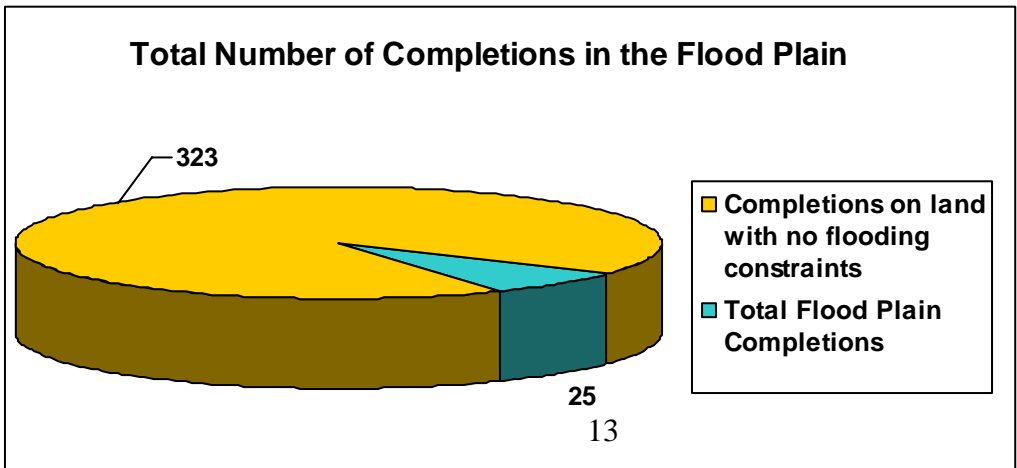
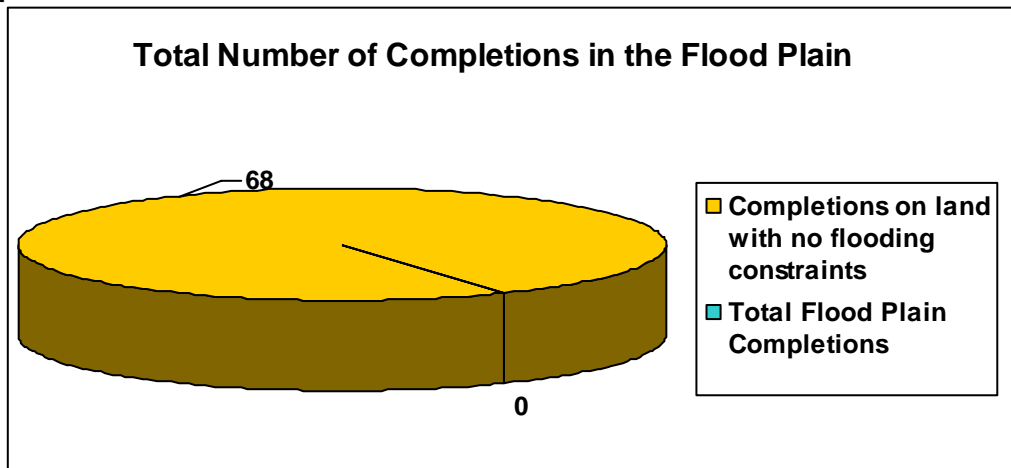


Figure 13: Pembrokeshire County Total large site completions in the flood plain





**Figure 13a: Pembrokeshire Coast National Park Total large site completions in the flood plain**



### 13.0 CONCLUSION

- 13.1 The current study based on the position at 01<sup>st</sup> April 2008 shows that the County of Pembrokeshire including Pembrokeshire Coast National Park to have land available to provide a 5.4 year land supply when set against the Joint UDP.
- 13.2 As indicated in Tables 1-3, development of sites for fewer than five dwellings remains an important component of the housing supply. Small sites currently contribute 43% of the overall dwelling provision in the Pembrokeshire area. Given this high proportionate contribution, there continues to be a need for this to be closely monitored in future studies.

**ANNUAL COMPLETIONS IN PEMBROKESHIRE COUNTY**  
**1<sup>st</sup> July 1997- 31st March 2008 (9.75 years)**

<b>COMPLETIONS</b>	<b>1999/2000</b>	<b>2000/01</b>	<b>2001/2</b>	<b>2002/3</b>	<b>2003/4</b>	<b>2004/5</b>
Large sites	790		516		671	
Small sites	238	189	74	193	86	249
<b>2YEAR TOTALS</b>	<b>1217</b>		<b>783</b>		<b>1006</b>	

<b>COMPLETIONS</b>	<b>2005/6</b>	<b>1<sup>st</sup> July 2006/31st March 2007*</b>	<b>31<sup>st</sup> March 07 - 01<sup>st</sup> April 2008</b>
Large sites	925		348
Small sites	303	74	343
<b>2YEAR TOTALS</b>	<b>1302</b>		<b>691</b>

**ANNUAL COMPLETIONS IN PEMBS COAST NATIONAL PARK**  
**DEC 1995- 31st March 2008 (10.25 years)**

<b>COMPLETIONS</b>	<b>1995/6</b>	<b>1996/7</b>	<b>1997/8</b>	<b>1998/9</b>	<b>1999/2000</b>	<b>2000/1</b>	<b>2001/2</b>	<b>2002/3</b>	<b>2003/ 4</b>	<b>2004/5</b>
Large sites	74	33	22	33	41	30	65		65	
Small sites	26	21	36	64	80		32	43	32	35
<b>2YEAR TOTALS</b>	<b>154</b>		<b>155</b>		<b>151</b>		<b>140</b>		<b>132</b>	

<b>COMPLETIONS</b>	<b>2005/6</b>	<b>1<sup>st</sup> July 06/31st March 2007*</b>	<b>31<sup>st</sup> March 07 - 01<sup>st</sup> April 2008</b>
Large sites	96		68
Small sites	25	29	38
<b>TOTALS</b>	<b>150</b>		<b>106</b>

## DEVELOPMENT PLANS

(A) DYFED STRUCTURE PLAN (including Alterations No. 1)

End date of current Structure Plan was July 1996.

Supplementary Planning Guidance on Housing Allocations, produced in July 1994, rolled forward the housing allocations beyond July 1996 to 2006.

(B) LOCAL PLANS

As well as the Structure Plan the following Adopted Local Plans covered the County and the National Park until the adoption of the UDP in July 2006:

- County of Pembrokeshire :- Pembrokeshire Coast National Park Local Plan (Adopted April 1999),
- North Pembrokeshire Local Plan (adopted February 1998)
- South Pembrokeshire Local Plan (adopted July 1998).

NORTH PEMBROKESHIRE

Deposit Plan published in March 1994.

Public Local Plan Inquiry held in November/December 1994. Inspector's Report considered by District Council. Modifications published.

Pembrokeshire County Council adopted the Plan in February 1998.

SOUTH PEMBROKESHIRE

Deposit Plan published in December 1995.

Objections/representations heard at Inquiry in 1996. Pembrokeshire County Council published (April 1998) proposed modifications in light of the Inspector's Report following the public inquiry.

Pembrokeshire County Council adopted the Plan in July 1998.

PEMBROKESHIRE COAST NATIONAL PARK

Consultation Draft issued for Consultation September 1994.

Deposit Plan published January 1996.

Proposed Changes Document issued September 1996.

Public Inquiry into objections to this Plan held March – May 1997.

Inspectors Report on Inquiry published March 1998.

Plan adopted in April 1999.

(C) JOINT UNITARY DEVELOPMENT PLAN for PEMBROKESHIRE 2000-2016 (JUDP)

Deposit JUDP published in May 2002.

Proposed Changes documents published June –August 2003

Public Inquiry commenced January 2004.

The Inspector's report was presented to the Authorities in November 2005.

Proposed Modifications to the plan were issued early in 2006.

The plan was adopted in July 2006.

**PEMBROKESHIRE COAST NATIONAL PARK**

**SMALL SITES CONTRIBUTION TO LAND SUPPLY**

a)	Dwellings Completed on small sites 07-08	38 units
b)	Projected Small sites contribution over the next 5 years based on past rates of completion	165 units
c)	Completions on Small Sites 87-08	
	87 to 88	51
	88 to 89	55
	89 to 90	76
	90 to 91	114
	91 to 92	60
	92 to 93	66
	93 to 94	57
	94 to 95	34
	95 to 96	26
	96 to 97	21
	97 to 98	36
	98 to 99	64
	99 to 00	31
	00 to 01	64
	01 to 02	32 )
	02 to 03	43 )
	03 to 04	32 )
	04 to 05	35 )
	05 to 06	25
	06 to 07*	
	(9 months)	29
	07 to 08	38

Total completions over last 20.75 year period – 989 units –average of 48 units pa

Last 10.75 years have seen 429 completions – average of 40 pa

**Projection contribution agreed of 200 units over next 5 year period ie 40 pa**

Last 4.75 years have seen 159 completions – 33pa

**ANNEX 3 (b)**

**PEMBROKESHIRE COUNTY COUNCIL AREA**

### SMALL SITES CONTRIBUTION TO LAND SUPPLY

- a) Dwellings Completed on small sites 07-08\*      343
- b) Projected Small sites contribution over the next 5 years based on past rates of completion    1110
- c) Completions on Small Sites

01/07/1998 to 31/03/2008

YEAR/LOCATION	PEMBS COUNTY TOTAL
1998-1999	39
1999-2000	238
2000-2001	189
2001-2002	74
2002-2003	193
2003-2004	86
2004-2005	249
2005-2006	303
2006- 31/03/07	74 *
2007-2008	343
<b>TOTAL (9.75 years)</b>	<b>1788</b>

**Total small sites completions over the last 4.75 years (1st July 2003-31<sup>st</sup> March 2008) for Pembs County have been 1055 units ie average of 222 pa.**

Completions over last 9.75 year period = 1788; ie average of 183 p.a.

**Agreed projection for next 5 years for Pembs County @ 222 units ie 170 p.a.**

**NB The figures shown in Annex 3 (a) and (b) are those supplied by the County Council and the National Park Authority for the 2005 study.**

**These are updated records and may not match year on year with the information published in the previous studies as previously supplied.**

**ANNEX 4**

**Affordable Housing Schedule**

Pembrokeshire County Borough Council / Pembrokeshire National Park Authority

Joint Housing Land Availability Study 2008

Market and Affordable Housing Contribution - Actual Completions and Anticipated Affordable Housing Contribution Over The Next Five Years (2008-2013)

The Joint Unitary Development Plan has been formally adopted. The Affordable housing policy contained within the plan states that the Authority will seek to achieve a target of 20% which will be applied to sites of 1.5ha and above and in large towns 0.75ha and above elsewhere.

Site Name	Settlement	Total Site Capacity	Actual Completed Units Affordable Housing 07-08	Actual Completed Units Market Housing 07-08	Remaining Capacity	Estimated affordable housing contribution 2008-2013	Estimated market housing contribution 2008-2013	Comments / Potential AH contribution based on UDP Affordale Housing Policy
<b>Private Sector</b>								
<b>North Pembrokeshire</b>								
Enc 9222, Penrhiw	Abercych	16	0	0	16	0	4	12 in 3(i)
Adj to Myrtle House	Ambleston	5	0	0	2	0	2	
Opp Lodge Fach	Blaenffos	16	0	0	16	0	0	3(i) site.
OS 3044 Former Station	Boncath	30	0	0	30	0	0	30 units in 3(i). No AH Contribution
Land Adj to the Glen, Burton	Burton	9	0	1	1	0	1	
Land at Brompton Park	Burton	5	0	2	3	0	3	
Part of Church Farm, Burton	Burton	12	0	1	3	0	3	

Former MOD Quay and Adjacent Land at Burton Ferry	Burton Ferry	5	0	0	1	0	1	
Jenkins Boat Yard	Burton Ferry	5	0	0	3	0	0	3 remaining units in 3(i)
Land South of Beech Grove, Camrose	Camrose	8	0	0	8	2	6	20% AH = 2 units
Sporadic, Wolfsdale Hall	Camrose	7	0	0	7	0	7	
Forest Farm, Cilgerran	Cilgerran	7	0	0	7	0	7	
OS Parcel 0386, Adj to the Rectory	Cilgerran	18	0	0	18	0	0	18 units in 3(i).Further AH @ 20% = 3 units
Sporadic, Pentre Farm, New Chapel	Cilgerran	11	0	0	11	0	11	
Land at OS 3428 Walton East, Clarbeston Road	Clarbeston Road	6	0	0	6	0	6	
North East Farm, Walton East	Clarbeston Road	7	0	4	3	0	3	
OS 6879 and OS 6871 Part	Clarbeston Road	20	0	0	20	0	0	3(i)site
Penty Park, Conversion	Clarbeston Road	8	0	0	1	0	1	
Site Adj Memorial Hall, Clarbeston Road	Clarbeston Road	12	0	5	1	0	1	
Land Forming Part of Longford, East of Bro'r Dderw	Clynderwen	27	0	5	10	0	10	
East of the Forge	Croesgoch	39	0	0	39	0	0	3(i) site. Potential for 7 AH units
OS 7445 North of the Forge	Croesgoch	25	0	0	25	0	0	3(i) Site. Potential for 5 AH units
Treffynon Farm, Treffynnon	Croesgoch	5	0	0	5	0	5	No A/H



Adj to Greenwell Park	Crundale	40	0	0	40	2	8	Further 30 units in 3(i). A/H @ 20% = 6 units
Cardigan Slade, Crundale	Crundale	55	0	0	55	5	20	Further 30 units in 3(i). 20% = 6 units , S106 for 30% AH is not yet signed
Fenton Barns, Fenton Home Farm	Crundale	18	0	8	4	0	4	
Opposite Woodholm Close	Crundale	13	0	0	13	0	13	No A/h
South of Elm Park	Crundale	18	0	0	18	0	18	No A/h
Land Adjacent to Greenacre, Crymych	Crymych	6	0	0	6	0	6	
Part of OS 337, Hermon Road	Crymych	9	0	2	7	0	0	7 units in 3(i)
West of Cardigan Road, ENC 0068 / 1369	Crymych	70	0	0	28	0	13	15 residual in 3(i)
Land off Maes Hafren	Eglwysrwrw	15	0	0	15	0	15	
1 High Street, Fishguard	Fishguard	7	0	0	7	0	7	
Adj Killicrankie, Goodwick	Fishguard	5	0	0	1	0	1	
Adj Llwynon, Manor Way	Fishguard	5	0	0	5	0	5	
Adj the Laurels, Pasyfron	Fishguard	5	0	0	5	0	5	
East of Vergam Tce	Fishguard	33	0	25	6	0	6	
Harbour Garge	Fishguard	7	0	7	0	0	0	Site Complete
Land South of Trem-y-Mor	Fishguard	10	0	0	10	0	10	
Maesgwynne Farm	Fishguard	120	0	10	103	0	11	89 in 3(i). There will be a 20-30% AH provision which is yet to be agreed
North of Maesgwynne	Fishguard	120	0	0	120	0	0	120 in 3(i). 20% = 24 units

Old Frenchmans Hotel	Fishguard	10	0	0	10	0	10	
Freystop Park (Summerhill)	Freystrop	28	0	0	28	0	4	No A/h. 24 in 3(i)
Land Off Targate Road, freystrop	Freystrop	10	0	0	8	0	8	
Sellwyn Farm	Freystrop	6	0	1	0	0	0	Site Complete
Land Adj to Dyffryn Garage	Goodwick	13	0	0	9	0	9	
OS 8527 Opposite "Crowstone"	Goodwick	16	0	1	13	0	1	No A/h
Preseli Crescent, Goodwick	Goodwick	21	0	2	3	0	3	
2-6 High Street	Haverfordwest	5	0	0	5	0	5	
Area of Land behind City Raod	Haverfordwest	140	0	11	78	0	78	
Arranmore, New Road Haverfordwest	Haverfordwest	5	0	0	5	0	5	
Cardigan Road	Haverfordwest	72	0	6	7	0	7	
Commercial House 6-12 Market Street	Haverfordwest	17	0	0	17	0	17	
Crows Nest, Fishguard	Haverfordwest	17	0	0	17	0	17	
Denant Farm, Dreen Hill, Dale Road	Haverfordwest	5	0	0	5	0	5	
Gas Depot, Lower Cambrian place	Haverfordwest	16	0	0	16	0	0	3(i) Site.
Hawthorne Rise	Haverfordwest	36	0	0	36	0	0	3(i) Site. Possible 7 units of A/h in future contribution
Hayguard Lane	Haverfordwest	6	0	6	6	0	0	Site Complete
Hermitage Farm	Haverfordwest	23	0	0	23	0	0	3(i) Site.
Land Adj Grahams Builders	Haverfordwest	16	0	0	16	0	16	No Affordable on site
Land W of Stepney Trc, Prenderagst	Haverfordwest	6	0	6	0	0	0	Site Complete

Lower Solbury, Dale Road	Haverfordwest	7	0	4	2	0	2	
Opp Bank House, Slade Lane	Haverfordwest	6	0	1	1	0	1	
Part OS 3675, South of Scarrowscant Lane	Haverfordwest	266	0	0	231	0	23	208 in 3(i). There is a potential future A/h contribution of @ 30 units from future permissions at 20% rate.
Shoals Hook Lane	Haverfordwest	277	0	0	277	0	0	3(i) Site. There is a potential future A/h contribution of @ 55 units from future permissions at 20% rate
Site 1 & 2 Furzy Parkland, Delapoe Drive	Haverfordwest	13	0	13	0	0	0	Site Complete
Slade Lane North	Haverfordwest	466	0	0	466	0	0	3(i) Site. There is a potential future A/h contribution of @ 93 units from future permissions at 20% rate
Slade Lane South	Haverfordwest	516	0	0	516	0	0	3(i). There is a potential future A/h contribution of @ 103 units from future permissions at 20% rate.
South of Thomas Parry way	Haverfordwest	29	0	0	29	0	0	3(i) Site.
Swan Hire, Merlins Hill	Haverfordwest	5	0	0	5	0	5	

Wesleyan Chapel, Perrots Road	Haverfordwest	10	0	0	9	0	9	
Land at Wlesh Hook Road	Haycastle Cross	7	0	0	1	0	1	
Field OS 7477, Hermon Glogue	Hermon	8	0	0	7	0	7	
Land Adj to Llwyn-Yr-Eos, Hermon	Hermon	12	0	0	2	0	2	
Land Adj Maes Y Coed Road	Hermon	7	0	0	7	0	7	
OS 709 Hermon, Glogue	Hermon	16	0	0	15	0	0	3(i) 20% AH has been negotiated = 3 units
Adj Shangrila, west Hook Road	Hook	30	0	0	30	6	24	6 AH units have been agreed. Pembrokeshire HA are in discussions
Farm Yard at Barn Farm	Hook	9	0	0	9	0	9	
Land off Pill Road, Hook	Hook	14	0	0	1	0	1	
Nash View, Newtown Road	Hook	12	0	3	9	0	9	
R/O Pill Road	Hook	12	0	0	12	0	0	3(i) No Ah
White Oaks, Newtown Road	Hook	5	0	0	5	0	5	
Sporadic - Yerboston Farm	Jeffreyston	6	0	0	6	0	6	
Adj Milford Road	Johnston	119	0	0	119	0	0	119 in 3(i). Potential for 23 A/h units @20%
Kiln Park	Johnston	26	0	0	22	0	0	Cat 3(i) site. No A/h.
Land off Glebelands, Johnston, Haverfordwest	Johnston	10	0	10	0	0	0	Site Complete

Pond Bridge Farm, Johnston	Johnston	123	0	0	123	0	40	Remainder in 3(i). NB New full pp granted post base date for 123 units but no A/h contribution.
Land Adj west Land Glose	Keeston	15	0	0	15	3	12	Affordable house has been agreed and will be reflected next time.
OS 8975 Station Road	Letterston	45	0	0	45	3	12	Remaining 30 units in 3(i). Potential for 6 units A/h @20%.
Land Adj to 47 Station road	Letterston	7	0	0	4	0	4	
Land Adj to Court House	Letterston	65	0	1	60	0	13	Remainder in 3(i). Potential contribution 10 AH unit @ 20% of remaining allocation
OS 5574	Letterston	34	0	12	0	0	0	Site Complete
Near Pwll Quarry	Llandissillo	17	0	0	17	0	0	3(i) Site
Land at River View, Llangwm	Llangwm	6	0	0	6	0	0	3(i) Site
Land South of Haggard Field 8973	Mathry	5	0	0	5	0	5	
Lochturffin, 000/00890	Mathry	6	0	0	2	0	2	
Upper House Farm	Mathry	5	0	0	5	0	5	
110 Charles Street	Milford Haven	11	0	0	11	0	11	
Depot Road, Blackbridge	Milford Haven	10	0	0	10	0	10	
Dudley Marine, Castle Pill	Milford Haven	12	0	0	12	0	0	3(i) Site

East of Bunkers Hill	Milford Haven	50	0	0	50	0	0	3(i). There is a potential future A/h contribution of 10 units from future permissions at 20% rate
East of Lilac Close	Milford Haven	75	0	0	75	0	0	75 in 3(i). There is a potential future A/h contribution of @ 15 units from future permissions at 20% rate
Field 2252, Adjacent to Elder Cottage	Milford Haven	50	0	0	49	0	0	Remainder in 3(i). There is a potential future A/h contribution of @ 9 units from future permissions at 20% rate
Green Meadow Phase 2, Steynton	Milford Haven	66	0	0	22	0	22	
Kings Function Centre, Dale Road	Milford Haven	90	0	0	90	0	0	3(i) Site. Pembrokeshire HA will be providing 20% AH = 18 dwellings
Land Adj 68 Cromwell Road	Milford Haven	5	0	0	1	0	1	
Land Adj to the Quarter Deck, Dale Road	Milford Haven	32	0	0	32	0	0	3(i) site
Land Adj to Silverstream	Milford Haven	13	0	5	0	0	0	Site Complete
Land off Woodlands Crescent	Milford Haven	19	0	0	19	0	19	

Land West of MOD Housing, Black Bridge	Milford Haven	23	0	0	6	0	6	
Liddleston Valley Estate, Silverstream	Milford Haven	70	0	0	1	0	1	
Milford Docks	Milford Haven	89	0	6	0	0	0	Site Complete
Next to the Bridge Pub, Hakin	Milford Haven	5	0	0	5	0	5	
Old Storage Buildings	Milford Haven	5	0	0	5	0	5	
OS 1864 Neyland Road, Steyton	Milford Haven	101	0	0	98	0	0	3(i) site. There will be 12 affordable units for low cost home ownership .
The Meadows	Milford Haven	70	0	0	70	0	0	3(i) site. There will be a potential contribution of 14 units A/hsg @20%.
The Ropewalk, Hakin	Milford Haven	5	0	4	0	0	0	Site Complete
Thornton Road	Milford Haven	224	0	0	224	0	0	3(i) site. There may be a potential contribution of 44 units A/hsg @20%.
Westhill Estate	Milford Haven	90	0	19	10	5	10	
Barns at Coachlands, Sageston, Tenby	Sageston	5	0	0	5	0	5	
Outbuildings at Plas, Whitchurch	Unkown	6	0	0	6	0	6	
Parry and Blackwell, Off Magdalene St	Unkown	6	0	0	6	0	6	
6-8 Picton Road, Neyland, Milford Haven	Neyland	6	0	2	4	0	4	
Barnlake Point	Neyland	19	0	0	1	0	1	

East of Poppy Drive	Neyland	101	0	0	101	9	39	53 in 3(i). There may be a potential contribution of 11 further units A/hsg @20%
Land at Bath House, Ferry Yard, Neyland	Neyland	17	0	8	1	0	1	
Wood Lane	Neyland	168	0	10	0	0	0	Site Complete
North East of Llys Glyn	Penybryn	7	0	0	7	0	0	3(i) Site
OS 8580 Penybryn	Penybryn	11	0	1	1	0	1	
Land Adj Primary School	Pont-Yr-Hafod	11	0	1	9	0	9	
Part of Field OS 4664, Punctestn	Puncteston	5	0	2	2	0	2	
Robeston House, Robeston Wathen	Robeston Wathen	6	0	0	6	0	6	
Part Os 6717, Church Road	Roch	18	0	3	5	0	5	
3 The Beacon, Rosemarket, Milford Haven	Rosemarket	8	0	0	8	0	8	
Land R/O Cheriton	Rosemarket	23	0	2	3	0	3	
Part OS 4200, N of Cefn Coed	Scleddau	15	0	0	15	0	0	3(i). No AH.
Adj New School, Spittal	Spittal	14	0	0	14	0	0	3(i) site. No A/h
Rear of Longdown Street, and Adjoining Mwtshwr	St Dogmaels	40	0	0	32	0	8	Remainder in 3(i). No AH Contribution
Land Adj Blaenffynon Farm, Tegryn	Tegryn	30	0	0	30	6	14	20% AH has been agreed equating to 6 dwellings.
North of Bulford Road	Tiers Cross	22	0	0	22	0	0	3(i) 20% AH has been negotiated = 4 units
East of Amenity Area	Trecwm	6	0	0	6	0	6	



Land South of Amenity Area, Trecwm	Trecwm	6	0	0	6	0	6	
Sporadic - Treberfedd, Letterson	Trecwm	7	0	0	7	0	7	
Land Adj the Manse, Trefgarn Owen	Trefgarn Owen	5	0	1	2	0	2	
Land Adj Waterston House, Waterston Milford Haven	Waterstone	18	0	0	18	4	14	20% = 4 units
Land West of Green Lane	Waterstone	7	0	6	1	0	1	
<b>South Pembrokeshire</b>								
Barley Park Cottages Site	Begelly	35	0	0	35	0	0	3(i) Site. Potential for 7 A/h units
Ext on the New Road Site	Begelly	35	0	0	35	0	0	3(i) Site. Potential for 7 A/h units
New Road/Parsonage Green	Begelly	27	0	3	1	0	1	
North of New road	Begelly	45	0	0	45	0	0	3(i) Site. Potential for 9 A/h units
National Park Caravan Site	Carew / Sageston	75	0	0	75	3	12	Remaining 60 units in 3(i). 20% = 12 units
Pincheston Farm, Sageston Farm	Carew / Sageston	9	0	0	7	0	7	
Plot 2, Runway Garage	Carew / Sageston	12	0	0	12	0	12	
South of Ashleigh house To Wood Park	Carew / Sageston	40	0	5	30	0	12	Remainder in 3(i)
Land West of Woodfiled Grove	Cosheston	16	0	0	2	0	2	
East of Bentlass Road	Hundleton	30	0	0	30	2	8	Remaining 20 units in 3(i). A/H @ 20% would provide further 4 units

Rear of Fairhaven, South East of B432O	Hundleton	9	0	2	0	0	0	Site Complete
Ext James park & Cotswold GDN	Kilgetty	36	0	0	36	0	0	3(i) 20% AH = 7 units
Land to Rear of Newtown Hall	Kilgetty	24	0	0	24	0	0	3(i) 20% AH = 5 units
Land South of Kilvelgy Park	Kilgetty	12	0	0	12	0	0	3(i).
west of Stepside School	Kilgetty	10	0	0	10	0	0	3(i)
South of Cleggars Park	Lamphey	30	0	0	30	0	0	3(i) site. Potential for 6 A/h units.
South of Cleggars Park Extension Site	Lamphey	40	0	0	40	0	0	3(i) site, Potential for 8 A/h units.
East of Bryn Awel	Llanddewi Velfrey	21	0	4	1	0	1	
Plas Crwn, Llanddewi Velfrey	Llanddewi Velfrey	5	0	0	3	0	3	
40/41 High Street	Narberth	28	0	0	6	0	6	
De Rutzen Hotel, Market Steet	Narberth	34	0	0	14	0	3	Remainder in 3(i)
Dingle Farm	Narberth	90	0	0	90	0	0	Cat 3(i) site. Potential for 18 A/h units.
East of B4313 Redstone Road	Narberth	50	0	0	50	0	0	3(i) site. Potential for 10 A/h units.
East of Northmead, Jesse Road	Narberth	52	0	0	52	0	0	3(i) site. Potential for 10 A/h units.
North of Station Road, OS 5613	Narberth	63	0	0	63	0	0	3(i) Site. AH 20% = 12 units
Rear of 1 Ivy Cottage, Mill Lane, Narbeth	Narberth	5	0	0	5	0	0	3(i) Site
The Mart Ground, Spring Gardens	Narberth	46	0	7	27	0	27	

West of Bloomfield Gardens	Narberth	50	0	0	50	0	0	3(i) site. Potential for 10 A/h units.
West of OS 9933 Rushacre	Narberth	30	0	0	30	0	0	3(i) Site. 20% AH = 6 units
Park House Hotel, Narbeth Road	New Hedges	54	0	0	36	0	36	
Adj Long Mains Monkton	Pembroke	40	0	0	40	0	0	3(i) Site. Potential for 8 A/h units.
Adj Lords Meadow Farm	Pembroke	90	0	9	58	0	20	Remainder in 3(i). Potential for 7 A/h units
Adj Monkton Swifts	Pembroke	62	0	0	62	0	0	3(i) Site. Potential for 12 A/h units.
Allotment Gardens Site, South of Woodbine Tce	Pembroke	13	0	0	9	0	9	
Golden Manor Infants	Pembroke	30	0	0	30	0	30	
Greenacre Park, Upper Lamphey Road	Pembroke	15	0	1	10	0	10	
Land at Grove Depot	Pembroke	18	0	3	5	0	5	
Land East of Grove Hill	Pembroke	11	0	5	0	0	0	Site Complete
Land Rear of Pembroke Cricket Club	Pembroke	16	0	5	10	0	10	
Long Mains Monkton	Pembroke	30	0	0	0	0	20	
Milton Manor, Milton	Pembroke	18	0	6	12	0	12	
North East Marshall Road, Monkton	Pembroke	40	0	0	40	0	0	3(i) Site. Potential for 8 A/h units.
North of Monkton Priory, Monkton	Pembroke	46	0	0	46	0	25	
North & West of Railway Tunnel	Pembroke	70	0	0	70	0	0	3(i) Site. Potential for 14 A/h units.
Rear of Victoria Terrace	Pembroke	8	0	8	0	0	0	Site Complete

Rocky Park (Pembroke River)	Pembroke	19	0	9	0	0	0	Site Complete
Site of Cattlemarket, North of Orchard Buildings	Pembroke	10	0	1	0	0	0	Site Complete
South of South Terrace	Pembroke	36	0	0	36	0	0	3(i)site. Potential for 7 A/h units.
The Hgert Field, Grove Street	Pembroke	6	0	1	5	0	5	
The Moat House, Commons Road	Pembroke	9	0	0	0	0	0	Site Complete
26 Nelson Street	Pembroke Dock	5	0	0	5	0	5	
49,51,53 Laws Street, Pembroke Dock	Pembroke Dock	9	0	9	0	0	0	Site Complete
7 Pembroke Street, Pembroke Dock	Pembroke Dock	11	0	0	11	0	11	
Adj South Pemb Hospital, Fort Road, Pembroke Dock	Pembroke Dock	24	0	0	24	0	24	
Adj to Fairways, Pennar	Pembroke Dock	17	0	0	1	0	1	
Cenarth Close, Off Essex Road, Llanion Park	Pembroke Dock	23	0	0	1	0	1	
East of Hill Farm, Imble	Pembroke Dock	38	0	0	38	0	0	3(i) Site. Potential for 7 A/h units.
East of Sycamore Street	Pembroke Dock	17	0	4	8	0	8	
Fairway	Pembroke Dock	17	0	0	1	0	1	
Hobbs Point, Llanion	Pembroke Dock	6	0	0	4	0	4	
Land Adj Military road Pennar	Pembroke Dock	5	0	5	0	0	0	Site Complete
Land at West Llanion, North of Essex Road	Pembroke Dock	30	0	4	12	0	12	
Land North of Cleddau, Bridge Hotel	Pembroke Dock	5	0	0	5	0	5	

Lavine Drive	Pembroke Dock	31	0	2	0	0	0	Site Complete
Lower Llanreath, 096/00007	Pembroke Dock	13	0	0	4	0	4	
North of Imble Lane	Pembroke Dock	40	0	0	40	0	0	Cat 3(i) site. Potential for 8 A/h units.
North of Pembroke Road	Pembroke Dock	60	0	0	60	0	0	Cat 3(i) site. Potential for 12 A/h units.
Nos 5 & 7 Prospect Place, Pembroke Dock	Pembroke Dock	6	0	6	0	0	0	Site Complete
Patricks Hill / The Hayes, Llanreath	Pembroke Dock	43	0	3	10	0	10	
Pennar Filling Station	Pembroke Dock	12	0	2	5	0	5	
Pennar Park, Pembroke Dock	Pembroke Dock	136	0	11	91	0	53	Remainder in 3(i).
South of Military Road	Pembroke Dock	40	0	0	40	0	0	3(i) Site. Potential for 8 A/h units.
South of Nos 1-7	Pembroke Dock	17	0	0	17	0	0	3(i) site.
South of Pembroke Road, West of Pembroke School	Pembroke Dock	60	0	0	60	0	0	3(i) Site. Potential for 12 A/h units.
South of Stranraer Road	Pembroke Dock	10	0	0	10	0	10	No A/h
South west of Nelson St, Pennar	Pembroke Dock	15	0	0	14	0	0	No A/h
Springfield Road, South Side of Imble Lane	Pembroke Dock	21	0	0	1	0	1	
The Boat House, Beach Road, Llanreath	Pembroke Dock	5	0	0	5	0	5	
West of Ferry Road, Lower Pennar	Pembroke Dock	18	0	3	2	0	2	
West of Waterloo Road	Pembroke Dock	55	0	0	13	0	13	

Penally Heights	Penally	49	0	1	4	0	4	
Ashburn Arms	Pentlepoir	7	0	0	7	0	7	
Land South of Valley Road	Pentlepoir	13	0	0	13	0	13	
Rear of Rosemount, Princes Gate	Princes Gate	6	0	1	0	0	0	
Land at Maes Elwyn John	Reynalton	6	0	0	6	0	6	
Slate Mill, Kilgetty Lane	Stepaside	10	0	1	4	0	4	
North Of Elm Grove	St Florence	6	0	1	0	0	0	Site Complete
North of elm Grove, St Florence, Tenby	St Florence	6	0	0	6	0	6	
Greenfields Holiday Park	Templeton	10	0	0	10	0	0	3(i) Site.
Land South of the B4315	Templeton	25	0	0	25	2	8	Remaining 15 units in 3(i)- may be 3 additional A/H units ?
North of West Lane	Templeton	5	0	0	5	0	5	
<b>Public Sector</b>								
<b>North Pembrokeshire</b>								
Site of Fishguard Infant School	Fishguard	15	0	0	15	0	15	Owned by Council but will sold for private development
<b>Housing Association Pubic</b>								
<b>North Pembrokeshire</b>								
Land Adj to Iron Duke Hotel	Clynderwen	26	0	0	26	26	0	
South of Merlins House	Haverfordwest	42	2	0	0	0	0	Site Complete
Land at Glebeland, Hakin, Millford Haven	Milford Haven	31	0	0	31	31	0	
Phase 4, Grove Estate	Milford Haven	52	0	0	48	48	0	Pembrokeshire HA
Shop Units, Waterloo Square	Milford Haven	6	0	6	0	0	0	
Honeyborough Farm, Inc Neyland Vale	Neyland	48	18	0	0	0	0	Site Complete

Adj Pennar Football Club, St Johns Road	Pembroke Dock	10	0	0	10	10	0	
<b>PEMBROKESHIRE COAST NATIONAL PARK</b>								
<b>Private Sector</b>								
Castle Way	Dale	5	0	0	5	1	4	Based on 20% JUDP target
Opp Bay View Terrace	Dinas Cross	6	0	0	6	0	0	3(i) site.
West of Devon Court	Freshwater Easte	5	0	0	4	0	1	3 in 3(i)
R/O Sir Benfro Hotel	Herbandston	12	0	0	12	0	0	3(i) Site
Land Rear of Bush Terrace	Jameston	16	0	0	2	0	2	
The Stable yard, Lawrenny	Lawrenny	12	0	1	3	0	3	
Blockett Farm	Little Haven	10	0	0	10	0	3	7 in 3(i).
Cambrian Hotel	Saundersfoot	16	0	0	16	0	16	8 AH homes have been secured on the adjacent car park site
Jones & Teague Boatyard	Saundersfoot	10	0	0	10	2	8	2 AH units have been secured.
Land Adj to the Ridgeway and the Incline	Saundersfoot	21	0	0	16	0	16	
Land at Gorse Hill, Sandyhill Park	Saundersfoot	6	0	3	0	0	0	Site Complete
Rear of Cambrian Hotel	Saundersfoot	30	0	0	30	8	22	8 AH have been secured.
Rhodewood House Hotel, Bridges Hill	Saundersfoot	36	0	22	14	0	14	
Adj Bro Dawel	Solva	18	0	0	18	0	0	3(i) Site.
Land at Ynys Dawel	Solva	7	0	0	7	0	0	3(i) Site
North of Twr Y Felin	St Davids	26	0	1	21	0	8	13 in 3(i) AH?

Land N/O Burgage Green Close, St Ishmaels	St Ishmaels	5	0	1	3	0	3	
Butterhill Farm	St Ishmaels	5	0	2	3	0	3	
Morgans Way	Summerhill	7	0	1	0	0	0	Site Complete
37 Victoria Street	Tenby	5	0	5	0	0	0	Site Complete
Brynhir Tenby.	Tenby	120	0	0	120	0	0	3(i) Site. There will be 20% AH = 24 units
Coburg Garage Site, Upper Frog Street	Tenby	12	0	0	12	0	12	
Guildhall & Glendower House	Tenby	19	0	0	19	0	19	
Haytor Gardens Narbeth Road	Tenby	17	0	1	2	0	2	
North Cliffe	Tenby	20	0	5	0	0	0	Site Complete
Old Pumping Station, Marsh Road	Tenby	6	0	6	0	0	0	Site Complete
Paralon House (Swn-y-Don)	Tenby	7	0	4	0	0	0	Site Complete
Picton House & Cobra House, Upper Frog Street	Tenby	6	0	6	0	0	0	Site Complete
Scout and Guide Hall, Warren Street	Tenby	6	0	6	0	0	0	Site Complete
Tall Ships Hotel	Tenby	5	0	5	0	0	0	Site Complete
Picton Home Farm	The Rhos	8	0	0	8	0	8	
Boulston Manor, Uzmaston	Uzmaston	5	0	0	5	0	5	
Rear of Caeglas & llygod-yr-Haul	Whitchurch	5	0	0	5	0	5	
<b>Housing Association Pubic</b>								
Land to the Rear of Royal Oak	Newport	13	0	0	13	13	0	Tai Cantref
<b>TOTAL</b>			<b>20</b>			<b>191</b>		



### Small sites- Pembrokeshire National Park

Housing Association Public								
66 Knowling Mead	Tenby	3	0	0	0	0	0	Pembs HA
Land adj to 2 Dewing Av, Shrinkle	Manorbier	4	0	0	0	0	0	Pembs HA
The Old Garages, Heywood Lane	Tenby	4	4	0	0	0	0	Pembs HA
Between Gray Avenue and Honsel Avenue	Manorbier	3	3	0	0	0	0	Pembs HA
Adj 6 Bryn Deri	Llanychaer	2	0	0	2	2	0	Tai Cantref
Heywood Lodge Hotel	Tenby	4	0	0	4	1	3	Private (S106)
Land off Honsel Avenue	Manorbier	3	0	0	3	3	0	Pembs HA
Land to rear of Maescynon	Croswell	1	0	0	1	1	0	Private (S106)
Redundant engineering works	Glanrhyd	4	0	0	4	1	3	Private (S106)
<b>OVERALL TOTAL</b>			<b>27</b>			<b>199</b>		

## ANNEX 5: SITE SCHEDULE

## ANNEX 6: SITE LOCATION MAP









