

**COUNTY OF PEMBROKESHIRE
Including
PEMBROKESHIRE COAST NATIONAL PARK**

**JOINT HOUSING LAND AVAILABILITY STUDY
CO-ORDINATED BY THE DEPARTMENT OF THE ECONOMY
AND TRANSPORT (DE&T) OF THE WELSH ASSEMBLY
GOVERNMENT**

**01ST APRIL 2009
IN CO-OPERATION WITH THE STUDY GROUP:**

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

JULY 2010

(This study is prepared by the Joint Housing Land Availability Study Group)

JOINT LAND AVAILABILITY STUDY

PEMBROKESHIRE COUNTY INCLUDING PEMBROKESHIRE COAST NATIONAL PARK – 01ST APRIL 2009

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 June 2010 for the County of Pembrokeshire, including the Pembrokeshire Coast National Park Authority area. It replaces the last published report for a base date of 1st April 2008.
- 1.2 The current report presents the findings for the area at a base date of 1st April 2009. The report has been prepared by the Study Group in accordance with advice contained in Planning Policy Wales (2010) 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 1st base date each year.
- 1.3 Prior to the 1st 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 (2010)

- 2.2 Paragraph 9.2.3 of Planning Policy Wales (2010) 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 2009
SITES CAPABLE OF ACCOMMODATING 10 OR MORE UNITS
PEMBROKESHIRE COUNTY AND PEMBROKESHIRE COAST NATIONAL PARK**

| | PROPOSED UNITS | AREA (HA) | CATEGORISATION | | | | | UNITS COMPLETE 1/4/08 31/3/09 | |
|----------------|----------------|-----------|----------------|----|------|----|------|-------------------------------------|-------|
| | | | U/C | 1 | 2 | 2* | 3(i) | | 3(ii) |
| PRIVATE SECTOR | 6860 | 321.99 | 94 | 49 | 1481 | 0 | 5236 | 0 | 181 |
| HA PRIVATE | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PUBLIC SECTOR | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| HA PUBLIC | 176 | 7.76 | 66 | 12 | 81 | 0 | 17 | 0 | 39 |
| TOTAL | 7036 | 329.75 | 160 | 61 | 1562 | 0 | 5253 | 0 | 220 |

| | | |
|----------------------------|--|-------------|
| TOTAL DWELLINGS AVAILABLE: | PRIVATE SECTOR | 1624 |
| | HA – PRIVATE | 0 |
| | PUBLIC SECTOR | 0 |
| | HA – PUBLIC | 159 |
| | TOTAL | 1783 |
| | * Forecast contribution by small sites | 1425 |
| | Large and Small Site 5 year total | 3208 |

Small Site Completions 2004-2009 (See Annex 3a for small site figures)

| PEMBROKESHIRE COUNTY | | PEMBROKESHIRE NATIONAL PARK | |
|--------------------------------|-------------|-----------------------------|-------------|
| YEAR | COMPLETIONS | YEAR | COMPLETIONS |
| 2005 | 249 | 2005 | 35 |
| 2006 | 303 | 2006 | 25 |
| 2007** | 74 | 2007** | 29 |
| 2008 | 343 | 2008 | 38 |
| 2009 | 227 | 2009 | 30 |
| *Total 5 Year Forecast | 1196 | | 157 |
| 1353/4.75=285 X5 = 1425 | | | |

* 5 year forecast contribution by small sites = 285 p.a = 1425

** Note small sites completions for the 9 month period from 01st July 2006-31st March 2007

TABLE 2

Pembrokeshire Coast National Park

**LAND AVAILABLE FOR HOUSING (EXCLUDING s106 SITES)
AS AT 1 APRIL 2009
SITES CAPABLE OF ACCOMMODATING 10 OR MORE UNITS
PEMBROKESHIRE COAST NATIONAL PARK**

| | PROPOSED UNITS | AREA (HA) | CATEGORISATION | | | | | UNITS COMPLETE 1/4/08 31/3/09 | |
|----------------|----------------|--------------|----------------|----------|------------|----------|------------|-------------------------------------|-----------|
| | | | U/C | 1 | 2 | 2* | 3(i) | | 3(ii) |
| PRIVATE SECTOR | 360 | 21.64 | 9 | 6 | 142 | 0 | 203 | 0 | 36 |
| HA PRIVATE | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PUBLIC SECTOR | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| HA PUBLIC | 6 | 0.49 | 0 | 0 | 6 | 0 | 0 | 0 | 13 |
| TOTAL | 366 | 22.13 | 9 | 6 | 148 | 0 | 203 | 0 | 49 |

| | | |
|----------------------------|--|------------|
| TOTAL DWELLINGS AVAILABLE: | PRIVATE SECTOR | 157 |
| | HA – PRIVATE | 0 |
| | PUBLIC SECTOR | 0 |
| | HA – PUBLIC | 6 |
| | TOTAL | 163 |
| | * Forecast contribution by small sites | 165 |
| | Large and Small Site 5 year total | 328 |

Small Site Completions 2004-2009 (See Annex 3a for small site figures)

| PEMBROKESHIRE NATIONAL PARK | |
|-----------------------------|-------------|
| YEAR | COMPLETIONS |
| 2005 | 35 |
| 2006 | 25 |
| 2007** | 29 |
| 2008 | 38 |
| 2009 | 30 |
| 157/4.75=33 X5 = 165 | |

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

** Note small sites completions for the 9 month period from 01st July 2006-31st March 2007

TABLE 2

Pembrokeshire County

LAND AVAILABLE FOR HOUSING (EXCLUDING s106 SITES) AS AT 1 APRIL 2009 SITES CAPABLE OF ACCOMMODATING 10 OR MORE UNITS PEMBROKESHIRE COUNTY

| | PROPOSED UNITS | AREA (HA) | CATEGORISATION | | | | | UNITS COMPLETE 1/4/08 31/3/09 | |
|----------------|----------------|-----------|----------------|----|------|----|------|-------------------------------------|-------|
| | | | U/C | 1 | 2 | 2* | 3(i) | | 3(ii) |
| PRIVATE SECTOR | 6500 | 300.35 | 85 | 43 | 1339 | 0 | 5033 | 0 | 145 |
| HA PRIVATE | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PUBLIC SECTOR | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| HA PUBLIC | 170 | 7.27 | 66 | 12 | 75 | 0 | 17 | 0 | 26 |
| TOTAL | 6670 | 307.62 | 151 | 55 | 1414 | 0 | 5050 | 0 | 171 |

| | | |
|----------------------------|--|-------------|
| TOTAL DWELLINGS AVAILABLE: | PRIVATE SECTOR | 1467 |
| | HA – PRIVATE | 0 |
| | PUBLIC SECTOR | 0 |
| | HA – PUBLIC | 153 |
| | TOTAL | 1620 |
| | * Forecast contribution by small sites | 1260 |
| | Large and Small Site 5 year total | 2880 |

Small Site Completions 2004-2009 (See Annex 3a for small site figures)

| PEMBROKESHIRE COUNTY | |
|----------------------------------|-------------|
| YEAR | COMPLETIONS |
| 2005 | 249 |
| 2006 | 303 |
| 2007** | 74 |
| 2008** | 343 |
| 2009 | 227 |
| 1196/4.75 = 252 X5 = 1260 | |

* 5 year forecast contribution by small sites = 1260 (252pa)

** Note small sites completions for the 9 month period from 01st July 2006 - 31st March 2007

3.0 Findings

- 3.1 The five year supply in the County of Pembrokeshire and the Pembrokeshire Coast National Park area as at 01st April 2009 was 3208 dwellings on large sites. There were 220 dwellings completed over the last year on sites over five units. Small site contribute significantly to the total overall completions. There were 227 small site completions in the Pembrokeshire Unitary Authority area and a further 30 in Pembrokeshire Coast National Park.
- 3.2 A total of 160 units were under construction at 01st April 2009.
- 3.3 Category 3(i) contains 5253 units, there are no units in category 3(ii).

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

4.1 **Basis for Comparison**

(NB The completions calculation for this study is for the 12 month period from 1st April 2008 to the 1st of April 2009)

- 4.1.2 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.

4.2 **Results of Comparison**

- 4.2.1 The results of the 2009 study show that the Joint Authority area as a whole has a 5.7 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 2009
BASED ON THE JOINT UNITARY DEVELOPMENT PLAN 2000-2016**

| AREA/ ZONE | JOINT UDP PROVISION 2000-2016 a | COMPLETIONS 30/06/2000- 31/03/2009 (8.75Years) b | REMAINDER 01/04/2009- 01/04/2016 (7 years) c=a-b | 5 YEAR REQUIREMENT 2009-2014 d D=C/8X5 | TOTAL ANNUAL BUILDING REQUIREMENT e=d/5 | TOTAL LAND AVAILABLE f | TOTAL LAND SUPPLY IN YEARS g=f/e |
|--|--|---|---|---|---|--|---|
| PEMBROKESHIRE & NATIONAL PARK | 9000 | 5066 | 3934 | 2810 | 562 | 3208 | 5.7 |

Note:

(b) Includes 2009 small site completions = 257

(f) Includes projected contribution of small sites based on last five years completions average for 2009-2014 = 1425 units (See Table 1 & Annex 3)

5. **PART 3 - COMMENTARY**

5.1 **Completions**

- 5.1.2 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 54% 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.
- 5.1.3 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. A significant downturn in economic conditions has taken place over the past two years and this is evidenced in this years study by the fall in recorded house completions.
- 5.1.4 The particular circumstances within the National Park, where a policy of restraint applies, are discussed later in the report.
- 5.1.5 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 1st JULY 2000 – 31st MARCH 2009 (8.75 YEARS)

| JUDP | COMPLETIONS 01/07/00– 31/03/09 (8.75 years) | ANNUAL AVERAGE |
|---|--|---------------------------|
| Joint PCC/PCNPAuthority Area | 5066 | 579 |

- 5.1.6 Table B indicates that the rate of completions over the years since the commencement of the UDP period is running at an average of 579 dwelling completions per annum.

5.2 **Land Supply Compared to Past Building Rates**

- 5.2.1 Table C sets out the comparison between the current land supply and past building rates. Using the average for the past 5.75 years, the land currently agreed to be available would last for a further 4.8 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 01/04/2014 | 01/07/2000 – 31/03/2009 (8.75 Years) | | 2003/2004 – 31/03/2009 (5.75 Years) | |
|----------------------|---|--------------------------------------|----------------------|-------------------------------------|----------------------|
| | | Average Annual Completions | Years Supply of Land | Average Annual Completions | Years Supply of Land |
| Pembrokeshire | 3208 | 579 | 5.6 | 672 | 4.8 |

5.3 Completions by House Type (Dwellings over 5 units only)

5.3.1 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 2008/2009

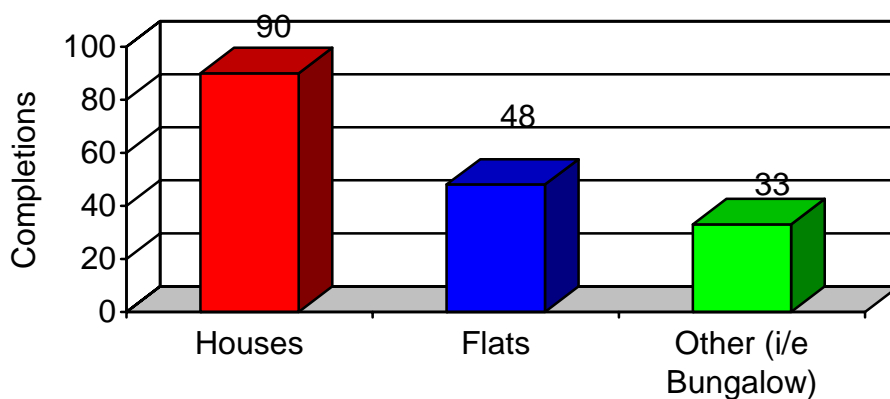
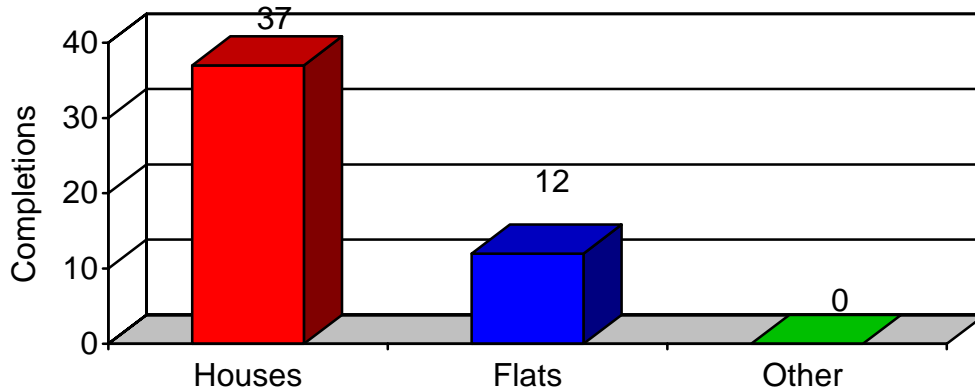


FIGURE 3a: Pembrokeshire Coast National Park Large Site (over 5 units) Completions by House Type April 2008/2009



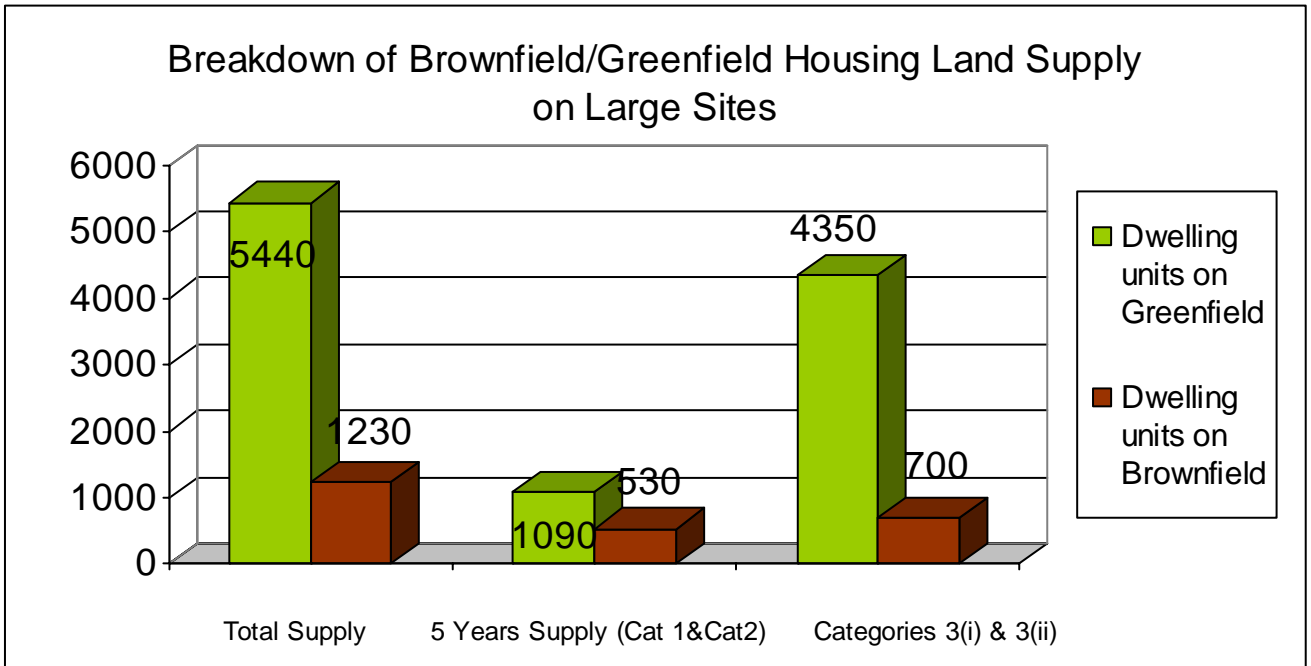
5.4 **Small Sites**

- 5.4.1 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 2009 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.
- 5.4.2 Table 1 shows that 44% of the overall land supply in Pembrokeshire/Pembs Coast National Park area is anticipated to be accommodated on small sites. This is a similar level to that recorded last year(43%). Previous studies have recorded a contribution level of around 30% by small sites 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. The increased contribution by small sites in the past two years may be a reflection of the economic impact on the development of larger sites in the area.
- 5.4.3 The scale of contribution by small sites and the rise identified in the last two years makes an accurate assessment of their contribution a pre-requisite for effectively monitoring the land supply situation across the County.

6.0 **Current Economic Climate**

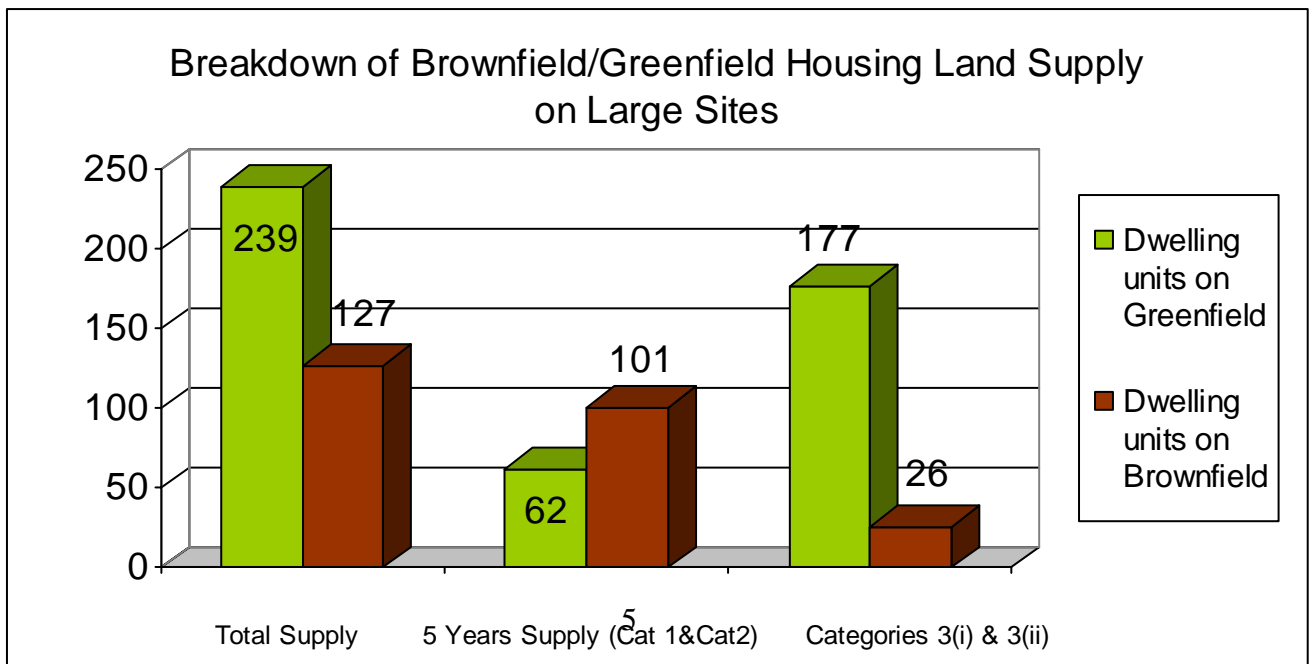
- 6.1 The impact on the housebuilding industry due to the economic circumstances prevailing over the past 18 months or so has been apparent in the last two studies. It was noted that predicting the timescale over which the current adverse economic climate would continue was difficult but for the purposes of the study it was agreed that the Group would examine each site on its merits in light of the information available.
- 6.2 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.
- 6.3 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.
- 7.0 **Previously developed Land (or Brownfield) contribution to the Land Supply**
- 7.1 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.
- 7.2 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)



7.3 Of the dwellings available within the five year period on large sites, the percentage contribution from brownfield land in Pembrokeshire County is 33% and 62% in the National Park as illustrated further in Figure 5 and 5a which follows

7.4 Figure 4, above demonstrates that overall approximately 18% of the Pembrokeshire County's total land supply comprises brownfield land and 32% within Pembrokeshire Coast National Park.

Figure 5: Pembrokeshire County Percentage of Brownfield Land 2009-2014 (Large sites)

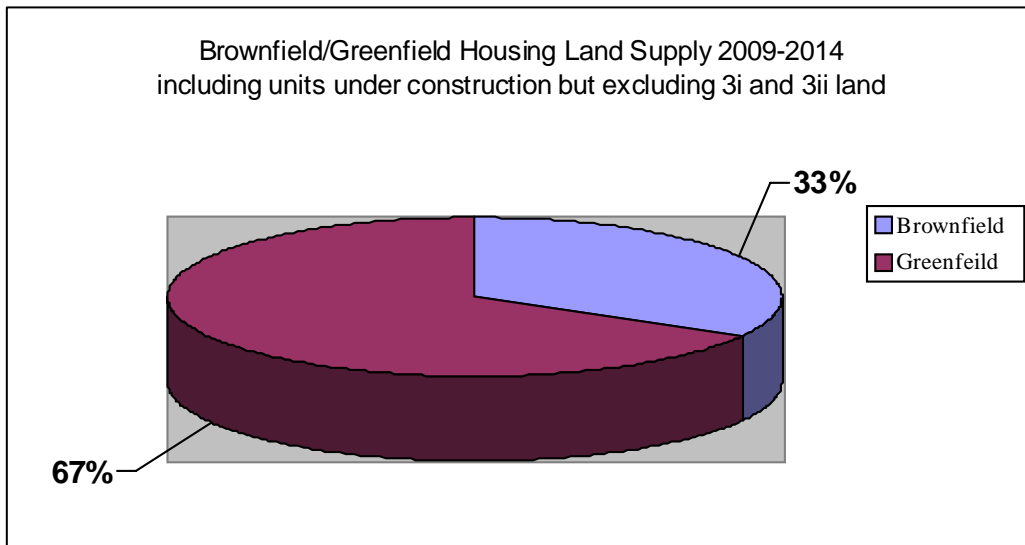
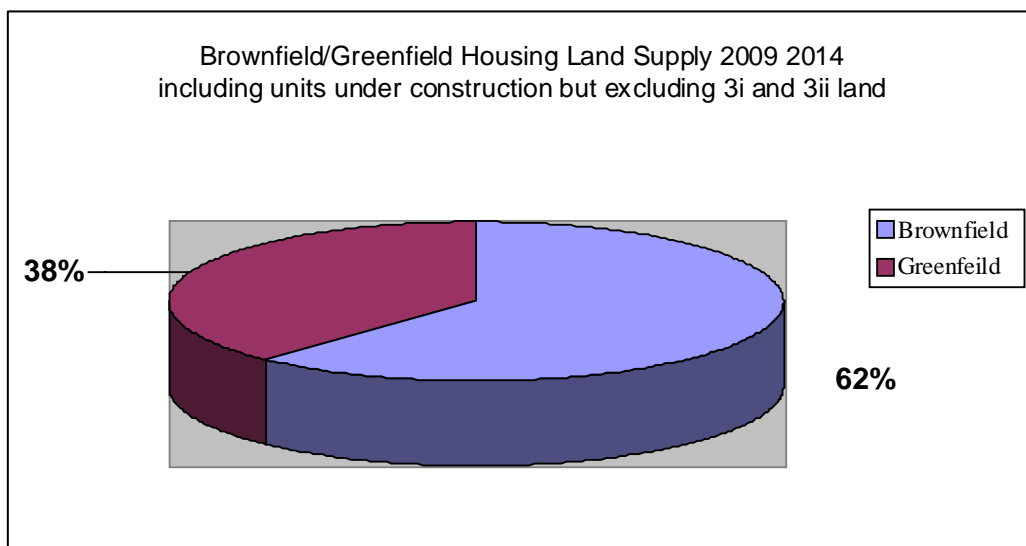


Figure 5a: Pembrokeshire Coast National Park Percentage of Brownfield Land 2009-2014 (large sites)



7.5 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 54 % have occurred on brownfield sites in Pembrokeshire County and 65% within Pembrokeshire Coast National Park.

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

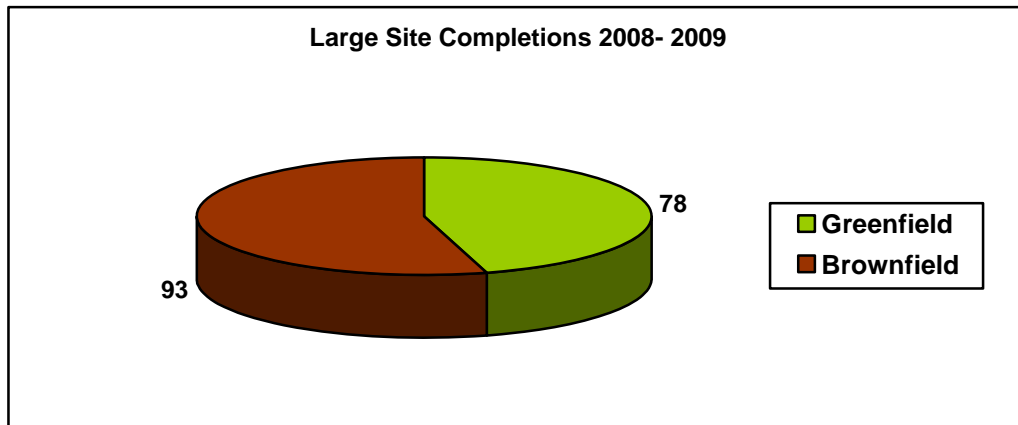
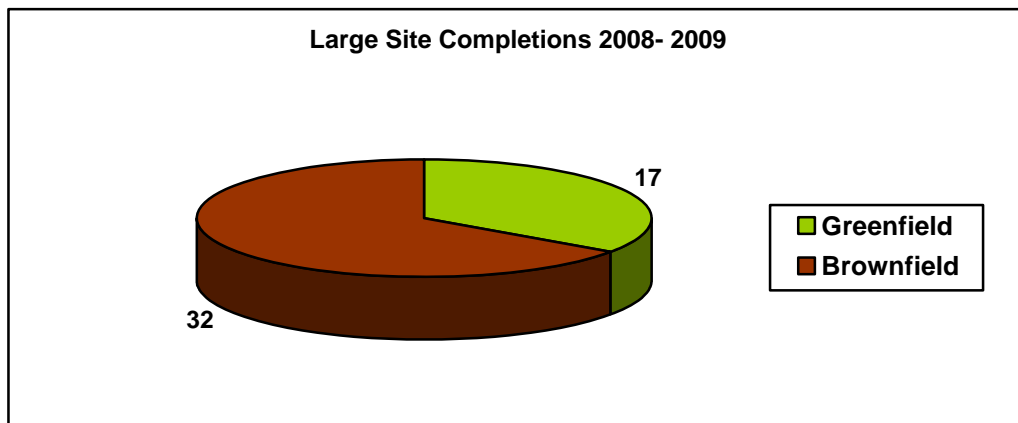


Figure 6a – Pembrokeshire Coast National Park Large Site Completions (over five dwellings) on Greenfield / Brownfield Land



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

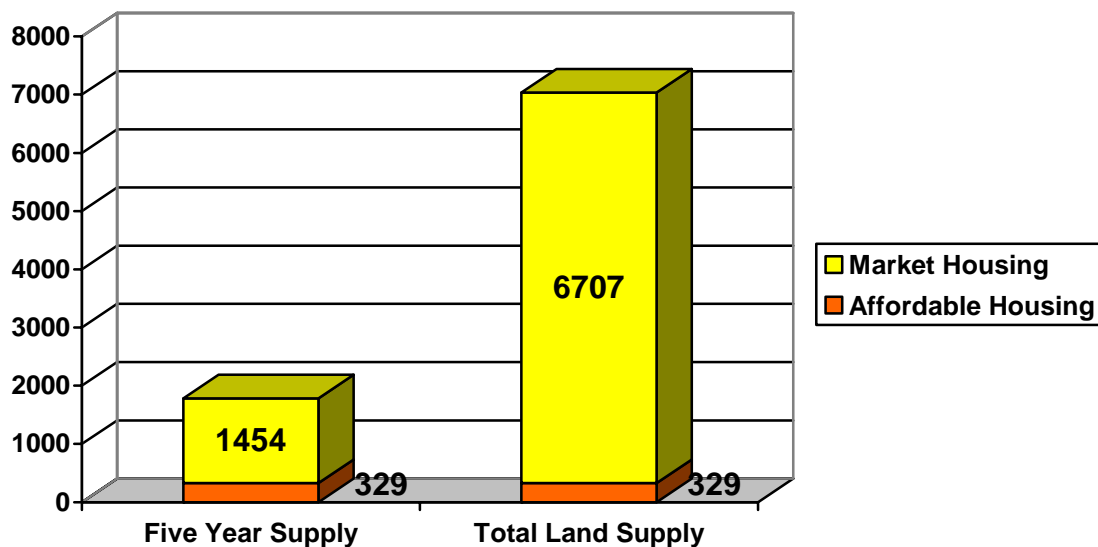
8.0 Affordable Housing

8.1 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).

- 8.2 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.
- 8.3 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.

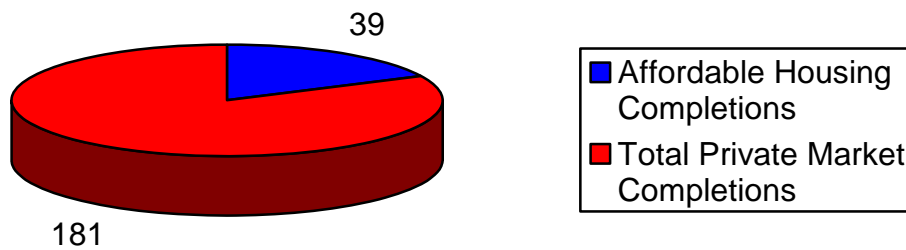
Figure 7: Affordable housing contribution to the five year and total land supply (Affordable Housing figures are derived from Annex 5. Private Housing Figures are contained in Table 1)



- 8.4 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 39 actual completions of affordable housing shown in this study. 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 329 units over the next five years.
- 8.5 Of the dwellings available within the five year period, the percentage of affordable housing is approximately 18%
- 8.6 Figure 7 demonstrates that overall approximately 5% of the Counties overall housing supply comprises affordable housing.

8.7 Figure 8 similarly indicates completions over the 12 month period split between affordable housing and market housing. It can be seen that 82% 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 2008-April 2009) (Private completions are derived from Table 1, affordable completions are derived from Annex 5



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

9.0 Sites Subject to Flood Risk

9.1 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.

9.2 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 without 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)).

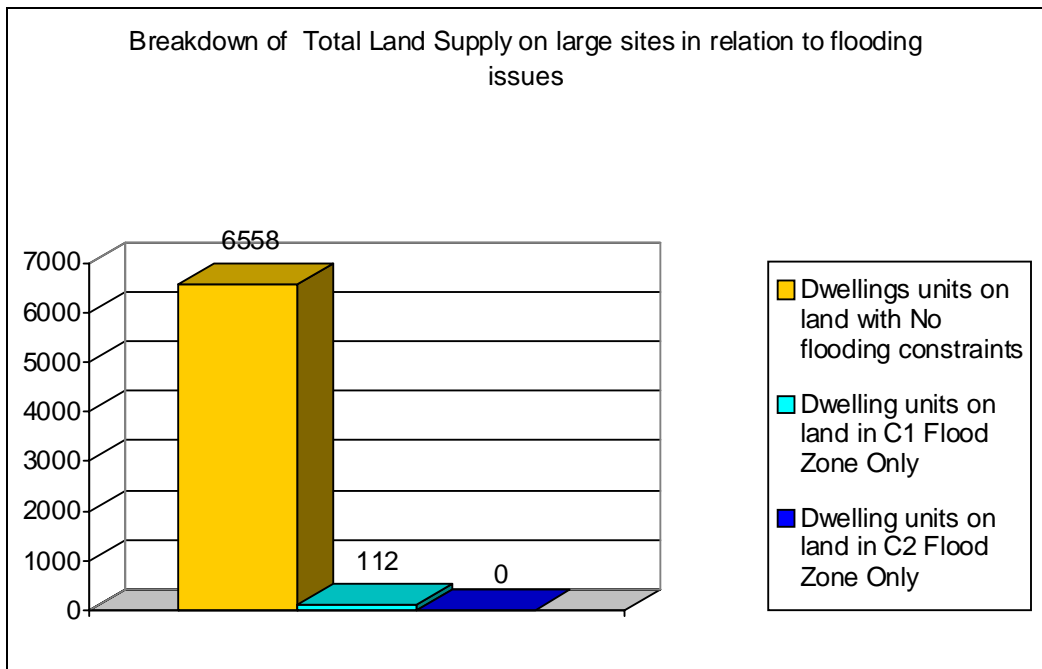


Figure 9a: Pembrokeshire Coast National Park Sites Subject to Flood Risk within the Total Supply (Includes units within Category 3(i) and 3(ii)).

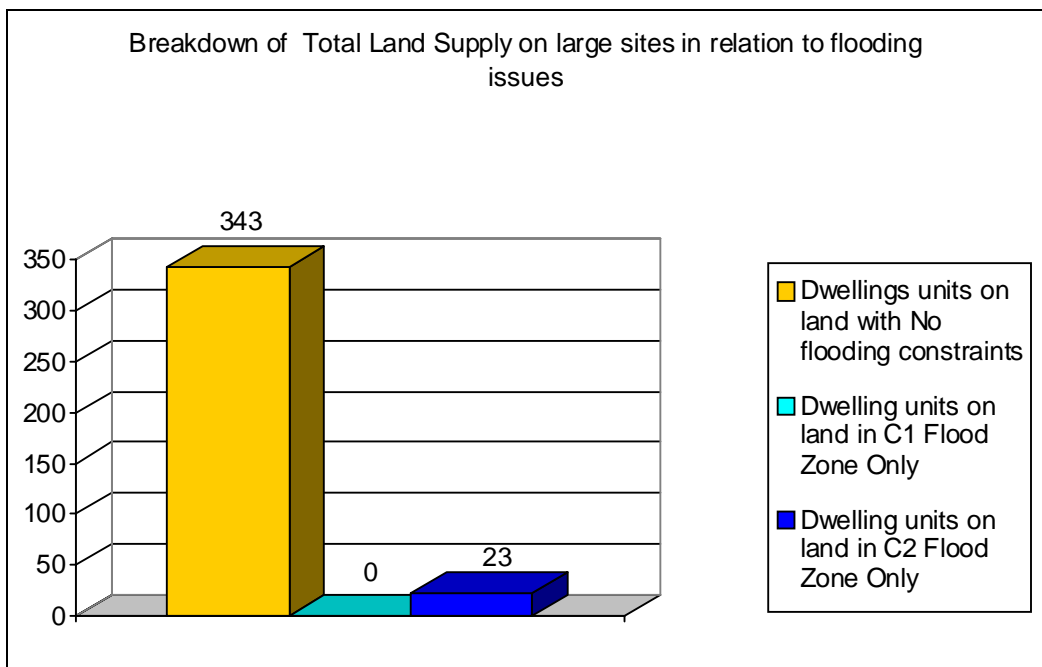


Figure 10 : Pembrokeshire County total land supply in relation to flooding issues

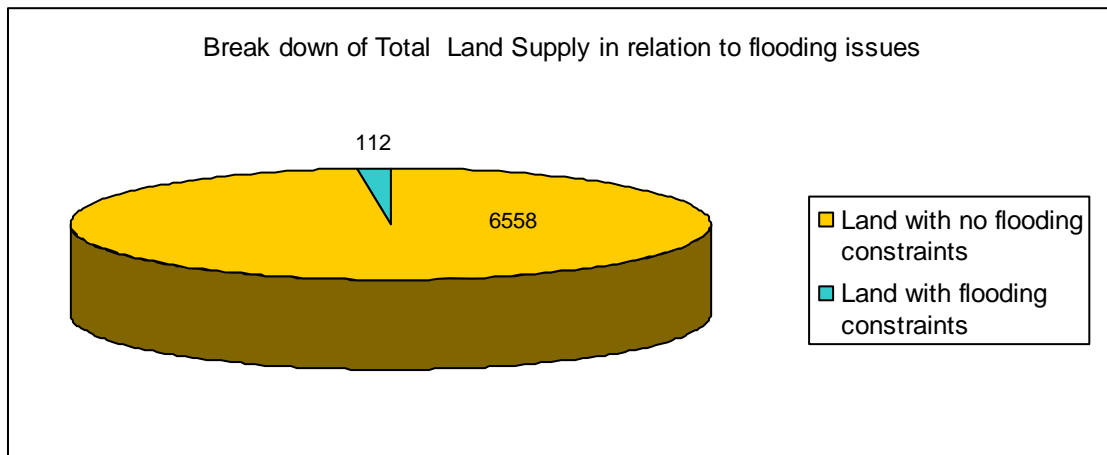
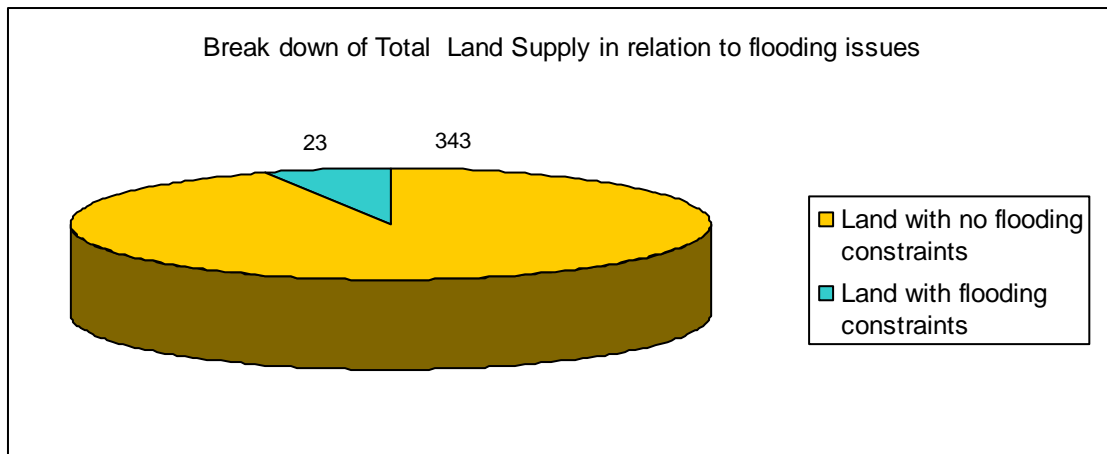


Figure 10a : Pembrokeshire Coast National Park total land supply in relation to flooding issues



9.3 Figures 11 and 11a, and 12 and 12A illustrate that 47 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 11: Pembrokeshire County breakdown of 5 year land supply 2009-2014 in relation to flooding issues

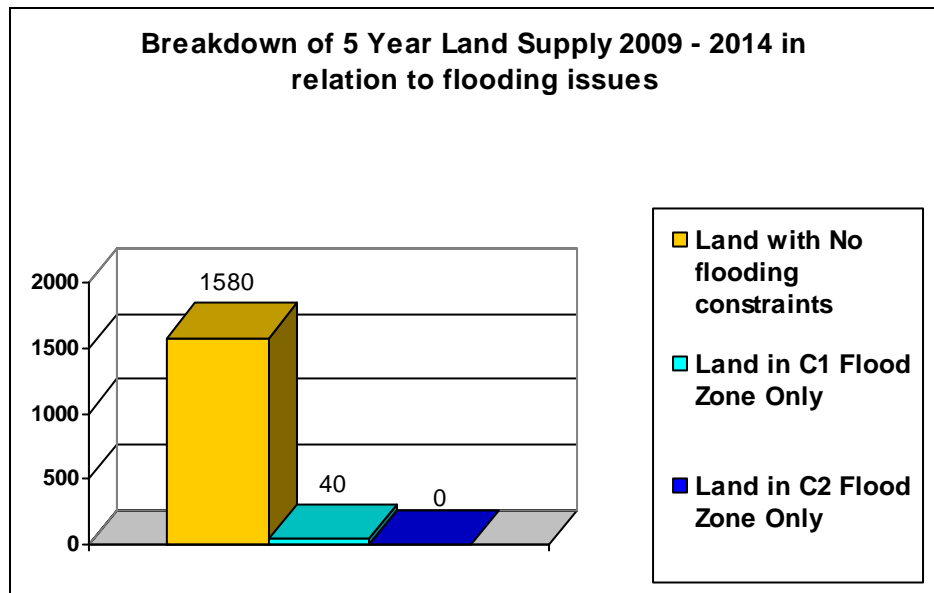


Figure 11a: Pembrokeshire Coast National Park breakdown of 5 year land supply 2009-2014 in relation to flooding issues

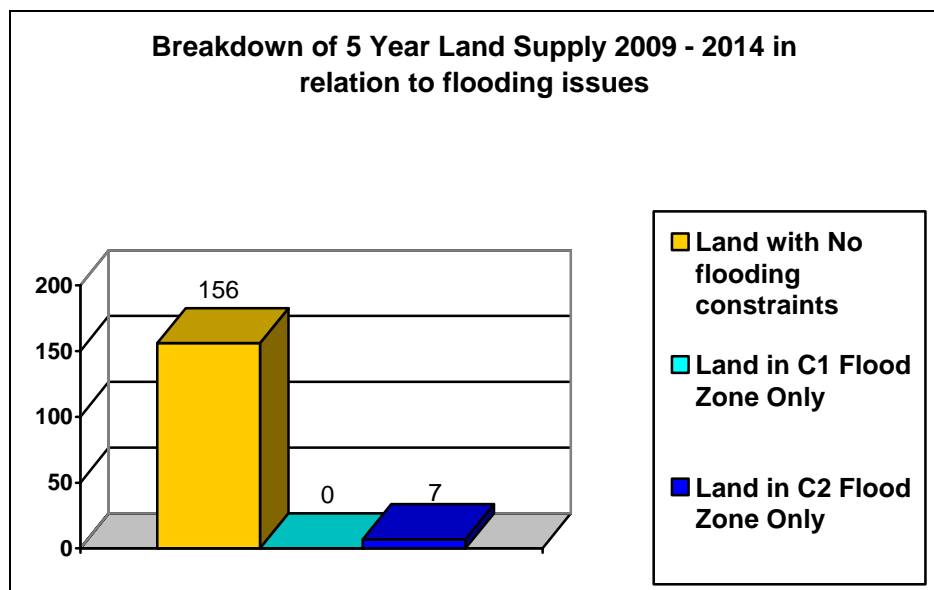


Figure 12: Pembrokeshire County

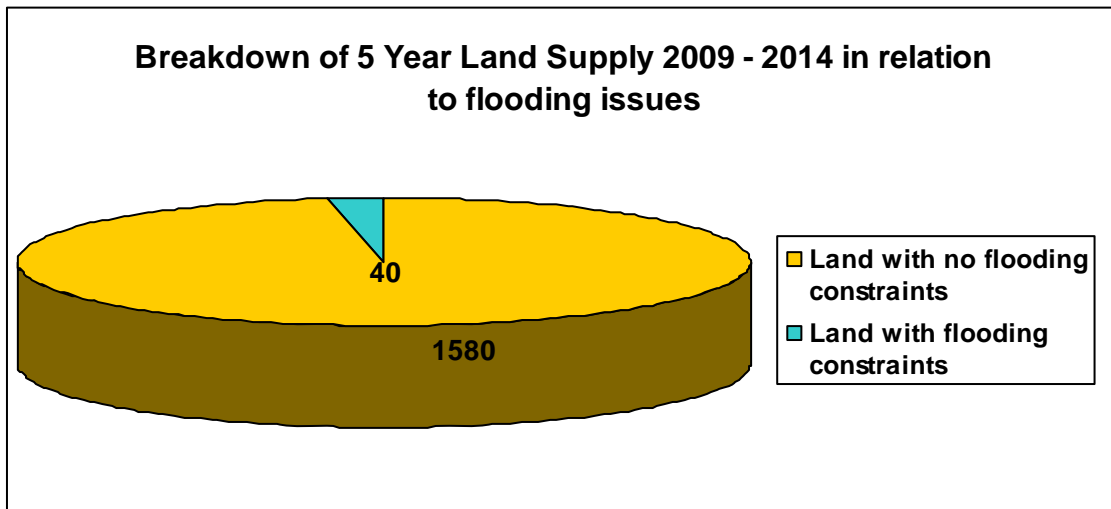
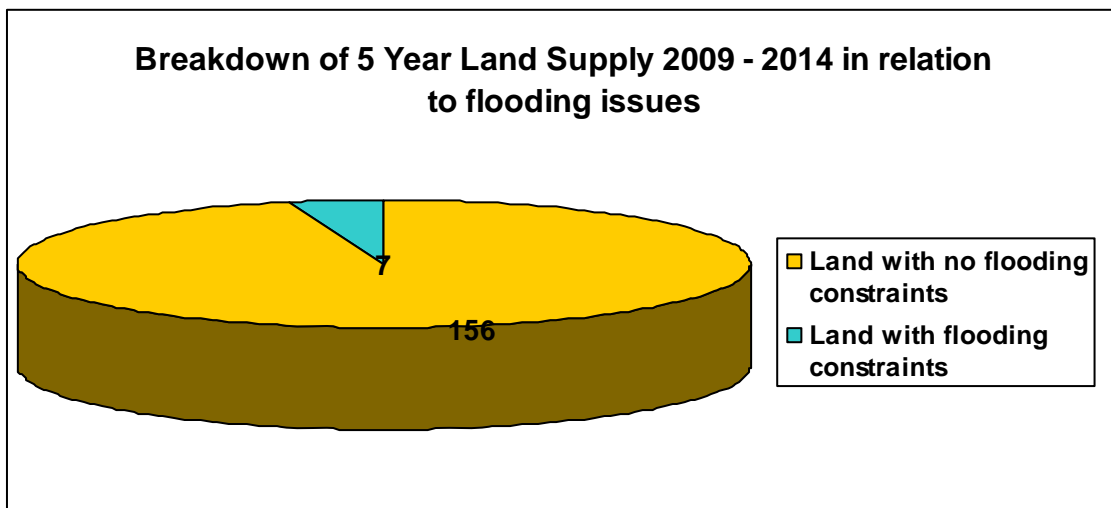


Figure 12a: Pembrokeshire Coast National Park



9.4 Figure 13 and 13a show that no completions have taken place within the C1/C2 flood plain in the period 01st April 2008 – 01st April 2009.

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

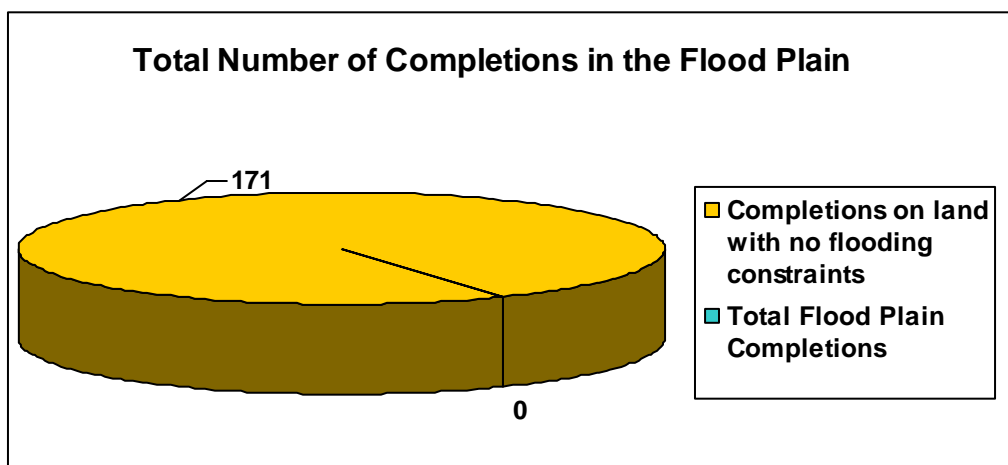
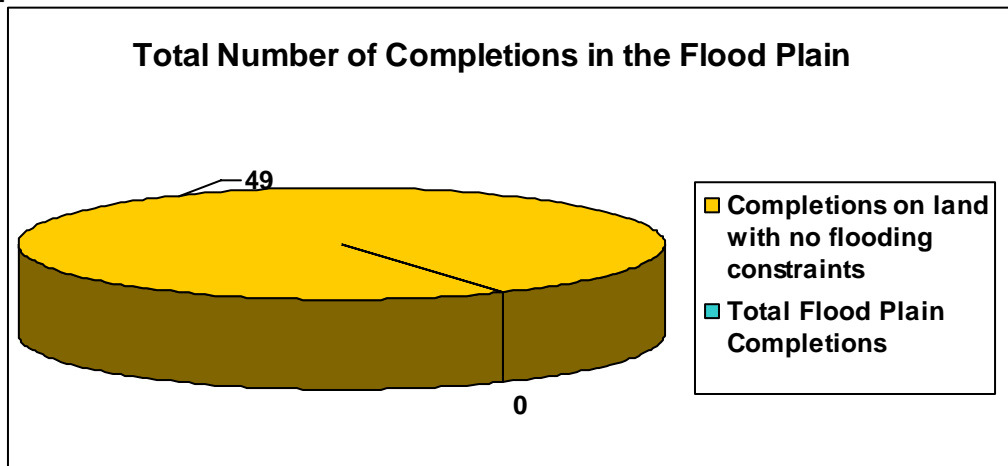


Figure 13a: Pembrokeshire Coast National Park Total large site completions in the flood plain



10.0 CONCLUSION

- 10.1 The current study based on the position at 01st April 2009 shows that the County of Pembrokeshire including Pembrokeshire Coast National Park to have land available to provide a 5.7 year land supply when set against the Joint UDP.
- 10.2 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 44% 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
1st July 1997- 31st March 2009 (10.75 years)

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

| COMPLETIONS | 2005/6 | 1 st July 2006/31st March 2007* | 01 st April 07 – 31 st March 2008 | 01 st April 08 – 31 st March 2009 |
|--------------|--------|---|--|--|
| Large sites | 925 | | 348 | 171 |
| Small sites | 303 | 74 | 343 | 227 |
| 2YEAR TOTALS | 1302 | | 691 | 398 |

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

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

| COMPLETIONS | 2005/6 | 1 st July 06/31st March 2007* | 01 st April 07 – 31 st March 2008 | 01 st April 08 – 31 st March 2009 |
|-------------|--------|---|--|--|
| Large sites | 96 | | 68 | 49 |
| Small sites | 25 | 29 | 38 | 30 |
| TOTALS | 150 | | 106 | 79 |

DEVELOPMENT PLANS

(A) 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.

(B) LOCAL DEVELOPMENT PLANS (LDP's)

| |
|--|
| PEMBROKESHIRE COAST NATIONAL PARK SMALL SITES CONTRIBUTION TO LAND SUPPLY |
|--|

- a) Dwellings Completed on small sites 08-09 30 units
- b) Projected Small sites contribution over the
next 5 years based on past rates of completion 165 units
- c) Table of Completions on Small Sites 87-09

| | |
|------------|------|
| 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 |
| 08 to 09 | 30 |

Total completions over last 21.75 year period – 1019 units –average of 47 units pa

Last 10.75 years have seen 423 completions – average of 39 pa

Projection contribution agreed of 165 units over next 5 year period ie 33 pa

Last 4.75 years have seen 157 completions – 33pa

ANNEX 3 (b)

PEMBROKESHIRE COUNTY COUNCIL AREA
SMALL SITES CONTRIBUTION TO LAND SUPPLY

a) Dwellings Completed on small sites 08-09* 227

b) Projected Small sites contribution over the next 5 years based on past rates of completion 1260

c) Table of Completions on Small Sites 01/07/1998 to 31/03/2009

| 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 |
| 2008/2009 | 227 |
| TOTAL (10.75 years) | 2015 |

Total small sites completions over the last 4.75 years (1st July 2004-31st March 2009) for Pembs County have been 1196 units ie average of 252 pa.

Completions over last 9.75 year period = 1996; ie average of 205 p.a.

Agreed projection for next 5 years for Pembs County @ 252 units

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 2009

Pembrokeshire County Council / Pembrokeshire National Park Authority

Joint Housing Land Availability Study 2009

Market and Affordable Housing Contribution - Actual Completions and Anticipated Affordable Housing Contribution Over The Next Five Years (2009-2014)

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. This policy has been amended by the Affordable Housing Delivery Statement which now negotiates affordable housing in the rural areas on sites of 5 units and over and in the towns on 10 units and over, negotiating 20% of affordable housing where no social housing grant is available and 40% affordable housing where social grant is available.

| Site Name | Settlement | Total Site Capacity | Actual Completed Units Affordable Housing 08-09 | Actual Completed Units Market Housing 08-09 | Remaining Capacity | Estimated affordable housing contribution 2009-2014 | Estimated market housing contribution 2009-2014 | Comments / Potential AH contribution based on UDP Affordable Housing Policy |
|------------------------------|------------|---------------------|---|---|--------------------|---|---|---|
| Private Sector | | | | | | | | |
| North Pembrokeshire | | | | | | | | |
| Enc 9222, Penrhiw | Abercych | 16 | 0 | 0 | 16 | 0 | 16 | |
| Adj to Myrtle House | Ambleston | 5 | 0 | 0 | 2 | 0 | 2 | |
| Barley Park Cottages Site | Begelly | 35 | 0 | 0 | 35 | 0 | 0 | 3(i) Site. |
| Ext on the new Road Site | Begelly | 35 | 0 | 0 | 35 | 0 | 0 | 3(i) Site. |
| New Road / Parsonage Green | Begelly | 27 | 0 | 0 | 1 | 0 | 1 | |
| North of New Road | Begelly | 45 | 0 | 0 | 45 | 0 | 0 | 3(i) Site. |
| 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 | 6 | 0 | 3 | 1 | 0 | 1 | |
| Part of Church Farm, Burton | Burton | 12 | 0 | 1 | 2 | 0 | 2 | |

| | | | | | | | | |
|---|------------------|----|---|---|----|---|----|--|
| Former MOD Quay and Adjacent Land at Burton Ferry | Burton Ferry | 5 | 0 | 0 | 1 | 0 | 1 | |
| East Dudell Farm, Nr Camrose, Haverfordwest | Camrose | 5 | 0 | 0 | 5 | 0 | 5 | |
| 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 | No AH will be required |
| Barns at Coachlands, Sageston, Tenby | Carew / Sageston | 75 | 0 | 0 | 75 | 0 | 15 | 60 units in 3(i) |
| 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 | 8 | 0 | 0 | 8 | 0 | 8 | |
| South of Ashleigh house To Wood Park | Carew / Sageston | 40 | 0 | 0 | 30 | 0 | 12 | Remainder in 3(i) |
| 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, Clarboston Road | Clarboston Road | 6 | 0 | 0 | 6 | 0 | 6 | |
| North East Farm, Walton East | Clarboston Road | 7 | 0 | 0 | 3 | 0 | 3 | |
| OS 6879 and OS 6871 Part | Clarboston Road | 20 | 0 | 0 | 20 | 0 | 0 | 3(i) site |
| Penty Park, Conversion | Clarboston Road | 8 | 0 | 0 | 1 | 0 | 1 | |

| | | | | | | | | |
|---|--------------------|----|---|---|----|----|----|--|
| Site Adj Memorial Hall, Clarbeston Road | Clarbeston Road | 12 | 0 | 1 | 0 | 0 | 0 | Site Complete |
| Land Forming Part of Longford, East of Bro'r Dderw | Clynderwen | 27 | 0 | 0 | 10 | 0 | 10 | |
| Land at West Park, Cosheston | Cosheston | 7 | 0 | 0 | 7 | 0 | 0 | |
| Land West of Woodfiled Grove | Cosheston | 16 | 0 | 0 | 2 | 0 | 2 | |
| 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 | 8 | 0 | 3(i) Site. 8 AH units though a S106 in negotiation. |
| Treffynon Farm, Treffynnon | Croesgoch | 5 | 0 | 0 | 5 | 0 | 5 | No A/H |
| Adj to Greenwell Park | Crundale | 35 | 0 | 0 | 35 | 10 | 25 | Reserved Matters. 10 A/H units S106 signed. |
| Cardigan Slade, Crundale | Crundale | 55 | 0 | 0 | 55 | 16 | 39 | Further 30 units in 3(i). S106 for 16 AH units signed. |
| Fenton Barns, Fenton Home Farm | Crundale | 18 | 0 | 8 | 4 | 0 | 4 | |
| Opposite Woodholm Close | Crundale | 13 | 0 | 0 | 13 | 3 | 10 | 3 AH units S106 signed. |
| South of Elm Park | Crundale | 18 | 0 | 0 | 18 | 0 | 18 | S106 signed £120,000 for AH. |
| The General Picton, Crundale Haverfordwest | Crundale | 8 | 0 | 0 | 8 | 0 | 8 | |
| Land Adjacent to Greenacre, Crymych | Crymych | 6 | 0 | 0 | 6 | 0 | 6 | |
| Part of OS 337, Hermon Road | Crymych | 5 | 0 | 0 | 3 | 0 | 3 | |

| | | | | | | | | |
|--|---------------|-----|---|----|-----|---|----|-----------------------------|
| West of Cardigan Road, ENC 0068 / 1369 | Crymych | 70 | 0 | 2 | 26 | 0 | 11 | 15 residual in 3(i) |
| Land off Maes Hafren | Eglwysrw | 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, Plasyfron | Fishguard | 5 | 0 | 0 | 5 | 0 | 5 | |
| East Of Vergam Tce | Fishguard | 33 | 0 | 1 | 5 | 0 | 5 | |
| Land South of Trem-y-Mor | Fishguard | 10 | 0 | 0 | 10 | 0 | 10 | |
| North of Maesgwynne | Fishguard | 120 | 0 | 0 | 120 | 0 | 0 | 120 in 3(i). 20% = 24 units |
| Land Off Targate Road, freystrop | Freystrop | 10 | 0 | 0 | 8 | 0 | 8 | |
| Land Adj to Dyffryn Garage | Goodwick | 13 | 0 | 0 | 9 | 0 | 9 | |
| OS 8527 Opposite "Crowstone" | Goodwick | 16 | 0 | 0 | 13 | 0 | 0 | No Ah. 3(i) Site. |
| Preseli Crescent, Goodwick | Goodwick | 21 | 0 | 0 | 3 | 0 | 3 | |
| 17a The Zone, Imperial Court, High Street, Haverfordwest | Haverfordwest | 13 | 0 | 0 | 13 | 0 | 13 | |
| 2-6 High Street | Haverfordwest | 5 | 0 | 0 | 5 | 0 | 5 | |
| Area of Land behind City Raod | Haverfordwest | 140 | 0 | 0 | 78 | 0 | 78 | |
| Arranmore, New Road Haverfordwest | Haverfordwest | 5 | 0 | 0 | 5 | 0 | 5 | |
| Cardigan Road | Haverfordwest | 72 | 0 | 1 | 6 | 0 | 6 | |
| Commercial House 6-12 Market Street | Haverfordwest | 17 | 0 | 17 | 0 | 0 | 0 | Site Complete |
| Crows Nest, Fishguard | Haverfordwest | 17 | 0 | 1 | 16 | 0 | 16 | |

| | | | | | | | | |
|---|---------------|-----|---|---|-----|---|----|--|
| Denant Farm, Dreen Hill, Dale Road | Haverfordwest | 9 | 0 | 0 | 0 | 0 | 9 | |
| Former Vehicle Hire/Oil Depot, Station Road | Haverfordwest | 112 | 0 | 0 | 112 | 0 | 50 | Remainder in 3(i). Sheltered Housing |
| 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 |
| 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 |
| Lower Solbury, Dale Road | Haverfordwest | 7 | 0 | 0 | 2 | 0 | 2 | |
| Opp Bank House, Slade Lane | Haverfordwest | 7 | 0 | 0 | 2 | 0 | 2 | |
| 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 |

| | | | | | | | | |
|----------------------------------|-----------------|-----|---|---|-----|----|----|---|
| 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 | 20 | 0 | 0 | 20 | 0 | 20 | |
| Wesleyan Chapel, Perrots Road | Haverfordwest | 10 | 0 | 0 | 9 | 0 | 9 | |
| Land at Wlesh Hook Road | Haycastle Cross | 6 | 0 | 0 | 0 | 0 | 0 | Site Complete |
| Field OS 7477, Hermon Glogue | Hermon | 8 | 0 | 0 | 7 | 0 | 7 | |
| Land Adj to Llwyn-Yr-Eos, Hermon | Hermon | 12 | 0 | 1 | 1 | 0 | 1 | |
| 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 | 40 | 0 | 0 | 40 | 12 | 28 | 12 AH units, S106 signed. |
| Farm Yard at Barn Farm | Hook | 9 | 0 | 0 | 9 | 0 | 9 | |
| Land off Pill Road, Hook | Hook | 14 | 0 | 1 | 0 | 0 | 0 | Site Complete |
| Nash View, Newtown Road | Hook | 12 | 0 | 3 | 6 | 0 | 6 | |

| | | | | | | | | |
|--|-------------|-----|---|---|-----|----|----|---|
| 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 | |
| East of Bentlass Road | Hundleton | 30 | 0 | 0 | 30 | 12 | 18 | 12 AH units, S106 signed. |
| Sporadic - Yerbeston 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% |
| 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 Close | Keeston | 35 | 0 | 0 | 35 | 11 | 24 | 11 AH units, S106 signed. |
| Ext James park & Cotswold GDN | Kilgetty | 36 | 0 | 0 | 36 | 19 | 17 | 19 AH units, S106 signed. |
| 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. |
| OS 8975 Station Road | Letterston | 45 | 0 | 0 | 45 | 3 | 42 | Remaining 30 units in 3(i). S106 in negotiation. |
| Brynawelon Hotel, Letterson, Haverfordwest | Letterston | 20 | 0 | 0 | 20 | 0 | 20 | |
| Land Adj to 47 Station road | Letterston | 7 | 0 | 0 | 4 | 0 | 4 | |

| | | | | | | | | |
|---------------------------------------|-------------------|----|---|----|----|----|----|--|
| Land Adj to Court House | Letterston | 66 | 0 | 1 | 60 | 0 | 13 | Remainder in 3(i). Potential contribution 10 AH unit @ 20% of remaining allocation |
| Plas Crwn, Llanddewi Velfrey | Llanddewi Velfrey | 5 | 0 | 0 | 3 | 0 | 3 | |
| Near Pwl Quarry | Llandissilio | 17 | 0 | 0 | 17 | 0 | 0 | 3(i) Site |
| Land at River View, Llangwm | Llangwm | 10 | 0 | 0 | 10 | 0 | 0 | 3(i) Site |
| Llangwm Farm, 43 The Kilns, Llangwm | Llangwm | 13 | 0 | 0 | 13 | 0 | 8 | Remainder in 3(i). |
| Lochturffin, 000/00890 | Mathry | 6 | 0 | 2 | 0 | 0 | 0 | Site Complete |
| Upper House Farm | Mathry | 5 | 0 | 0 | 5 | 0 | 5 | |
| 110 Charles Street | Milford Haven | 11 | 0 | 11 | 0 | 0 | 0 | Site Complete |
| Depot Road, Blackbridge | Milford Haven | 10 | 0 | 3 | 7 | 0 | 7 | |
| Dudley Marine, Castle Pill | Milford Haven | 24 | 0 | 0 | 24 | 0 | 24 | |
| East of Bunkers Hill | Milford Haven | 50 | 0 | 0 | 50 | 22 | 28 | 22 AH units, S106 signed |
| 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 | 81 | 0 | 4 | 33 | 0 | 33 | |
| Kings Function Centre, Dale Road | Milford Haven | 90 | 0 | 0 | 90 | 0 | 0 | 51 AH units, S106 signed. |
| 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 | 51 AH units, S106 signed. (same site as Kings Function Centre Dale Rd) |
| Land off Woodlands Crescent | Milford Haven | 19 | 0 | 0 | 19 | 0 | 19 | |
| Land West of MOD Housing, Black Bridge | Milford Haven | 25 | 0 | 2 | 6 | 0 | 6 | |
| Liddleston Valley Estate, Silverstream | Milford Haven | 72 | 0 | 1 | 2 | 0 | 2 | |
| Milford Docks | Milford Haven | 95 | 0 | 0 | 6 | 0 | 6 | |
| 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, Steynton | Milford Haven | 101 | 0 | 0 | 98 | 0 | 0 | 3(i) site. There will be 12 affordable units for low cost home ownership . |
| The Meads | Milford Haven | 70 | 0 | 0 | 70 | 0 | 0 | 3(i) site. There will be a potential contribution of 14 units A/hsg @20%. |
| 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 | 0 | 10 | 5 | 5 | |
| 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 |
| Old Depot Site, Spring Gardens, Narbeth | Narbeth | 20 | 0 | 0 | 20 | 0 | 20 | |
| 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 | |
| Parry and Blackwell, Off Magdalene St | Unkown | 6 | 0 | 0 | 6 | 0 | 6 | |
| 6-8 Picton Road, Neyland, Milford Haven | Neyland | 6 | 0 | 0 | 0 | 0 | 0 | Site Complete |
| 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 furhter units A/hsg @20% |

| | | | | | | | | |
|--|----------|----|---|---|----|---|----|--|
| Former Nash School, Kensington Road, Neyland | Neyland | 6 | 0 | 5 | 0 | 0 | 0 | Site Complete |
| Land at Bath House, Ferry Yard, Neyland | Neyland | 17 | 0 | 1 | 0 | 0 | 0 | Site Complete |
| 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 | 98 | 0 | 9 | 57 | 0 | 27 | 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 | 3 | 6 | 0 | 6 | |
| Greenacre Park, Upper Lamphey Road | Pembroke | 17 | 0 | 1 | 11 | 0 | 11 | |
| Land at Grove Depot | Pembroke | 18 | 0 | 1 | 4 | 0 | 4 | |
| Land Rear of Pembroke Cricket Club | Pembroke | 16 | 0 | 0 | 10 | 0 | 10 | |
| Long Mains Monkton | Pembroke | 30 | 0 | 0 | 0 | 0 | 20 | |
| Milton Manor, Milton | Pembroke | 18 | 0 | 3 | 9 | 0 | 9 | |
| 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. |
| Plots 1-6 South Road, Pembroke | Pembroke | 6 | 0 | 0 | 6 | 0 | 6 | |
| South of South Terrace | Pembroke | 36 | 0 | 0 | 36 | 0 | 0 | 3(i)site. Potential for 7 A/h units. |

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|---|---------------|-----|---|----|-----|---|----|--|
| Tudor House, 115 Main Street, Pembroke | Pembroke | 5 | 0 | 0 | 5 | 0 | 5 | |
| 13, 15, 17, 19 to 23 Meyrick | Pembroke Dock | 24 | 0 | 0 | 24 | 0 | 24 | |
| 26 Nelson Street | Pembroke Dock | 5 | 0 | 0 | 5 | 0 | 5 | |
| 7 Pembroke Street, Pembroke Dock | Pembroke Dock | 11 | 0 | 11 | 0 | 0 | 0 | Site Complete |
| Adj South Pemb Hospital, Fort Road, Pembroke Dock | Pembroke Dock | 24 | 0 | 24 | 0 | 0 | 0 | Site Complete |
| Commodore Hotel, Admiralty Way, Pembroke Dock | Pembroke Dock | 31 | 0 | 0 | 31 | 0 | 31 | |
| 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 | 10 | 0 | 0 | 1 | 0 | 1 | |
| Former Coal Yard, King William Street | Pembroke Dock | 8 | 0 | 0 | 8 | 0 | 8 | |
| Former Llanion Glass Site, King Street, Pembroke Dock | Pembroke Dock | 5 | 0 | 0 | 5 | 0 | 5 | |
| Hobbs Point, Llanion | Pembroke Dock | 6 | 0 | 0 | 4 | 0 | 4 | |
| Land at West Llanion, North of Essex Road | Pembroke Dock | 30 | 0 | 0 | 12 | 0 | 12 | |
| Land North of Cleddau, Bridge Hotel | Pembroke Dock | 12 | 0 | 0 | 12 | 0 | 12 | |
| Lower Llanreath, 096/00007 | Pembroke Dock | 13 | 0 | 0 | 4 | 0 | 4 | |
| Martello Quays, Pembroke Dock | Pembroke Dock | 480 | 0 | 0 | 480 | 0 | 20 | £1.15 million commuted sum was secured for affordable housing. |

| | | | | | | | | |
|---|---------------|-----|---|---|----|---|----|--|
| 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. |
| Patricks Hill / The Hayes, Llanreath | Pembroke Dock | 43 | 0 | 0 | 10 | 0 | 10 | |
| Pennar Filling Station | Pembroke Dock | 12 | 0 | 0 | 5 | 0 | 5 | |
| Pennar Park, Pembroke Dock | Pembroke Dock | 136 | 0 | 0 | 91 | 0 | 91 | 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 | 0 | 3 (i) site. 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 | 5 | 0 | 0 | 0 | Site Complete |
| West of Ferry Road, Lower Pennar | Pembroke Dock | 18 | 0 | 0 | 2 | 0 | 2 | |
| West of Waterloo Road | Pembroke Dock | 55 | 0 | 0 | 13 | 0 | 13 | |
| Crown Inn Penally Tenby | Penally | 6 | 0 | 0 | 6 | 0 | 6 | |
| Penally Heights | Penally | 49 | 0 | 0 | 4 | 0 | 4 | |
| Ashburnham Arms | Pentlepoir | 7 | 0 | 0 | 7 | 0 | 7 | |
| Land Adj to Coppins Lodge, Pentlepoir | Pentlepoir | 16 | 0 | 0 | 16 | 0 | 16 | |

| | | | | | | | | |
|---|--------------------|----|---|---|----|---|----|-----------------------------|
| Land South of Valley Road | Pentlepoir | 13 | 0 | 0 | 13 | 0 | 13 | |
| 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 | 5 | 4 | 0 | 4 | |
| Part of Field OS 4664, Punchestn | Puncheston | 5 | 0 | 0 | 2 | 0 | 2 | |
| Land at Maes Elwyn John | Reynalton | 6 | 0 | 0 | 6 | 0 | 6 | |
| Robeston House, Robeston Wathen | Robeston Wathen | 7 | 0 | 2 | 5 | 0 | 5 | |
| 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 | 24 | 0 | 3 | 1 | 0 | 1 | |
| Land at Swallows Drift, Sardis Cross Millford | Sardis | 5 | 0 | 0 | 5 | 0 | 5 | |
| Part OS 4200, Cefn Coed | Scleddau | 15 | 0 | 0 | 15 | 0 | 0 | 3(i) |
| 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 | 29 | 4 | 25 | 4 AH units, S106 signed. |
| Slate Mill, Kilgetty Lane | Stepaside | 10 | 0 | 0 | 4 | 0 | 4 | |
| North of Elm Grove, St Florence, Tenby | St Florence | 6 | 0 | 0 | 6 | 0 | 6 | |
| St Twynells Farm | St Twynnell's | 7 | 0 | 1 | 6 | 0 | 6 | |
| Land Adj Blaenffynon Farm, Tegryn | Tegryn | 30 | 0 | 0 | 30 | 6 | 24 | 6 AH units, S106 signed. |
| Land South of the B4315 | Templeton | 8 | 0 | 0 | 8 | 2 | 6 | 2 AH units, S106 signed. |
| North of West Lane | Templeton | 5 | 0 | 2 | 3 | 0 | 3 | |
| North of Bulford Road | Tiers Cross | 22 | 0 | 0 | 22 | 0 | 0 | 3(i) Site |
| East of Amenity Area | Trecwm | 6 | 0 | 1 | 5 | 0 | 5 | |

| | | | | | | | | |
|---|---------------|----|----|---|----|----|----|--|
| Land South of Amenity Area, Trecwm | Trecwm | 6 | 0 | 0 | 6 | 0 | 0 | 3(i) site |
| Sporadic - Treberfedd | Trecwm | 7 | 0 | 0 | 7 | 0 | 7 | |
| Land Adj the Manse, Trefgarn Owen | Trefgarn Owen | 5 | 0 | 0 | 2 | 0 | 2 | |
| Land Adj Waterston House, Waterston Milford Haven | Waterstone | 18 | 0 | 0 | 18 | 0 | 18 | |
| Land West of Green Lane | Waterstone | 7 | 0 | 0 | 1 | 0 | 1 | |
| Outbuildings at Plas Whitchurch | Whitchurch | 6 | 0 | 0 | 6 | 0 | 6 | |
| Housing Association Public | | | | | | | | |
| Land Adj to the Iron Duke Hotel | Clynderwen | 26 | 26 | 0 | 0 | 0 | 0 | Site Complete |
| Land off Penegrine Close, Haverfordwest | Haverfordwest | 30 | 0 | 0 | 30 | 30 | 0 | |
| Land Adj to 132 Marble Hall, Milford Haven | Milford Haven | 37 | 0 | 0 | 37 | 20 | 0 | Remainder in 3(i) |
| Land at Glebelands, Hakin, Milford Haven | Milford Haven | 31 | 0 | 0 | 31 | 31 | 0 | |
| Phase 4, Grove Estate | Milford Haven | 60 | 0 | 0 | 56 | 56 | 0 | |
| Adj Pennar Football Club, St Johns Road | Pembroke Dock | 10 | 0 | 0 | 10 | 10 | 0 | |
| Land off Britannia Drive, Britannia Drive | Pembroke Dock | 6 | 0 | 0 | 6 | 6 | 0 | |
| PEMBROKESHIRE COAST NATIONAL PARK | | | | | | | | |
| Private Sector | | | | | | | | |
| Castle Way | Dale | 5 | 0 | 0 | 5 | 4 | 1 | Based on 80% target in Affordable Housing delivery statement |
| 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) |
| Site of the Former Sir Benfro Hotel | Herbandston | 28 | 0 | 0 | 28 | 6 | 6 | Remainder in 3(i). 6 AH units agreed as part of the S106 |
| Adj Landway Farm, Jameston | Jameston | 6 | 0 | 0 | 6 | 1 | 5 | |
| Land Rear of Bush Terrace | Jameston | 16 | 0 | 1 | 1 | 0 | 1 | |
| The Stable yard, Lawrenny | Lawrenny | 12 | 0 | 3 | 0 | 0 | 0 | Site Complete |
| Blockett Farm | Little Haven | 10 | 0 | 1 | 9 | 0 | 2 | 7 in 3(i). |
| Crestville Motel, New Hedges | New Hedges | 15 | 0 | 0 | 15 | 0 | 15 | |
| The Newport Pottery, Parrog Road | Newport | 6 | 0 | 0 | 6 | 2 | 4 | |
| Cambrian Hotel | Saundersfoot | 16 | 0 | 0 | 16 | 0 | 0 | 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 | 2 | 14 | 0 | 14 | |
| Rear of Cambrian Hotel | Saundersfoot | 30 | 0 | 0 | 30 | 8 | 22 | 8 AH have been secured. |
| Rhodewood House Hotel, Bridges Hill | Saundersfoot | 36 | 0 | 14 | 0 | 0 | 0 | Site Complete |
| 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 | 0 | 21 | 0 | 8 | 13 in 3(i) AH? |
| Land N/O Burgage Green Close, St Ishmaels | St Ishmaels | 5 | 0 | 1 | 2 | 0 | 2 | |

| | | | | | | | | |
|---------------------------------------|-------------|-----|-----------|----|-----|------------|----|---|
| Butterhill Farm | St Ishmaels | 5 | 0 | 2 | 1 | 0 | 1 | |
| Brynhir Tenby. | Tenby | 120 | 0 | 0 | 120 | 0 | 0 | 3(i) Site. There will be 60% AH = 72 units (Aff Housing Delivery Statement) |
| Coburg Garage Site, Upper Frog Street | Tenby | 12 | 0 | 12 | 0 | 0 | 0 | Site Complete |
| Guildhall & Glendower House | Tenby | 21 | 0 | 0 | 21 | 0 | 21 | |
| Haytor Gardens Narbeth Road | Tenby | 17 | 0 | 0 | 2 | 0 | 2 | |
| 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 | |
| Housing Association Pubic | | | | | | | | |
| Land off Hounsel Ave, Manorbier | Manorbier | 6 | 0 | 0 | 6 | 6 | 0 | |
| Land to the Rear of Royal Oak | Newport | 13 | 13 | 0 | 0 | 0 | 0 | Site Complete |
| OVERALL TOTAL | | | 39 | | | 329 | | |

ANNEX 5: SITE SCHEDULE

ANNEX 6: SITE LOCATION MAP

ANNEX 7: PLANNING POLICY WALES & TAN 1 EXTRACT