

**PEMBROKESHIRE COUNTY COUNCIL  
JOINT HOUSING LAND AVAILABILITY STUDY**

**2015**

**BETWEEN PEMBROKESHIRE COUNTY COUNCIL LPA  
AND THE STUDY GROUP:  
THE HOME BUILDERS FEDERATION  
PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY  
PERSIMMON HOMES WEST WALES  
PEMBROKESHIRE HOUSING ASSOCIATION  
TAI CANTREF AND  
DWR CYMRU WELSH WATER**

**PUBLICATION DATE: 11<sup>th</sup> December 2015**



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## 1.0 Introduction

- 1.1 This is the Pembrokeshire County Council Joint Housing Land Availability Study for 2015 which presents the housing land supply for the area at the base date of 1st April 2015. It replaces the report for the previous base date of 1<sup>st</sup> April 2014.
- 1.2 The JHLAS has been prepared in accordance with the requirements of *Planning Policy Wales* and Technical Advice Note 1 (TAN 1). Please refer to these documents for details of the requirements for the maintenance of a five year housing land supply in each Local Planning Authority area and the process for undertaking the JHLASs.
- <http://gov.wales/topics/planning/policy/ppw/?lang=en> (Planning Policy Wales)  
<http://gov.wales/topics/planning/policy/tans/tan1/?lang=en> (Technical Advice Note)
- 1.3 Section 2 sets out details of the housing land supply and how it has been calculated. It shows that based on the residual method set out in TAN 1 Pembrokeshire County Council had **5.0 year** housing land supply at the base date for the survey of 1 April 2015.

## Involvement

- 1.4 The housing land supply has been assessed in consultation with:
- Home Builders Federation (HBF)
  - Persimmon Homes West Wales (PHWW)
  - Pembrokeshire Coast National Park Authority (PCNPA)
  - Dwr Cymru Welsh Water (DCWW)
  - Pembrokeshire Housing Association (PHA)
  - Tai Cantref (TC)

## Report production

- 1.5 Pembrokeshire County Council issued draft site schedules and site proformas for consultation between 6th July and the 4th August 2015. Comments were provided by the HBF and DCWW within this period. A Statement of Common Ground (SoCG) was subsequently prepared and, following consultation with the Study Group, was submitted to the Welsh Government on 18<sup>th</sup> August 2015.
- 1.6 As a consensus was not achieved on all the disputed matters it was necessary for the Planning Inspectorate to review these matters.
- 1.7 The Planning Inspectorate subsequently made a recommendation to the Welsh Government on the housing land supply (Appendix 4), including

recommendations on the points of dispute. The Planning Inspectorate's recommendations were considered by the Welsh Government, relevant amendments were made to the site schedules by (LPA Name) and this information has been incorporated into this report.

## 2.0 Housing Land Supply

2.1 The five year land supply comprises sites with outline or full planning permission, sites with a resolution to grant planning permission subject to the signing of a section 106 agreement and sites allocated for housing in adopted development plans, categorised as prescribed in TAN 1.

2.2 The land supply has been calculated (using the residual methodology), based on the Pembrokeshire County Council Local Development Plan (up to 2021), adopted on 28/02/2013.

**Table 1 – Identified Housing Land Supply**

<b>Housing Land Supply (1<sup>st</sup> April 2015 to 1<sup>st</sup> April 2020) – Large Sites</b>						
	<b>5 Year Land Supply (TAN 1 Categories)</b>			<b>Beyond 5 Years</b>		
	Proposed homes	1	2	3	4	Homes completed since last study
Total	7263	168	2593	0	3070	410

2.3 Five year land supply breakdown (i.e. Categories 1 and, 2):

Private	2587
Public	0
Housing Association	174
<b>Total</b>	<b>2761</b>

2.4 **Small Site Supply** – The contribution from small sites of less than 5 dwellings is based on the completions for the last five years.

**Table 2 – Small Site Completions for previous 5 years**

2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	Total
127	86	109	145	178	<b>645</b>

2.5 The overall **total 5 year land supply** (large + small sites) is **3406** (2761+645)

**Table 3 – 5 Year Land Supply Calculation (Residual Method)**

A	Total Housing Requirement (as set out in the Local Development Plan)	5724
B	Completions to base date (large and small sites)	1647
C	Remainder	4077
D	5 Year Requirement	3397.5
E	Annual Need	679.5
F	Total 5 Year Land Supply	3406
<b>G</b>	<b>Land Supply in Years (F / E)</b>	<b>5.0</b>

## Appendix 1: Site Schedules

Reference	PA reference	Site Name	Settlement	Total Units	Units remaining	No. Units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
001/00008	04/1277/PA	ENC 9222,PENRHIW	ABERCYCH	16	16	0	0	0	0	16
			<b>ABERCYCH Total</b>	16	16	0	0	0	0	16
002/00004	09/1265/PA	ADJ TO MYRTLE HOUSE,	AMBLESTON	5	1	1	0	0	0	0
			<b>AMBLESTON Total</b>	5	1	1	0	0	0	0
003/00012	10/0987/PA	NEW ROAD/PARSONAGE GREEN	BEGELLY	27	7	0	0	7	0	0
003/00024	11/0687/PA	NORTH OF NEW ROAD,	BEGELLY	50	50	0	0	0	0	50
003/00025	12/0803/PA	LAND WEST OF BARLEY PARK	BEGELLY	26	26	0	0	26	0	0
003/00026	11/0687/PA	EXT. ON THE NEW ROAD SITE,	BEGELLY	65	65	0	0	0	0	65
			<b>BEGELLY Total</b>	168	148	0	0	33	0	115
006/00003	LDP	ADJACENT TO HAFOD	BLAENFFOS	10	10	0	0	10	0	0
			<b>BLAENFFOS Total</b>	10	10	0	0	10	0	0
007/LDP/01	LDP	NORTH OF CILFAN Y COED	BONCATH	10	10	0	0	10	0	0
			<b>BONCATH Total</b>	10	10	0	0	10	0	0
008/LDP/01	LDP	NORTHWEST OF LYNDHURST AVENUE	BROADMOOR	12	12	0	0	0	0	12
			<b>BROADMOOR Total</b>	12	12	0	0	0	0	12
011/00011	08/0801/PA	PART OF CHURCH FARM,BURTON	BURTON	12	2	0	1	0	0	1
			<b>BURTON Total</b>	12	2	0	1	0	0	1
014/00026	09/0761/PA	LAND S OF BEECH GROVE	CAMROSE	10	5	1	0	0	0	5
000/01202	10/0676/PA	SPORADIC ,WOLFSDALE HALL	CAMROSE	7	3	0	1	2	0	0
			<b>CAMROSE Total</b>	17	8	1	1	2	0	5
015/00006	07/1432/PA	PLOT2, RUNWAY GARAGE	CAREW	8	3	0	0	3	0	0
015/00022	LDP	SOUTH OF THE PLOUGH INN	CAREW	49	31	2	0	15	0	18
015/00024	11/0485/PA, 11/1194/PA	NATIONAL PARK CARAVAN SITE,	CAREW	75	75	0	0	0	0	75
			<b>CAREW Total</b>	132	109	2	0	18	0	93
020/00062	LDP	ADJACENT TO HOLLY LODGE	CILGERRAN	24	24	0	0	18	0	6
000/01122	04/0491/PA	FOREST FARM	CILGERRAN	6	3	0	0	3	0	0
			<b>CILGERRAN Total</b>	30	27	0	0	21	0	6
022/00012	LDP	WEST OF ASH GROVE	CLARBESTON ROAD	21	21	0	0	21	0	0
022/00015	09/1147/PA	LAND ADJACENT GILBERTS PARK HOUSE	CLARBESTON ROAD	5	5	0	0	0	0	5
022/00018	09/1215/PA	SITE ADJ MEMORIAL HALL	CLARBESTON ROAD	23	2	2	0	2	0	0
144/00104	06/1459/PA	LAND AT OS 3428 WALTON EAST	CLARBESTON ROAD	6	6	1	1	2	0	0
			<b>CLARBESTON ROAD Total</b>	55	34	3	1	25	0	5
152/LDP/01	LDP	DEPOT SITE	CLUNDERWEN	28	28	0	0	15	0	13
			<b>CLUNDERWEN Total</b>	28	28	0	0	15	0	13
025/00028	LDP	SOUTH OF TINKERS FOLD	COSHESTON	6	6	0	0	6	0	0
025/00039	07/1330/PA	LAND AT WEST PARK COSHESTON	COSHESTON	6	3	2	0	3	0	0
			<b>COSHESTON Total</b>	12	9	2	0	9	0	0
028/00012	LDP	OS 7445, NORTH OF THE FORGE	CROESGOCH	20	20	0	0	15	0	5
028/00013	LDP	EAST OF THE FORGE	CROESGOCH	22	22	0	0	15	0	7
			<b>CROESGOCH Total</b>	42	42	0	0	30	0	12
029/00014	12/0776/PA	OPPOSITE WOODHOLM CLOSE,	CRUNDALE	11	11	0	0	11	0	0
029/00017	LDP	LAND AT CARDIGAN SLADE	CRUNDALE	62	62	0	0	62	0	0
000/01008	03/0370/PA	FENTON BARNS,FENTON HOME FARM	CRUNDALE	18	2	0	0	2	0	0

Reference	PA reference	Site Name	Settlement	Total Units	Units remaining	No. Units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
			<b>CRUNDALE Total</b>	91	75	0	0	75	0	0
030/00043	LDP, 12/0629/PA	BETWEEN THE SCHOOL AND STATION ROAD	CRYMYCH	60	60	0	0	30	0	30
030/LDP/01	LDP	EAST OF WAUNAERON	CRYMYCH	35	35	0	0	0	0	35
			<b>CRYMYCH Total</b>	95	95	0	0	30	0	65
033/00035	09/0992/PA	SOUTH WEST OF THE SCHOOL	EGLWYSWRW	15	15	0	0	15	0	0
			<b>EGLWYSWRW Total</b>	15	15	0	0	15	0	0
034/00165 & 034/00215	LDP	EAST OF MAESGWYNNE FARM & MAESGWYNNE FARM	FISHGUARD	336	336	0	0	30	0	306
034/00171	06/0180/PA	ADJ LLWYNON, ,MANOR WAY	FISHGUARD	5	1	0	0	1	0	0
034/00257	05/0844/PA	THE OLD FRENCHMANS HOTEL	FISHGUARD	10	10	0	2	0	0	8
034/LDP/01	LDP	OLD INFANTS SCHOOL	FISHGUARD	21	21	0	0	21	0	0
			<b>FISHGUARD Total</b>	372	368	0	2	52	0	314
035/00021	03/0382/PA	LAND OFF TARGATE ROAD	FREYSTROP	10	4	1	0	4	0	0
			<b>FREYSTROP Total</b>	10	4	1	0	4	0	0
000/01290	08/0962/PA	LAMMAS, PONTYGAFEL	GLANDWR	9	3	4	3	0	0	0
			<b>GLANDWR Total</b>	9	3	4	3	0	0	0
034/00292	05/1198/PA	MAIN STREET, GOODWICK,	GOODWICK	41	41	0	1	30	0	10
034/00109	08/114/PA	OS 8527,OPPOSITE "CROWSTONE",	GOODWICK	19	15	0	0	0	0	15
034/00167	97/0396/PA	LAND ADJ TO DYFFRYN GARAGE,DYFFRYN	GOODWICK	6	1	0	0	0	0	1
			<b>GOODWICK Total</b>	66	57	0	1	30	0	26
040/00077	06/0063/PA	AREA OF LAND BEHIND,CITY ROAD	HAVERFORDWEST	133	63	7	2	30	0	29
040/00081	08/0436/PA	OPP BANK HOUSE ,SLADE LANE	HAVERFORDWEST	7	1	1	0	0	0	0
040/00106	D2/94/0745	SCARROWSCANT/GLENOVER	HAVERFORDWEST	220	145	1	4	101	0	40
040/00155	12/0025/PA	LAND AT TUDOR GARDENS	HAVERFORDWEST	6	2	0	2	0	0	0
040/00269	LDP	HERMITAGE FARM	HAVERFORDWEST	68	18	50	15	3	0	0
040/00273 and 040/00274	12/0830/PA	SLADE LANE NORTH and SLADE LANE SOUTH	HAVERFORDWEST	729	729	0	0	240	0	489
040/00275	PEMBS UDP	BETWEEN SHOALS HOOK LANE & THE BYPASS	HAVERFORDWEST	277	277	0	0	40	0	237
040/00364	09/0072/PA	8 AND 8A SPRING GARDENS,HAVERFORDWEST	HAVERFORDWEST	6	6	0	6	0	0	0
040/00373	10/0207/PA	CALVARY CHURCH	HAVERFORDWEST	17	17	0	0	0	0	17
040/00382	12/0891/PA	FORMER IMPERIAL GARAGES, 141 PORTFIELD	HAVERFORDWEST	58	58	0	0	58	0	0
040/00386	13/0854/PA	LAND AT ALBERT TOWN, HAVERFORDWEST	HAVERFORDWEST	110	110	0	0	110	0	0
000/01043	03/1548/PA	DENANT FARM,DREEN HILL, DALE ROAD	HAVERFORDWEST	9	8	0	0	0	0	8
000/01055	03/0796/PA	LAND ADJ GRAHAMS BUILDERS,	HAVERFORDWEST	52	52	0	0	20	0	32
			<b>HAVERFORDWEST Total</b>	1692	1486	59	29	602	0	852
040/00390	14/0321/PA	LAND AT FIR TREE CLOSE, MERLINS BRIDGE	HAVERFORDWEST HA	16	16	0	0	16	0	0
			<b>HAVERFORDWEST HA Total</b>	16	16	0	0	16	0	0
041/LDP/01	LDP	LAND OPPOSITE BARROWGATE	HAYSCASTLE CROSS	6	6	0	0	6	0	0
			<b>HAYSCASTLE CROSS Total</b>	6	6	0	0	6	0	0
042/00013	07/1441/PA	OS 709	HERMON	16	15	0	0	0	0	15
042/00016	98/0734/PA	LAND ADJ TO LLWYN-YR-EOS	HERMON	12	1	1	0	0	0	0
			<b>HERMON Total</b>	28	16	1	0	0	0	15
044/00015	07/0390/PA	ADJ SHANGRILA,WEST HOOK ROAD	HOOK	41	28	0	0	20	0	8
044/00050	LDP	R/O PILL ROAD,	HOOK	13	13	0	0	13	0	0

Reference	PA reference	Site Name	Settlement	Total Units	Units remaining	No. Units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
			<b>HOOK Total</b>	54	41	0	0	33	0	8
045/00008	11/0430/PA	HOUGHTON NURSERY	HOUGHTON	15	15	0	0	0	0	15
			<b>HOUGHTON Total</b>	15	15	0	0	0	0	15
046/00015	LDP	EAST OF BENTLASS ROAD,	HUNDLETON	31	31	0	0	31	0	0
			<b>HUNDLETON Total</b>	31	31	0	0	31	0	0
047/LDP/01	LDP	REAR OF BEGGARS ROOST & SUNNY SIDE	JEFFREYSTON	18	18	0	0	18	0	0
			<b>JEFFREYSTON Total</b>	18	18	0	0	18	0	0
048/00017	PEMBS UDP	POND BRIDGE FARM	JOHNSTON	141	71	0	10	71	0	0
048/00038	LDP	ADJ TO MILFORD ROAD,	JOHNSTON	120	120	0	0	60	0	60
048/00050	09/0682/PA	LAND OFF A477	JOHNSTON	14	14	0	0	14	0	0
			<b>JOHNSTON Total</b>	275	205	0	10	145	0	60
049/00024	07/0916/PA	LAND ADJ WEST LAND CLOSE ,	KEESTON	35	26	1	2	24	0	0
			<b>KEESTON Total</b>	35	26	1	2	24	0	0
050/00041	LDP	LAND WEST OF STEPASIDE SCHOOL	KILGETTY	19	19	0	0	0	0	19
050/00042	LDP	EXT.JAMES PARK & COTSWOLD GARDENS	KILGETTY	75	75	0	0	0	0	75
050/00043	LDP	LAND TO REAR OF NEWTON HALL,	KILGETTY	26	26	0	0	0	0	26
050/00044	LDP	LAND TO SOUTH OF KILVELGY PARK	KILGETTY	20	20	0	0	0	0	20
			<b>KILGETTY Total</b>	140	140	0	0	0	0	140
052/00011	LDP	SOUTH OF CLEGGARS PARK,	LAMPHEY	55	55	0	0	0	0	55
052/00015	12/0702/PA	SOUTH OF CLEGGARS PARK,EXTENSION SITE	LAMPHEY	40	0	40	0	0	0	0
			<b>LAMPHEY Total</b>	95	55	40	0	0	0	55
053/00009	LDP	COURT MEADOW	LETTERSTON	90	90	0	60	0	0	30
053/00052	08/0860/PA	FORMER GO-CART TRACK,REAR 73, ST DAVIDS ROAD	LETTERSTON	23	23	0	8	0	0	15
000/01287	07/1521/PA	BRYNAWELON HOTEL,LETTERSON	LETTERSTON	20	20	0	4	5	0	11
			<b>LETTERSTON Total</b>	133	133	0	72	5	0	56
057/LDP/01	LDP	NORTH OF THE VILLAGE HALL	LLANDEWI VELFREY	12	12	0	0	12	0	0
			<b>LLANDEWI VELFREY Total</b>	12	12	0	0	12	0	0
060/LDP/01	LDP	PWLL QUARRY CROSS	LLANDISSILIO	25	25	0	0	25	0	0
060/00036	10/1207/PA	LLANDISSILLIO TRACTORS	LLANDISSILIO	5	5	0	0	5	0	0
			<b>LLANDISSILIO Total</b>	30	30	0	0	30	0	0
063/00024	LDP	OPPOSITE THE KILNS	LLANGWM	75	75	0	0	25	0	50
063/00033	11/0858/PA	LLANGWM FARM ,43 THE KILNS	LLANGWM	9	9	0	0	0	0	9
			<b>LLANGWM Total</b>	84	84	0	0	25	0	59
081/LDP/01	LDP	NORTH WEST OF THE GLOBE INN	MAENCLOCHOG	30	30	0	0	20	0	10
			<b>MAENCLOCHOG Total</b>	30	30	0	0	20	0	10
085/LDP/01	LDP	SOUTH OF THE WOODTURNERS	MATHRY	6	6	0	0	6	0	0
			<b>MATHRY Total</b>	6	6	0	0	6	0	0
086/00032	04/1386/PA	DEPOT ROAD ,BLACKBRIDGE	MILFORD HAVEN	10	0	0	0	0	0	0
086/00095	LDP	HUBBERSTON WEST OF SILVERSTREAM	MILFORD HAVEN	50	50	0	0	0	0	50
086/00107	D2/74/1081	LIDDESTON VALLEY ESTATE,SILVERSTREAM	MILFORD HAVEN	72	1	1	1	0	0	0
086/00117	LDP	HUBBERSTON ADJ TO KINGS FUNCTION CENTRE DALE RD	MILFORD HAVEN	168	19	41	0	19	0	0
086/00128	D2/90/0379	GREEN MEADOW (PHASE 2),STEYNTON	MILFORD HAVEN	81	2	0	0	0	0	2
086/00129	LDP	STEYNTON BEACONING FIELD	MILFORD HAVEN	149	149	0	0	0	0	149
086/00222	12/0685/PA	SOUTH WEST OF THE MEADS	MILFORD HAVEN	93	93	0	0	45	0	48



Reference	PA reference	Site Name	Settlement	Total Units	Units remaining	No. Units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
086/00223	LDP	STEYNTON THORNTON ROAD	MILFORD HAVEN	224	224	0	0	30	0	194
086/00226	12/0820/PA	EAST OF BUNKERS HILL,	MILFORD HAVEN	80	44	18	4	22	0	0
086/00282	12/0540/PA	LAND SOUTH OF WOODLAND CRESCENT	MILFORD HAVEN	10	2	0	0	2	0	0
086/00318	08/0368/PA	CASTLE PILL	MILFORD HAVEN	72	72	0	0	30	0	42
086/00335	10/1289/PA	LAND AT CROMWELL ROAD	MILFORD HAVEN	76	76	0	0	20	0	56
086/00350	14/0318/PA	THE LIGHTHOUSE, STRATFORD ROAD	MILFORD HAVEN	10	10	0	0	10	0	0
134/00012	09/1194/PA	LAND AT UPPER THORNTON FARM, THORNTON	MILFORD HAVEN	10	10	0	0	0	0	10
			<b>MILFORD HAVEN Total</b>	1105	752	60	5	178	0	551
086/00337	12/0941/PA	THE MOUNT CP SCHOOL, WILLOW END	MILFORD HAVEN HA	21	21	21	0	0	0	0
086/00339	13/0531/PA	HAKIN HEALTH CENTRE	MILFORD HAVEN HA	10	10	0	0	10	0	0
			<b>MILFORD HAVEN HA Total</b>	31	31	21	0	10	0	0
088/00006	03/0891/PA	THE OLD MART SPRING GARDENS	NARBERTH	46	14	1	2	10	0	2
088/00017	D3/1085/89	DE RUTZEN HOTEL, MARKET STREET	NARBERTH	34	0	6	0	0	0	0
088/00074	08/0098/PA	DINGLE FARM,	NARBERTH	35	35	0	0	35	0	0
088/00077	09/0419/PA	LAND ADJACENT TO RUSHACRE FARM	NARBERTH	54	54	0	0	54	0	0
088/00078	LDP	WEST OF BLOOMFIELD GARDENS	NARBERTH	89	89	0	0	60	0	29
088/00348	13/0889/PA	LITTLE GREENWAY, STATION ROAD, NARBERTH	NARBERTH	28	28	0	0	28	0	0
			<b>NARBERTH Total</b>	286	220	7	2	187	0	31
093/00066	LDP	EAST OF POPPY DRIVE	NEYLAND	101	101	0	0	40	0	61
			<b>NEYLAND Total</b>	101	101	0	0	40	0	61
093/00108	12/1186/PA	LAND EAST OF ST CLEMENTS ROAD	NEYLAND HA	5	0	5	0	0	0	0
			<b>NEYLAND HA Total</b>	5	0	5	0	0	0	0
095/00119	12/0078/PA	LAND TO THE REAR OF 100 SOUTH ROAD	PEMBROKE	5	5	0	0	5	0	0
095/00120	00/0275/PA	GREENACRE PARK, UPPER LAMPHEY ROAD	PEMBROKE	15	7	0	0	0	0	7
095/00144	LDP	NORTH OF GIBBAS WAY	PEMBROKE	70	70	0	0	0	0	70
095/00144	LDP	SOUTH OF GIBBAS WAY	PEMBROKE	100	33	4	11	22	0	0
095/00147	LDP, 10/01252/pa	ADJ TO LONG MAINS & MONKTON PRIORY	PEMBROKE	115	115	0	0	20	0	95
095/00153	LDP	ADJ TO MONKTON SWIFTS,	PEMBROKE	118	118	0	0	40	0	78
095/00154	13/0456/PA, 13/0893/PA	NORTH & WEST OF RAILWAY TUNNEL,	PEMBROKE	113	85	28	11	74	0	0
095/00166	PEMBS UDP	LAND AT GROVE DEPOT ,	PEMBROKE	24	0	1	0	0	0	0
095/00183	09/1257/PA	THE HAYGERT FIELD	PEMBROKE	6	2	2	0	0	0	0
095/00189	06/1375/PA	LAND REAR OF PEMBROKE, CRICKET CLUB	PEMBROKE	16	0	1	0	0	0	0
095/00229	09/1246/PA	SPRINGFIELD	PEMBROKE	7	7	0	0	7	0	0
095/00233	07/1488/PA	4 AND 5 ROCKY PARK	PEMBROKE	16	16	0	0	16	0	0
095/00237	12/0515/PA	4, 5, 6 CASTLE TERRACE, 7, 8 NORTHGATE STREET	PEMBROKE	16	16	0	0	16	0	0
095/00238	13/0196/PA	NATIONAL WESTMINSTER BANK	PEMBROKE	5	5	0	0	5	0	0
095/00239	13/0759/PA	LAND WEST OF ASHDALE RESIDENTIAL HOME	PEMBROKE	12	12	0	0	12	0	0
095/00240	13/0291/PA	Lower Lamphey Road, Pembroke,	PEMBROKE	5	5	0	0	5	0	0
			<b>PEMBROKE Total</b>	643	496	36	22	222	0	250
096/00011	D3/94/0270	PENNAR PARK	PEMBROKE DOCK	136	53	10	0	15	0	28
096/00233	LDP	EAST OF HILL FARM, IMBLE	PEMBROKE DOCK	63	63	0	0	0	0	63
096/00238	LDP	NORTH OF PEMBROKE ROAD,	PEMBROKE DOCK	98	98	0	0	40	0	58
096/00274	13/0785/PA	LAND NORTH OF CLEDDAU, BRIDGE HOTEL	PEMBROKE DOCK	5	5	0	0	5	0	0
096/00328	07/0670/PA	13, 15, 17, 19 TO 23, MEYRICK	PEMBROKE DOCK	22	0	0	0	22	0	0

Reference	PA reference	Site Name	Settlement	Total Units	Units remaining	No. Units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
096/00337	09/0847/PA	LAND ADJACENT TO ASDA,GORDON STREET	PEMBROKE DOCK	7	7	0	0	7	0	0
096/00344	09/0666/PA	CORONATION EDUCATION CENTRE,MEYRICK STREET	PEMBROKE DOCK	41	1	1	0	0	0	0
096/00375	13/0619/PA	LAND NORTH OF CLEDDAU,BRIDGE HOTEL, ESSEX ROAD	PEMBROKE DOCK	14	14	0	0	14	0	0
			<b>PEMBROKE DOCK Total</b>	386	241	11	0	103	0	149
096/00231	12/0708/PA	NORTH OF IMBLE LANE,	PEMBROKE DOCK HA	83	83	35	0	48	0	0
096/00373	12/0405/PA, 12/0708/PA	IMBLE LANE	PEMBROKE DOCK HA	100	100	0	0	100	0	0
			<b>PEMBROKE DOCK HA Total</b>	183	183	35	0	148	0	0
097/LDP/01	14/0045/PA	NORTH OF THE PADDOCK	PENALLY	8	8	0	0	8	0	0
097/LDP/02	LDP	PENALLY HEIGHTS ALLOCATION	PENALLY	11	11	0	0	11	0	0
			<b>PENALLY Total</b>	19	19	0	0	19	0	0
099/00052/ 099/LDP/01	13/0155/PA, 14/0045/PA, 14/0270/PA	LAND ADJ TO COPPINS LODGE	PENTLEPOIR	49	27	22	8	19	0	0
099/00056	09/1193/PA	HOLBORN FARM	PENTLEPOIR	30	30	0	0	0	0	30
			<b>PENTLEPOIR Total</b>	79	57	22	8	19	0	30
099/00043	12/0977/PA	LAND TO THE EAST OF SUN VALLEY DRIVE	PENTLEPOIR HA	18	18	18	0	0	0	0
			<b>PENTLEPOIR HA Total</b>	18	18	18	0	0	0	0
108/LDP/01	LDP	OPPOSITE BRO DEWI	PUNCHESTON	6	6	0	0	6	0	0
108/LDP/02	LDP	WEST OF AWELFA	PUNCHESTON	12	12	0	0	12	0	0
			<b>PUNCHESTON Total</b>	18	18	0	0	18	0	0
110/00015	14/0657/PA	LAND AT MAES ELWYN JOHN,	REYNALTON	7	7	0	0	7	0	0
			<b>REYNALTON Total</b>	7	7	0	0	7	0	0
113/00013	06/0159/PA	ROBESTON HOUSE	ROBESTON WATHEN	5	1	0	1	0	0	0
113/LDP/01	LDP	SOUTH OF ROBESTON COURT	ROBESTON WATHEN	14	14	0	0	14	0	0
			<b>ROBESTON WATHEN Total</b>	19	15	0	1	14	0	0
114/00016	03/0620/PA	PART OS 6717,CHURCH ROAD	ROCH	21	3	0	3	0	0	0
000/01323	09/1144/PA	LAND AT EAST MOOR PARK	ROCH	9	4	3	0	4	0	0
114/LDP/01	LDP	EAST OF PILGRIM'S WAY	ROCH	44	44	0	0	44	0	0
			<b>ROCH Total</b>	74	51	3	3	48	0	0
114/00021	11/0378/PA	LAND EAST OF ROCH GATE	ROCH HA	12	12	12	0	0	0	0
			<b>ROCH HA Total</b>	12	12	12	0	0	0	0
116/00029	13/0528/PA	3 THE BEACON	ROSEMARKET	10	10	0	0	10	0	0
116/00031	13/0976/PA	MIDDLE STREET, ROSEMARKET	ROSEMARKET	6	0	0	0	6	0	0
116/LDP/01	LDP	OPPOSITE THE GLADES	ROSEMARKET	13	13	0	0	13	0	0
			<b>ROSEMARKET Total</b>	29	23	0	0	29	0	0
118/00010	12/0882/PA	PART OS 4200, NOF CEFN COED,	SCLEDDAU HA	27	27	27	0	0	0	0
			<b>SCLEDDAU HA Total</b>	27	27	27	0	0	0	0
119/LDP/01	LDP	EAST OF HILL LANE	SIMPSON CROSS	11	11	0	0	11	0	0
			<b>SIMPSON CROSS Total</b>	11	11	0	0	11	0	0
120/00016	11/0625/PA	FORMER SPITTAL SCHOOL	SPITTAL	5	1	1	0	0	0	0
120/00018	12/0281/PA	NORTH WEST OF WESLEY WAY	SPITTAL	22	22	0	0	22	0	0
			<b>SPITTAL Total</b>	27	23	1	0	22	0	0
122/00008	10/0806/PA	LAND ADJOINING GREEN MEADOW	ST DOGMAELS	16	16	0	0	16	0	0
122/00035	LDP	AWEL Y MOR EXTENSION	ST DOGMAELS	44	33	0	0	33	0	0
			<b>ST DOGMAELS Total</b>	60	49	0	0	49	0	0

Reference	PA reference	Site Name	Settlement	Total Units	Units remaining	No. Units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
123/00018	04/1402/PA	NORTH OF ELM GROVE	ST FLORENCE	6	0	1	0	0	0	0
123/00038	12/0996/PA	LAND SOUTH OF LONGSTONE	ST FLORENCE	14	0	14	0	0	0	0
123/LDP/01	LDP	NORTH OF PARSONS GREEN	ST FLORENCE	26	26	0	0	26	0	0
			<b>ST FLORENCE Total</b>	46	26	15	0	26	0	0
125/00009	05/1487/PA	ST TWYNELLS FARM,	ST TWYNELLS	7	4	0	2	2	0	0
			<b>ST TWYNELLS Total</b>	7	4	0	2	2	0	0
131/00021	03/1297/PA	LAND ADJ BLAENFFYNON FARM	TEGRYN	30	24	2	0	0	0	24
			<b>TEGRYN Total</b>	30	24	2	0	0	0	24
132/00030	13/0700/PA	LAND SOUTH OF THE B4315,	TEMPLETON	24	4	20	3	1	0	0
132/00044	09/0188/PA	LAND NORTH OF VILLAGE GREEN	TEMPLETON	22	22	0	0	22	0	0
132/LDP/01	LDP	SOUTH OF THE BOARS HEAD JUNCTION	TEMPLETON	28	28	0	0	28	0	0
			<b>TEMPLETON Total</b>	74	54	20	3	51	0	0
135/00004	LDP	NORTH OF BULFORD ROAD,	TIERS CROSS	23	23	0	0	23	0	0
			<b>TIERS CROSS Total</b>	23	23	0	0	23	0	0
000/01231	07/0418/PA	OUTBUILDINGS AT PLAS	WHITCHURCH	6	6	0	0	0	0	6
			<b>WHITCHURCH Total</b>	6	6	0	0	0	0	6
149/LDP/01	LDP	OPPOSITE HAUL U FRYN	WOLFSCASTLE	30	30	0	0	15	0	15
			<b>WOLFSCASTLE Total</b>	30	30	0	0	15	0	15
			<b>Grand Total</b>	<b>7263</b>	<b>5944</b>	<b>410</b>	<b>168</b>	<b>2593</b>	<b>0</b>	<b>3070</b>

## Appendix 2 – Past Completion Data

Year	Number of homes completed on		
	Large Sites	Small Sites	Total Completions
2011	217	127	344
2012	117	86	203
2013	288	109	397
2014	314	145	459
2015	410	178	588

## Appendix 3 – Previous Land Supply Data

Year	5 year supply – Number of homes (TAN1 categories)		Numbers of years supply	Supply beyond 5 years – Number of homes	
	1	2		3	4
	2011	67		1035	4.7
2012	56	1085	4.3	0	5745
2013	183	2503	4.93	0	4667
2014	133	2700	5.3	0	3623
2015	168	2593	5.0	0	3070