

# Pembrokeshire Coast National Park

## Local Development Plan (2015-2031)

### Session 8 Allocated Sites

Thursday 11<sup>th</sup> July 9.30am

### Hearing Statement

Sarah Hirst, Jane Gibson, Gayle Lister, Martina Dunne

(Ryan Norman Welsh Water and Steve Bengier Highways  
Pembrokeshire County Council)

Bring to the session - paper (note web access available):

- Land Implementation Study (NPA052-NPA056)
- Candidate Site Assessments (NPA020 & NPA021)
- Statement of Common Ground Welsh Water (NPA027)

June 2019


**PEMBROKESHIRE COAST NATIONAL PARK  
AUTHORITY**

<b>Session/Matter 8 – Allocated Sites Thursday 11<sup>th</sup> July 9.30am</b>					
<i>Issue – Are the allocated sites soundly based and capable of delivering new housing development over the Plan period?</i>					SH/MD
Ryan Norman and Steve Benger to attend please – on standby – no statement needed					
1. Matters to be addressed for each site where appropriate:					
• Site name/ref and scale parameters?					
• What is the current use of the site?					
• What is the proposed use of the site?					
• Is the identification of the site essential to the soundness of the Plan?					
• Are there any significant obstacles to development within the Plan period?					
• What are the timescales for delivery?					
<p>National Park Authority Response: Please see Appendix 1 to this Statement which provides a summary response to the questions in bullets 1 to 6 excluding question 4 above.</p> <p>With regard to bullet 4 question, Chapter E of the Local Development Plan sets out how the overall expected requirement for provision in the Plan area is derived. Table 3 shows how a 60 per annum completion rate achieved historically seeks to respond proportionality to affordable housing need in the spatial hierarchy. The table below shows the actual provision. The allocations are needed to ensure the Plan’s housing requirement (including a contingency allowance) is met.</p>					
Table 3 LDP 2	Using Historic Annual Delivery Rate 2005 to 2015 60 per annum	% of total	Table 5 LDP 2	Component of Land Supply	% of total
<b>Tenby</b>	256	27%	<b>Tenby</b>	191	17%
<b>Newport, St Davids and Saundersfoot.</b>	256	27%	<b>Newport St Davids and Saundersfoot.</b>	435	38%
<b>Rural Centres &amp; Countryside</b>	432	46%	<b>Rural Centres &amp; Countryside</b>	524	46%
<b>Total</b>	944	100%	<b>Total</b>	1150	100%


<b>Matter 9 – Monitoring Framework</b> <b>No Date set – may be by written correspondence</b>	<b>MD</b>
<i>Issue: Is the Plan’s monitoring framework robust and capable of assessing delivery over the Plan period?</i>	
<b><i>Monitoring and Implementation</i></b>	
1. Does the Plan provide an appropriate monitoring framework that will enable it to adapt to changing circumstances?	
<p>NPA Response: This will depend on how significant the change is. The framework is set to deal with possible changing circumstances reflective of experiences in the past.</p> <p>The monitoring framework is set out in Chapter 5 of the Local Development Plan with focussed changes and PPW10 edits (Exam 06). The framework has operated for Local Development Plan 1(NPA074-076) and the Plan’s review provided an opportunity to carry forward those elements that worked well and to refine and improve where needed.</p>	
2. Does the Plan provide clear and effective guidance on implementation, monitoring targets and triggers for review?	
<p>NPA Response: The Introduction to Chapter 5 of the Local Development Plan alongside the detail of Chapter 5 for the various Indicators provided sufficient guidance for implementation monitoring and review. A similar framework has operated well under the current Adopted Local Development Plan when drafting each Annual Monitoring Report (NPA077 – NPA084).</p>	

# Session 8 Allocated Sites - Appendix 1 Response to Q1

## Allocated Site Reports – Individual Reports


<b>Site Ref</b>	HA1			
<b>Site Name</b>	North of Feidr Eglwys, Newport			
<b>Land owner/ Developer</b>	Morgan Construction C/o Mr WT Harries, Harries Design and Management			
<b>Site Map</b>	 <p>See map C29, page 36 of the Deposit Plan Proposals Map.</p>		<b>Current Use/status</b>	
			Site is under construction for 35 dwellings, including 14 affordable dwellings (May 2019).	
<b>LDP2 Allocation</b>	<b>Site Size (ha)</b>	<b>Affordable housing requirement</b>	<b>Estimate Market and Affordable Units</b>	<b>Estimate Affordable Housing Figure</b>
	1.5	40%	35	14
<b>Planning History</b>	Site allocated in LDP1 for 20 dwellings. Permission granted for 35 dwellings June 2016. Various applications for discharge of conditions granted. Development of the site has commenced (March 2019).			
<b>Planning Status</b>	Planning permission granted for 35 dwellings including 14 affordable dwellings.			
<b>2018 JHLAS</b>	<b>No years in JHLAS</b>	<b>Units in 5 year Supply</b>	<b>Remaining Units</b>	
	8 years	35	0	
<b>Delivery Information</b>	Work has commenced on site. (March 2019) It is anticipated that all 35 units will be delivered within 5 years.			
<b>Land Implementation Study Site Proforma</b>				

<b>link</b>		N/A													
<b>Viability</b>		Extract from <u>Housing Background Paper - Appendix 4 (New November 2018)</u> Table 7 Residuals 'versus' Land Value Benchmark (Sprinkler Cost included using Deposit Plan affordable housing percentages)													
		<b>Residual Land Value – per Hectare</b>	<b>Affordable Housing Provision</b>	<b>Sub market</b>	<b>LVB</b>	<b>Uplift(%)</b>	<b>Sprinklers</b>	<b>Residual - Sprinklers</b>	<b>Uplift (%)</b>						
		£1,710,000	50%	Newport	£552,273.00	210%	£ 93,000	£ 1,617,000	193%						
<b>Trajectory for LDP2</b>		Extract from <u>Housing Background Paper - Appendix 2: Housing Supply by Site (Updated November 2018)</u>													
<b>Location Proposals Map ID</b>	<b>Site Name and Location</b>	<b>Hectares for Allocations</b>	<b>2018 Market &amp; Affordable Permission</b>	<b>2018 Affordable Housing Figure Permission</b>	<b>Affordable Housing Requirement</b>	<b>Market &amp; Affordable (Allocation)</b>	<b>Affordable Housing Figure (Allocation)</b>	<b>Forecast completions 5+ sites 2016 - 2021</b>	<b>Affordable Housing Element</b>	<b>Forecast completions 5+ sites 2021 - 2026</b>	<b>Affordable Housing Element</b>	<b>Forecast completions 5+ sites 2026 - 2031</b>	<b>Affordable Housing Element</b>	<b>Not forecast All</b>	<b>Not Forecast Affordable</b>
HA1 NP/15/0194	North of Feidr Eglwys	1.5	35	14	40%			15	6	10	4	10	4	0	0

<b>Site Ref</b>	<b>HA2</b>			
<b>Site Name</b>	Parrog Yard & Pottery Site, Newport			
<b>Land owner/ Developer</b>	Mr M Smith, Projects Plus, C/o Mr M Goddard, RLH Architectural Solutions Limited Mr G Thomas, Tai Wales and West Housing			
<b>Site Map</b>	 <p>See map C29, page 36 of the Deposit Plan Proposals Map.</p>		<b>Current Use/Status</b> Site is under construction for 12 dwellings.	
<b>LDP2 Allocation</b>	<b>Site Size (ha)</b>	<b>Affordable housing requirement</b>	<b>Estimate Market and Affordable Units</b>	<b>Estimate Affordable Housing Figure</b>
	0.24	66%	12	8
<b>Planning History</b>	Several permissions have been granted for the development of the northern part of this site but were not implemented. Most recent permission now being implemented.			
<b>Planning Status</b>	The site was shown as 'white land' within the Centre boundary for Newport in LDP1. Planning permission was granted for 8 affordable dwellings and 4 market dwellings in February 2018.			
<b>2018 JHLAS</b>	<b>No years in JHLAS</b>	<b>Units in 5 year Supply</b>	<b>Remaining Units</b>	
<b>Delivery Information</b>	The site is under construction. Eight affordable housing units under construction (March 2019).			
<b>Land Implementation Study Site Proforma link</b>	N/A			

<b>Viability</b>	Extract from <u>Housing Background Paper - Appendix 4 (New November 2018)</u> Table 7 Residuals 'versus' Land Value Benchmark (Sprinkler Cost included using Deposit Plan affordable housing percentages)							
	<b>Residual Land Value – per Hectare</b>	<b>Affordable Housing Provision</b>	<b>Sub market</b>	<b>LVB</b>	<b>Uplift(%)</b>	<b>Sprinklers</b>	<b>Residual - Sprinklers</b>	<b>Uplift (%)</b>
	£1,710,000	50%	Newport	£552,273.00	210%	£ 93,000	£ 1,617,000	193%
<b>Trajectory for LDP2</b>	Extract from <u>Housing Background Paper - Appendix 2: Housing Supply by Site (Updated November 2018)</u>							

Location Proposals Map ID	Site Name and Location	Hectares for Allocations	2018 Market & Affordable Permission	2018 Affordable Housing Figure Permission	Affordable Housing Requirement	Market & Affordable (Allocation)	Affordable Housing Figure (Allocation)	Forecast completions 5+ sites 2016 - 2021	Affordable Housing Element	Forecast completions 5+ sites 2021 - 2026	Affordable Housing Element	Forecast completions 5+ sites 2026 - 2031	Affordable Housing Element	Not forecast All	Not Forecast Affordable
HA2	Parrog Yard & Pottery Site	0.24	12	8	66%					12	8			0	0


<b>Site Ref</b>	<b>HA3</b>			
<b>Site Name</b>	Land North of the Business Park, Newport			
<b>Land owner/ Developer</b>	Mr and Mrs Arwel Thomas C/o Mr Andrew Vaughan-Harries, Hayston Developments and Planning Limited			
<b>Site Map</b>	 <p>See map C29, page 36 of the Deposit Plan Proposals Map.</p>		<b>Current Status/Use</b>	
			Land is undeveloped land in agricultural use.	
<b>LDP2 Allocation</b>	<b>Site Size (ha)</b>	<b>Affordable housing requirement</b>	<b>Estimate Market and Affordable Units</b>	<b>Estimate Affordable Housing Figure</b>
	0.5	50%	15	8
<b>Planning History</b>	None.			
<b>Planning Status</b>	The site is proposed for allocation for residential use in Local Development Plan 2.			
<b>2018 JHLAS</b>	<b>No years in JHLAS</b>	<b>Units in 5 year Supply</b>	<b>Remaining Units</b>	
	0	0	0	
<b>Delivery Information</b>	Landowner advises that site is currently available (Candidate Site Submission Form, Nov 2016).			
<b>Land Implementation Study Site Proforma link</b>	<a href="https://www.pembrokeshirecoast.wales/Files/files/Dev Plans/LDP2/background papers/14_12_17 Appendix A_Site Proformas.pdf#page=93">https://www.pembrokeshirecoast.wales/Files/files/Dev Plans/LDP2/background papers/14_12_17 Appendix A_Site Proformas.pdf#page=93</a>			



Viability		Extract from <u>Housing Background Paper - Appendix 4 (New November 2018)</u> Table 10 Adjusted affordable housing percentages on red toned sites in Table above plus planning application progress									
Map Ref	Address	Total Units	Residual Land Value – per Hectare	Affordable Housing Provision – adjusted	Affordable Housing Units	Sub market	LVB	Uplift(%)	Sprinklers	Residual uplift over LVB after Sprinklers	Affordable housing provision % reduction/ increase
HA3	Newport - North of Business Park	15	£1,580,000	50%	8	Newport	£552,273.00	186%	£46,500	£981,227	0%

**Trajectory for LDP2** Extract from Housing Background Paper - Appendix 2: Housing Supply by Site (Updated November 2018)

Location Proposal s Map ID	Site Name and Location	Hectares for Allocation s	2018 Market & Affordable Permission	2018 Affordable Housing Figure Permission	Affordable Housing Requirement	Market & Affordable (Allocation)	Affordable Housing Figure (Allocation)	Forecast completion s 5+ sites 2016 - 2021	Affordabl e Housing Element	Forecast completion s 5+ sites 2021 - 2026	Affordabl e Housing Element	Forecast completion s 5+ sites 2026 - 2031	Affordabl e Housing Element	Not forecast All	Not Forecast Affordabl e
HA3	Land North of the Busines s Park	0.5			50%	15	8					10	5	5	3

<b>Site Ref</b>	<b>HA4</b>			
<b>Site Name</b>	Land at Sandy Hill, Saundersfoot			
<b>Land owner/ Developer</b>	Mr and Mrs Merriman, c/o Mr Wayne Reynolds, Atriarc Planning and Construction			
<b>Site Map</b>	 <p>See map C35, page 42 of the Deposit Plan Proposals Map.</p>		<b>Current Status/Use</b>	
			The site is undeveloped and in agricultural use.	
<b>LDP2 Allocation</b>	<b>Site Size (ha)</b>	<b>Affordable housing requirement</b>	<b>Estimate Market and Affordable Units</b>	<b>Estimate Affordable Housing Figure</b>
	2.26	35%	68	24
<b>Planning History</b>	None.			
<b>Planning Status</b>	Site is proposed for allocation in Local Development Plan 2.			
<b>2018 JHLAS</b>	<b>No years in JHLAS</b>	<b>Units in 5 year Supply</b>	<b>Remaining Units</b>	
	0	0	0	
<b>Delivery Information</b>	Preliminary survey work undertaken and interest expressed in joint venture to develop the site from a local Housing Association.			
<b>Land Implementation Study Site Proforma link</b>	<a href="https://www.pembrokeshirecoast.wales/Files/files/Dev%20Plans/LDP2/background%20papers/14_12_17%20Appendix%20A_Site%20Proformas.pdf#page=13">https://www.pembrokeshirecoast.wales/Files/files/Dev%20Plans/LDP2/background%20papers/14_12_17%20Appendix%20A_Site%20Proformas.pdf#page=13</a>			
<b>Viability</b>	Extract from <u>Housing Background Paper - Appendix 4 (New November 2018)</u> Table 10 Adjusted affordable housing			


percentages on red toned sites in Table above plus planning application progress

Map Ref	Address	Total Units	Residual Land Value – per Hectare	Affordable Housing Provision – adjusted	Affordable Housing Units	Sub market	LVB	Uplift(%)	Sprinklers	Residual uplift over LVB after Sprinklers	Affordable housing provision % reduction/ increase
HA4	Sandy Hill	68	£614,000	35%	24	South East Coast	£378,409.00	62%	£210,800	£24,791	-10%

**Trajectory for LDP2**


Extract from Housing Background Paper - Appendix 2: Housing Supply by Site (Updated November 2018)

Location Proposals Map ID	Site Name and Location	Hectares for Allocation	2018 Market & Affordable Permission	2018 Affordable Housing Figure Permission	Affordable Housing Requirement	Market & Affordable (Allocation)	Affordable Housing Figure (Allocation)	Forecast completions 5+ sites 2016 - 2021	Affordable Housing Element	Forecast completions 5+ sites 2021 - 2026	Affordable Housing Element	Forecast completions 5+ sites 2026 - 2031	Affordable Housing Element	Not forecast All	Not Forecast Affordable
Saundersfoot HA4	Land at Sandy Hill	2.26			35%	68	24			34	12	34	12	0	0

<b>Site Ref</b>	HA5			
<b>Site Name</b>	North of Whitlow, Saundersfoot			
<b>Land owner/ Developer</b>	Mr David Lewis, C/o Mr L James, Owen and Owen			
<b>Site Map</b>	 <p>See map C35, page 42 of the Deposit Plan Proposals Map.</p>		<b>Site Status/Use</b>	
			The site is undeveloped and in agricultural use.	
<b>LDP2 Allocation</b>	<b>Site Size (ha)</b>	<b>Affordable housing requirement</b>	<b>Estimate Market and Affordable Units</b>	<b>Estimate Affordable Housing Figure</b>
	1.8	35%	54	19
<b>Planning History</b>	None.			
<b>Planning Status</b>	Proposed for allocation for residential development in Local Development Plan 2.			
<b>2018 JHLAS</b>	<b>No years in JHLAS</b>	<b>Units in 5 year Supply</b>	<b>Remaining Units</b>	
	0	0	0	
<b>Delivery Information</b>	Landowners are in advanced discussions with a development partner to build the site (see Deposit Plan representation (3319). <a href="http://cms6.pcnpa.org.uk/Files/files/Dev%20Plans/LDP2/Submission/ElecReps/3319HeanCastleOct2018.pdf">http://cms6.pcnpa.org.uk/Files/files/Dev%20Plans/LDP2/Submission/ElecReps/3319HeanCastleOct2018.pdf</a>			
<b>Land Implementation on Study Site Proforma link</b>	<a href="https://www.pembrokeshirecoast.wales/Files/files/Dev%20Plans/LDP2/background%20papers/14_12_17%20Appendix%20A_Site%20Proformas.pdf#page=27">https://www.pembrokeshirecoast.wales/Files/files/Dev%20Plans/LDP2/background%20papers/14_12_17%20Appendix%20A_Site%20Proformas.pdf#page=27</a>			

<b>Viability</b>												
Extract from <u>Housing Background Paper - Appendix 4 (New November 2018)</u> Table 10 Adjusted affordable housing percentages on red toned sites in Table above plus planning application progress												
Map Ref	Address	Total Units	Residual Land Value – per Hectare	Affordable Housing Provision – adjusted	Affordable Housing Units	Sub market	LVB	Uplift(%)	Sprinklers	Residual uplift over LVB after Sprinklers	Affordable housing provision % reduction/ increase	
HA5	North of Whitlow	54	£596,000	35%	19	South East Coast	£378,409.00	58%	£167,400	£50,191	-5%	


<b>Trajectory for LDP2</b>															
Extract from <u>Housing Background Paper - Appendix 2: Housing Supply by Site (Updated November 2018)</u>															
Location Proposals Map ID	Site Name and Location	Hectares for Allocations	2018 Market & Affordable Permission	2018 Affordable Housing Figure Permission	Affordable Housing Requirement	Market & Affordable (Allocation)	Affordable Housing Figure (Allocation)	Forecast completions 5+ sites 2016 - 2021	Affordable Housing Element	Forecast completions 5+ sites 2021 - 2026	Affordable Housing Element	Forecast completions 5+ sites 2026 - 2031	Affordable Housing Element	Not forecast All	Not Forecast Affordable
Saundersfoot HA5	North of Whitlow	1.8			35%	54	19			27	9	27	9	0	0

<b>Site Ref</b>	<b>HA6</b>			
<b>Site Name</b>	Penny Farm, Saundersfoot			
<b>Land owner/ Developer</b>	Mr Steve Richardson, C/o Mr J Woodcraft, The Design Studio			
<b>Site Map</b>	 <p>See map C35, page 42 of the Deposit Plan Proposals Map.</p>		<b>Site Use/Status</b>	
			The site includes land developed as a farm house and curtilage and undeveloped agricultural land. A planning application to regularise an unauthorised track was refused (February 2018).	
<b>LDP2 Allocation</b>	<b>Site Size (ha)</b>	<b>Affordable housing requirement</b>	<b>Estimate Market and Affordable Units</b>	<b>Estimate Affordable Housing Figure</b>
	1.13	40%	36	14
<b>Planning History</b>	None.			
<b>Planning Status</b>	Proposed for allocation for residential development in Local Development Plan 2.			
<b>2018 JHLAS</b>	<b>No years in JHLAS</b>	<b>Units in 5 year Supply</b>	<b>Remaining Units</b>	
	0	0	0	
<b>Delivery Information</b>	Preliminary survey work undertaken. Details submitted with the Candidate Site Submission (November 2016).			
<b>Land Implementation Study Site Proforma link</b>	<a href="https://www.pembrokeshirecoast.wales/Files/files/Dev%20Plans/LDP2/background%20papers/14_12_17%20Appendix%20A_Site%20Proformas.pdf#page=45">https://www.pembrokeshirecoast.wales/Files/files/Dev%20Plans/LDP2/background%20papers/14_12_17%20Appendix%20A_Site%20Proformas.pdf#page=45</a>			

<b>Viability</b>											
Extract from <u>Housing Background Paper - Appendix 4 (New November 2018)</u> Table 10 Adjusted affordable housing percentages on red toned sites in Table above plus planning application progress											
Map Ref	Address	Total Units	Residual Land Value – per Hectare	Affordable Housing Provision – adjusted	Affordable Housing Units	Sub market	LVB	Uplift( %)	Sprinklers	Residual uplift over LVB after Sprinklers	Affordable housing provision % reduction/ increase
HA6	Penny Farm	36	£612,000	40%	14	South East Coast	£ 378,409.00	62%	£111,600	£121,991	-5%


<b>Trajectory for LDP2</b>											
Extract from <u>Housing Background Paper - Appendix 2: Housing Supply by Site (Updated November 2018)</u>											

Location Proposals Map ID	Site Name and Location	Hectares for Allocation	2018 Market & Affordable Permission	2018 Affordable Housing Figure Permission	Affordable Housing Requirement	Market & Affordable (Allocation)	Affordable Housing Figure (Allocation)	Forecast completions 5+ sites 2016 - 2021	Affordable Housing Element	Forecast completions 5+ sites 2021 - 2026	Affordable Housing Element	Forecast completions 5+ sites 2026 - 2031	Affordable Housing Element	Not forecast All	Not Forecast Affordable
Saundersfoot HA6	Penny Farm	1.13			40%	36	14			18	7	18	7	0	0

<b>Site Ref</b>	<b>HA7</b>			
<b>Site Name</b>	West of Glasfryn Rd, St Davids			
<b>Land owner/ Developer</b>	Mr Nigel Sinnett, Ateb			
<b>Site Map</b>	 <p>See map C39, page 45 of the Deposit Plan Proposals Map.</p>		<b>Site Status/Use</b>	
			The site is undeveloped and in agricultural use.	
<b>LDP2 Allocation</b>	<b>Site Size (ha)</b>	<b>Affordable housing requirement</b>	<b>Estimate Market and Affordable Units</b>	<b>Estimate Affordable Housing Figure</b>
	3.34	54%	90	49
<b>Planning History</b>	Site allocated in the LDP1 for 90 dwellings.			
<b>Planning Status</b>	Site allocated in Local Development Plan 1. Planning permission granted for 38 affordable houses, 32 market houses and a hotel (ref NP/18/0051) December 2018.			
<b>2018 JHLAS</b>	<b>No years in JHLAS</b>	<b>Units in 5 year Supply</b>	<b>Remaining Units</b>	
	9 years	70	20	
<b>Delivery Information</b>	Development of all housing being undertaken by Ateb (Housing Association) and their commercial business Mill Bay Homes. Advice from Ateb: (Build contracts for both ateb and MBH will be signed this week – May 29 <sup>th</sup> 2019). Understand that the contractor is proposing to make a formal site start around September, although there will be some site set up (huts etc) before then. We haven't had a pre-start meeting yet, but will be soon. Completions will be phased with the market housing coming on line before the affordables .Anticipated completions for market housing circa October 2020 and for affordable housing circa April 2021 dependent on build progress, weather etc.			
<b>Land</b>	<a href="https://www.pembrokeshirecoast.wales/Files/files/Dev%20Plans/LDP2/background%20papers/14_12_17%20Append">https://www.pembrokeshirecoast.wales/Files/files/Dev%20Plans/LDP2/background%20papers/14_12_17%20Append</a>			




<b>Implementation Study Site Proforma link</b>	<a href="#">ix%20A_Site%20Proformas.pdf#page=21</a>														
<b>Viability</b>	Extract from <u>Housing Background Paper - Appendix 4 (New November 2018)</u> Table 10 Adjusted affordable housing percentages on red toned sites in Table above plus planning application progress														
	Map Ref	Address	Total Units	Residual Land Value – per Hectare	Affordable Housing Provision – adjusted	Affordable Housing Units	Sub market	LVB	Uplift(%)	Sprinklers	Residual uplift over LVB after Sprinklers	Affordable housing provision % reduction/ increase			
	HA7	St Davids West of Glasfryn Lane (NP/18/51 - resolution to grant)	90		54%	49	St Davids and North Coast						34%		
<b>Trajectory for LDP2</b>	Extract from <u>Housing Background Paper - Appendix 2: Housing Supply by Site (Updated November 2018)</u>														
Location Proposals Map ID	Site Name and Location	Hectares for Allocations	2018 Market & Affordable Permission	2018 Affordable Housing Figure Permission	Affordable Housing Requirement	Market & Affordable (Allocation)	Affordable Housing Figure (Allocation)	Forecast completions 5+ sites 2016 - 2021	Affordable Housing Element	Forecast completions 5+ sites 2021 - 2026	Affordable Housing Element	Forecast completions 5+ sites 2026 - 2031	Affordable Housing Element	Not forecast All	Not Forecast Affordable
HA7	West of Glasfryn Rd	3.34			54%	90	49	35	19	35	19		0	20	11


<b>Site Ref</b>	<b>HA8</b>			
<b>Site Name</b>	South of Driftwood Close, Broad Haven			
<b>Land owner/ Developer</b>	Waterstone Homes C/o Asbri Planning Limited			
<b>Site Map</b>	 <p>See map C4, page 16 of the Deposit Plan Proposals Map.</p>		<b>Site Use/Status</b>	
			The site is under construction for 18 dwellings (March 2019).	
<b>LDP2 Allocation</b>	<b>Site Size (ha)</b>	<b>Affordable housing requirement</b>	<b>Estimate Market and Affordable Units</b>	<b>Estimate Affordable Housing Figure</b>
	0.66	35%	18	6
<b>Planning History</b>	Land allocated in LDP 1 for 8 dwellings. Outline planning permission granted for 10 dwellings (including 4 affordable units) (Ref NP/14/068, November 2015) and later full planning permission granted for 18 houses (including 6 affordable units) (Ref NP/17/0315, July 2018).			
<b>Planning Status</b>	Allocated site for 8 dwellings. Outline planning application for 6 dwellings and 4 affordable flats approved in November 2015. Planning permission granted to increase the number of units to 18, including 6 affordable dwellings (ref NP/17/0315) March 2018, awaiting completion of S106 Agreement. Developer is undertaking preparatory work on site and will commence development once S106 Agreement has been completed.			
<b>2018 JHLAS</b>	<b>No years in JHLAS</b>	<b>Units in 5 year Supply</b>	<b>Remaining Units</b>	
	8 years	18	0	
<b>Delivery Information</b>	Site is under construction. Nine of the 18 units under construction (March 2019) and site expected to be completed by 2021.			

<b>Land Implementation Study Site Proforma link</b>	N/A										
<b>Viability</b>	Extract from <u>Housing Background Paper - Appendix 4 (New November 2018)</u> Table 10 Adjusted affordable housing percentages on red toned sites in Table above plus planning application progress										
Map Ref	Address	Total Units	Residual Land Value – per Hectare	Affordable Housing Provision – adjusted	Affordable Housing Units	Sub market	LVB	Uplift(%)	Sprinklers	Residual uplift over LVB after Sprinklers	Affordable housing provision % reduction/increase
HA8	South of Driftwood Broad Haven (NP/17/315 - granted permission)	18		35%	6	St Bride's Bay					-5%
<b>Trajectory for LDP2</b>	Extract from <u>Housing Background Paper - Appendix 2: Housing Supply by Site (Updated November 2018)</u>										


Location Proposals Map ID	Site Name and Location	Hectares for Allocation	2018 Market & Affordable Permission	2018 Affordable Housing Figure Permission	Affordable Housing Requirement	Market & Affordable (Allocation)	Affordable Housing Figure (Allocation)	Forecast completions 5+ sites 2016 - 2021	Affordable Housing Element	Forecast completions 5+ sites 2021 - 2026	Affordable Housing Element	Forecast completions 5+ sites 2026 - 2031	Affordable Housing Element	Not forecast All	Not Forecast Affordable
HA8 (NP/17/315)	South of Driftwood Close	0.66	18	6	35%			12	4	6	2			0	0

<b>Site Ref</b>	<b>HA9</b>			
<b>Site Name</b>	North East & South East of Marine Rd, Broad Haven			
<b>Land owner/ Developer</b>	Messrs Raymond, C/o Mr P Hales			
<b>Site Map</b>	 <p>See map C4, page 16 of the Deposit Plan Proposals Map.</p>		<b>Site Use/Status</b>	
			The site is undeveloped land and is unused.	
<b>LDP2 Allocation</b>	<b>Site Size (ha)</b>	<b>Affordable housing requirement</b>	<b>Estimate Market and Affordable Units</b>	<b>Estimate Affordable Housing Figure</b>
	3.14	34%	87	30
<b>Planning History</b>	<p>Land allocated in the LDP1 for mixed use of 35 dwellings, 5 workshops and community use (village hall). Since adoption of the Plan, it has been confirmed that the land is no longer required for a village hall and that the workshops are unviable – see Candidate Site Assessment. It has been agreed that the whole site can be used for residential development.</p> <p><a href="http://www.pcnpa.org.uk/Files/files/Dev%20Plans/LDP2/Candidate%20Sites/Site%20assessments/Dep%20Site%20041%20NE%20Marine%20Road.pdf">http://www.pcnpa.org.uk/Files/files/Dev%20Plans/LDP2/Candidate%20Sites/Site%20assessments/Dep%20Site%20041%20NE%20Marine%20Road.pdf</a></p>			
<b>Planning Status</b>	Allocated site.			
<b>2018 JHLAS (Part of Site)</b>	<b>No years in JHLAS</b>	<b>Units in 5 year Supply</b>	<b>Remaining Units</b>	
	8 years	35	0	
<b>Delivery Information</b>	Considerable survey work undertaken and pre-application meetings held with landowners/agents.			

<b>Land Implementation Study Site Proforma link</b>		<a href="https://www.pembrokeshirecoast.wales/Files/files/Dev%20Plans/LDP2/background%20papers/14_12_17%20Appendix%20A_Site%20Proformas.pdf#page=51">https://www.pembrokeshirecoast.wales/Files/files/Dev%20Plans/LDP2/background%20papers/14_12_17%20Appendix%20A_Site%20Proformas.pdf#page=51</a>																																					
<b>Viability</b>		Extract from <u>Housing Background Paper - Appendix 4 (New November 2018)</u> Table 10 Adjusted affordable housing percentages on red toned sites in Table above plus planning application progress																																					
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Map Ref	Address	Total Units	Residual Land Value – per Hectare	Affordable Housing Provision – adjusted	Affordable Housing Units	Sub market	LVB	Uplift(%)	Sprinklers	Residual uplift over LVB after Sprinklers	Affordable housing provision % reduction/ increase																												
HA9	Broad Haven Marine Rd (LDP Submission/Pre-App discussions)	87		34%	30	St Bride's Bay					24%																												
<b>Trajectory for LDP2</b>		Extract from <u>Housing Background Paper - Appendix 2: Housing Supply by Site (Updated November 2018)</u>																																					
Location Proposals Map ID	Site Name and Location	Hectares for Allocations	2018 Market & Affordable Permission	2018 Affordable Housing Figure Permission	Affordable Housing Requirement	Market & Affordable (Allocation)	Affordable Housing Figure (Allocation)	Forecast completions 5+ sites 2016 - 2021	Affordable Housing Element	Forecast completions 5+ sites 2021 - 2026	Affordable Housing Element	Forecast completions 5+ sites 2026 - 2031	Affordable Housing Element	Not forecast All	Not Forecast Affordable																								
HA9	North East & South East of Marine Rd	3.14			34%	87	30			35	12	30	10	22	7																								

<b>Site Ref</b>	<b>HA10</b>			
<b>Site Name</b>	Opposite Bush Terrace, Jameston			
<b>Land owner/ Developer</b>	Mr Harry Thomas and Mrs Sally Thomas			
<b>Site Map</b>	 <p>See map C16, page 25 of the Deposit Plan Proposals Map.</p>		<b>Site Use/Status</b>	
			The site is undeveloped and in agricultural use.	
<b>LDP2 Allocation</b>	<b>Site Size (ha)</b>	<b>Affordable housing requirement</b>	<b>Estimate Market and Affordable Units</b>	<b>Estimate Affordable Housing Figure</b>
	1.69	29%	38	11
<b>Planning History</b>	Site allocated in LDP1 for 35 dwellings. Planning application for 38 houses, including 11 affordable units) was approved, subject to the completion of a Unilateral Undertaking in March 2019.			
<b>Planning Status</b>	Allocated site.			
<b>2018 JHLAS</b>	<b>No years in JHLAS</b>	<b>Units in 5 year Supply</b>	<b>Remaining Units</b>	
	8 years	20	15	
<b>Delivery Information</b>	The affordable units will be delivered by a local Housing Association.			
<b>Land Implementation Study Site Proforma link</b>	N/A			
<b>Viability</b>	Extract from <u>Housing Background Paper - Appendix 4 (New November 2018)</u> Table 10 Adjusted affordable			


housing percentages on red toned sites in Table above plus planning application progress															
Map Ref	Address	Total Units	Residual Land Value – per Hectare	Affordable Housing Provision – adjusted	Affordable Housing Units	Sub market	LVB	Uplift(%)	Sprinklers	Residual uplift over LVB after Sprinklers	Affordable housing provision % reduction/increase				
HA 10	Opposite Bush Tce (pre-app discussions)	38		29%	11						0%				
Trajectory for LDP2			Extract from <u>Housing Background Paper - Appendix 2: Housing Supply by Site (Updated November 2018)</u>												
Location Proposals Map ID	Site Name and Location	Hectares for Allocations	2018 Market & Affordable Permission	2018 Affordable Housing Figure Permission	Affordable Housing Requirement	Market & Affordable (Allocation)	Affordable Housing Figure (Allocation)	Forecast completions 5+ sites 2016 - 2021	Affordable Housing Element	Forecast completions 5+ sites 2021 - 2026	Affordable Housing Element	Forecast completions 5+ sites 2026 - 2031	Affordable Housing Element	Not forecast All	Not Forecast Affordable
HA10	Opposite Bush Terrace	1.69			29%	38	11	15	11	11		12		0	0

<b>Site Ref</b>	<b>HA11</b>			
<b>Site Name</b>	West of the Green, Lydstep			
<b>Land owner/ Developer</b>	The Meyrick Family C/o Mr Andrew Vaughan-Harries, Hayston Developments and Planning			
<b>Site Map</b>	 <p>See map C19, page 27 of the Deposit Plan Proposals Map.</p>		<b>Site Use/Status</b>	
			The site is undeveloped land in agricultural use.	
<b>LDP2 Allocation</b>	<b>Site Size (ha)</b>	<b>Affordable housing requirement</b>	<b>Estimate Market and Affordable Units</b>	<b>Estimate Affordable Housing Figure</b>
	0.4	50%	10	5
<b>Planning History</b>	None.			
<b>Planning Status</b>	Proposed for residential allocation in Local Development Plan 2.			
<b>2018 JHLAS</b>	<b>No years in JHLAS</b>	<b>Units in 5 year Supply</b>	<b>Remaining Units</b>	
	0	0	0	
<b>Delivery Information</b>				
<b>Land Implementation Study Site Proforma link</b>	<a href="https://www.pembrokeshirecoast.wales/Files/files/Dev%20Plans/LDP2/background%20papers/14_12_17%20Appendix%20A_Site%20Proformas.pdf#page=98">https://www.pembrokeshirecoast.wales/Files/files/Dev%20Plans/LDP2/background%20papers/14_12_17%20Appendix%20A_Site%20Proformas.pdf#page=98</a>			
<b>Viability</b>	Extract from <u>Housing Background Paper - Appendix 4 (New November 2018) Table 10</u> Adjusted affordable housing percentages on red toned sites in Table above plus planning application progress			



Map Ref	Address	Total Units	Residual Land Value – per Hectare	Affordable Housing Provision – adjusted	Affordable Housing Units	Sub market	LVB	Uplift(%)	Sprinklers	Residual uplift over LVB after Sprinklers	Affordable housing provision % reduction/ increase
HA11	West of the Green Lydstep	10	£1,249,000	50%	5	Tenby	£533,523.00	134%	£31,000	£684,477	0%
<b>Trajectory for LDP2</b>			Extract from <u>Housing Background Paper - Appendix 2: Housing Supply by Site (Updated November 2018)</u>								


Location Proposals Map ID	Site Name and Location	Hectares for Allocations	2018 Market & Affordable Permission	2018 Affordable Housing Figure Permission	Affordable Housing Requirement	Market & Affordable (Allocation)	Affordable Housing Figure (Allocation)	Forecast completions 5+ sites 2016 - 2021	Affordable Housing Element	Forecast completions 5+ sites 2021 - 2026	Affordable Housing Element	Forecast completions 5+ sites 2026 - 2031	Affordable Housing Element	Not forecast All	Not Forecast Affordable
HA11	West of the Green	0.4			50%	10	5					10	5	0	0

<b>Site Ref</b>	<b>HA12</b>			
<b>Site Name</b>	Field Opposite Manorbier VC School, Manorbier Station			
<b>Land owner/ Developer</b>	Mr N Sinnett, Ateb			
<b>Site Map</b>	 <p>See map C20, page 28 of the Deposit Plan Proposals Map.</p>		<b>Site Use/Status</b>	
			The site is undeveloped and unused land with planning permission for 23 dwellings.	
<b>LDP2 Allocation</b>	<b>Site Size (ha)</b>	<b>Affordable housing requirement</b>	<b>Estimate Market and Affordable Units</b>	<b>Estimate Affordable Housing Figure</b>
	0.63	91%	23	21
<b>Planning History</b>	Site allocated in LDP1 for 19 dwellings. Planning application NP/17/0283 submitted for 23 affordable homes. Permission granted October 2018.			
<b>Planning Status</b>	Allocated site.			
<b>2018 JHLAS</b>	<b>No years in JHLAS</b>	<b>Units in 5 year Supply</b>	<b>Remaining Units</b>	
	8 years	23	0	
<b>Delivery Information</b>	Scheme to be delivered by Ateb (Housing Association). Planning permission granted October 2018. The scheme is in Ateb's 2020/2021 programme with a construction start anticipated in autumn 2020.			
<b>Land Implementation Study Site Proforma link</b>	N/A			
<b>Viability</b>	Extract from <u>Housing Background Paper - Appendix 4 (New November 2018)</u> Table 10 Adjusted affordable			

housing percentages on red toned sites in Table above plus planning application progress											
Map Ref	Address	Total Units	Residual Land Value – per Hectare	Affordable Housing Provision – adjusted	Affordable Housing Units	Sub market	LVB	Uplift(%)	Sprinklers	Residual uplift over LVB after Sprinklers	Affordable housing provision % reduction/ increase
HA12	Field opp Manorbier School (NP/17/283 - resolution to grant)	23		91%	21						

**Trajectory for LDP2** Extract from Housing Background Paper - Appendix 2: Housing Supply by Site (Updated November 2018)


Location Proposals Map ID	Site Name and Location	Hectares for Allocations	2018 Market & Affordable Permission	2018 Affordable Housing Figure Permission	Affordable Housing Requirement	Market & Affordable (Allocation)	Affordable Housing Figure (Allocation)	Forecast completions 5+ sites 2016 - 2021	Affordable Housing Element	Forecast completions 5+ sites 2021 - 2026	Affordable Housing Element	Forecast completions 5+ sites 2026 - 2031	Affordable Housing Element	Not forecast All	Not Forecast Affordable
HA12	Field Opposite Manorbier VC School	0.63			91%	23	21	23	21					0	0

<b>Site Ref</b>	<b>HA13</b>			
<b>Site Name</b>	Glasfryn Field, Square and Compass			
<b>Land owner/ Developer</b>	Mrs BM Thomas, C/o Mr Roy Thomas			
<b>Site Map</b>	 <p>See map C38, page 44 of the Deposit Plan Proposals Map.</p>		<b>Site Use/Status</b>	
			The site is undeveloped land in agricultural use.	
<b>LDP2 Allocation</b>	<b>Site Size (ha)</b>	<b>Affordable housing requirement</b>	<b>Estimate Market and Affordable Units</b>	<b>Estimate Affordable Housing Figure</b>
	0.26	30%	7	2
<b>Planning History</b>	None.			
<b>Planning Status</b>	Proposed for residential allocation in Local Development Plan 2.			
<b>2018 JHLAS</b>	<b>No years in JHLAS</b>	<b>Units in 5 year Supply</b>	<b>Remaining Units</b>	
	0	0	0	
<b>Delivery Information</b>				
<b>Land Implementation on Study Site Proforma link</b>	<a href="https://www.pembrokeshirecoast.wales/Files/files/Dev%20Plans/LDP2/background%20papers/14_12_17%20Appendix%20A_Site%20Proformas.pdf#page=8">https://www.pembrokeshirecoast.wales/Files/files/Dev%20Plans/LDP2/background%20papers/14_12_17%20Appendix%20A_Site%20Proformas.pdf#page=8</a>			

<b>Viability</b>											
Extract from <u>Housing Background Paper - Appendix 4 (New November 2018)</u> Table 10 Adjusted affordable housing percentages on red toned sites in Table above plus planning application progress											
Map Ref	Address	Total Units	Residual Land Value – per Hectare	Affordable Housing Provision – adjusted	Affordable Housing Units	Sub market	LVB	Uplift(%)	Sprinklers	Residual uplift over LVB after Sprinklers	Affordable housing provision % reduction/ increase
HA13	Glasfryn Field Square & Compass	7	£377,000	30%	2	St Davids and North Coast	£323,864.00	16%	£21,700	£31,436	0%

**Trajectory for LDP2** Housing Background Paper - Appendix 2: Housing Supply by Site (Updated November 2018)


Location Proposals Map ID	Site Name and Location	Hectares for Allocations	2018 Market & Affordable Permission	2018 Affordable Housing Figure Permission	Affordable Housing Requirement	Market & Affordable (Allocation)	Affordable Housing Figure (Allocation)	Forecast completions 5+ sites 2016 - 2021	Affordable Housing Element	Forecast completions 5+ sites 2021 - 2026	Affordable Housing Element	Forecast completions 5+ sites 2026 - 2031	Affordable Housing Element	Not forecast All	Not Forecast Affordable
HA13	Glasfryn Field	0.26			30%	7	2					4	1	3	1

<b>Site Ref</b>	<b>HA14</b>			
<b>Site Name</b>	Land adj to Bryngolau, Square & Compass			
<b>Land owner/ Developer</b>	Mr M Roberts			
<b>Site Map</b>	 <p>See map C38, page 44 of the Deposit Plan Proposals Map.</p>		<b>Site Use/Status</b>	
			The site is undeveloped land in agricultural use.	
<b>LDP2 Allocation</b>	<b>Site Size (ha)</b>	<b>Affordable housing requirement</b>	<b>Estimate Market and Affordable Units</b>	<b>Estimate Affordable Housing Figure</b>
	0.33	30%	10	3
<b>Planning History</b>	None.			
<b>Planning Status</b>	Proposed for residential allocation in Local Development Plan 2.			
<b>2018 JHLAS</b>	<b>No years in JHLAS</b>	<b>Units in 5 year Supply</b>	<b>Remaining Units</b>	
	0	0	0	
<b>Delivery Information</b>				
<b>Land Implementation on Study Site Proforma link</b>	<a href="https://www.pembrokeshirecoast.wales/Files/files/Dev%20Plans/LDP2/background%20papers/14_12_17%20Appendix%20A_Site%20Proformas.pdf#page=109">https://www.pembrokeshirecoast.wales/Files/files/Dev%20Plans/LDP2/background%20papers/14_12_17%20Appendix%20A_Site%20Proformas.pdf#page=109</a>			

<b>Viability</b>											
Extract from <u>Housing Background Paper - Appendix 4 (New November 2018)</u> Table 10 Adjusted affordable housing percentages on red toned sites in Table above plus planning application progress											
Map Ref	Address	Total Units	Residual Land Value – per Hectare	Affordable Housing Provision – adjusted	Affordable Housing Units	Sub market	LVB	Uplift(%)	Sprinklers	Residual uplift over LVB after Sprinklers	Affordable housing provision % reduction/ increase
HA14	Land adj to Bryngolau Square & Compass	10	£358,000	30%	3	St Davids and North Coast	£323,864.00	11%	£31,000	£3,136	0%


**Trajectory for LDP2**      Housing Background Paper - Appendix 2: Housing Supply by Site (Updated November 2018)

Location Proposals Map ID	Site Name and Location	Hectares for Allocation	2018 Market & Affordable Permission	2018 Affordable Housing Figure Permission	Affordable Housing Requirement	Market & Affordable (Allocation)	Affordable Housing Figure (Allocation)	Forecast completions 5+ sites 2016 - 2021	Affordable Housing Element	Forecast completions 5+ sites 2021 - 2026	Affordable Housing Element	Forecast completions 5+ sites 2026 - 2031	Affordable Housing Element	Not forecast All	Not Forecast Affordable
HA14	Land adj to Bryngolau	0.33			30%	10	3					4	1	6	2

<b>Site Ref</b>	<b>HA15</b>			
<b>Site Name</b>	Adj to the School, St Ishmaels			
<b>Land owner/ Developer</b>	Mr L Richards, Vivard Limited			
<b>Site Map</b>	 <p>See map C40 page 46 of the Deposit Plan Proposals Map.</p>		<b>Site Use/Status</b>	
			The site is undeveloped land in no use. Outline planning permission for 13 dwellings was granted in September 2016.	
<b>LDP2 Allocation</b>	<b>Site Size (ha)</b>	<b>Affordable housing requirement</b>	<b>Estimate Market and Affordable Units</b>	<b>Estimate Affordable Housing Figure</b>
	0.74	25%	13	3
<b>Planning History</b>	Site allocated in the LDP for 40 dwellings.			
<b>Planning Status</b>	An outline application to develop the land for 13 dwellings (including 3 affordable dwellings) approved September 2016.			
<b>2018 JHLAS (Part of a larger site)</b>	<b>No years in JHLAS</b>	<b>Units in 5 year Supply</b>	<b>Remaining Units</b>	
	9 years	13	27	
<b>Delivery Information</b>				
<b>Land Implementation Study Site Proforma link</b>	N/A			
<b>Viability</b>	Extract from <a href="#">Housing Background Paper - Appendix 4 (New November 2018)</a> Table 10 Adjusted affordable housing percentages on red toned sites in Table above plus planning application progress			



			Map Ref	Address	Total Units	Residual Land Value – per Hectare	Affordable Housing Provision – adjusted	Affordable Housing Units	Sub market	LVB	Uplift(%)	Sprinklers	Residual uplift over LVB after Sprinklers	Affordable housing provision % reduction/ increase	
			HA15	St Ishmaels (NP/16/0219)	13		25%	3						0%	
<b>Trajectory for LDP2</b>			Extract from <u>Housing Background Paper - Appendix 2: Housing Supply by Site (Updated November 2018)</u>												
Location Proposals Map ID	Site Name and Location	Hectares for Allocation	2018 Market & Affordable Permission	2018 Affordable Housing Figure Permission	Affordable Housing Requirement	Market & Affordable (Allocation)	Affordable Housing Figure (Allocation)	Forecast completions 5+ sites 2016 - 2021	Affordable Housing Element	Forecast completions 5+ sites 2021 - 2026	Affordable Housing Element	Forecast completions 5+ sites 2026 - 2031	Affordable Housing Element	Not forecast All	Not Forecast Affordable
HA15 NP/16/0219	Adj to the School	0.74	13	3	25%					7	3	6	0	0	0

<b>Site Ref</b>	<b>HA16</b>			
<b>Site Name</b>	Land off Cefn Gallod, Trefin			
<b>Land owner/ Developer</b>	Mrs S James C/o Mr WT Harries, Harries Design and Management			
<b>Site Map</b>	 <p>See map C43, page 49 of the Deposit Plan Proposals Map.</p>		<b>Site Use/Status</b>	
			The site is undeveloped land in agricultural use.	
<b>LDP2 Allocation</b>	<b>Site Size (ha)</b>	<b>Affordable housing requirement</b>	<b>Estimate Market and Affordable Units</b>	<b>Estimate Affordable Housing Figure</b>
	0.35	25%	10	3
<b>Planning History</b>	None.			
<b>Planning Status</b>	Proposed for residential allocation in the Replacement Local Development Plan.			
<b>2018 JHLAS</b>	<b>No years in JHLAS</b>	<b>Units in 5 year Supply</b>	<b>Remaining Units</b>	
	0	0	0	
<b>Delivery Information</b>				
<b>Land Implementation Study Site Proforma link</b>	<a href="https://www.pembrokeshirecoast.wales/Files/files/Dev%20Plans/LDP2/background%20papers/14_12_17%20Appendix%20A_Site%20Proformas.pdf#page=66">https://www.pembrokeshirecoast.wales/Files/files/Dev%20Plans/LDP2/background%20papers/14_12_17%20Appendix%20A_Site%20Proformas.pdf#page=66</a>			
<b>Viability</b>	Extract from <u>Housing Background Paper - Appendix 4 (New November 2018)</u> Table 10 Adjusted affordable housing			

percentages on red toned sites in Table above plus planning application progress

Map Ref	Address	Total Units	Residual Land Value – per Hectare	Affordable Housing Provision – adjusted	Affordable Housing Units	Sub market	LVB	Uplift(%)	Sprinklers	Residual uplift over LVB after Sprinklers	Affordable housing provision % reduction/ increase
HA16	Trefin	10	£457,000	25%	3	St Davids and North Coast	£323,864.00	41%	£31,000	£102,136	-5%

**Trajectory for LDP2**

Housing Background Paper - Appendix 2: Housing Supply by Site (Updated November 2018)

Location Proposals Map ID	Site Name and Location	Hectares for Allocations	2018 Market & Affordable Permission	2018 Affordable Housing Figure Permission	Affordable Housing Requirement	Market & Affordable (Allocation)	Affordable Housing Figure (Allocation)	Forecast completions 5+ sites 2016 - 2021	Affordable Housing Element	Forecast completions 5+ sites 2021 - 2026	Affordable Housing Element	Forecast completions 5+ sites 2026 - 2031	Affordable Housing Element	Not forecast All	Not Forecast Affordable
HA16	Land off Cefn Gallod Trefin	0.35			25%	10	3					7	2	3	1

## Session 8 – Allocated Sites

Representor	Change sought	Why NPA do not think this is a sound approach
4465/FC10 Mr & Mrs Evans (Hayston)	Propose changes to phasing and potential extension of site allocation HA3.	See Candidate Site Assessment Site No 90 <b>NPA020</b> in particular regarding the impact of a larger site's development. Soundness Test 1 would be an issue in terms of compliance with national policy and legislation for National Parks.
Saundersfoot Community Council  2906/140	Alternative sites sought.	See Consultation Report pages 118 to 137, <b>NPA017</b> where this representation is listed, in particular paragraph 5 page 126 to 127 and the need to provide housing to meet the needs of society. Test 1 - national planning policy compliance issue arises.  Test 2 - appropriateness of such an approach for this location is queried.
Hean Castle (Owen & Owen)  3319	Site allocation HA5 should include the whole of Candidate Site 031, as submitted to the Authority.	See Consultation Report <b>NPA017</b> page 138. Further information is needed to be able to comment on soundness implications.  The Authority's summary assessment of viability can be found in Appendix 1 to the Session 8 Statement.
<del>3582/195</del>  Barnett		
Pattenden <b>petition</b>	Remove site allocations HA4, HA5 and HA6.	See Consultation Report pages 118 to 137, <b>NPA017</b> , where this representation is listed, in

Representor	Change sought	Why NPA do not think this is a sound approach
4661/237		particular paragraph 5 page 126 to 127.
Jones 3569/191	Remove site allocation HA5.	Test 1 is of issue in terms of providing sufficient land to provide for the communities' needs – See <b>NPA 17</b> Consultation Report – Pages 118 to 137 where the representation is listed.
Robinson <b>petition</b> 4623/211	Remove site allocations HA4, HA5 and HA6.	Test 1 is of issue in terms of providing sufficient land to provide for the communities' needs – See <b>NPA 17</b> Consultation Report – Pages 118 to 137 where the representation is listed.
D Gammon 3182/141	Remove site allocation HA10. Include safeguards if it remains in the Plan.	<p>Test 1 is of issue in terms of providing sufficient land to provide for the communities' needs – see paragraph 6 of the NPA Response to this deposit plan representation <b>NPA19</b>.</p> <p>Planning permission to develop the site for 38 houses has been granted subject to a legal agreement (affordable housing). The safeguards requested were all fully considered as part of the application process.</p> <p>Inclusion of the safeguards, as requested in this representation would impact on the delivery of the site and therefore the soundness of the Plan (Test 3 – delivery).</p>
3397/182		

Representor	Change sought	Why NPA do not think this is a sound approach
<b>Barnes</b>		
J Meyrick (Hayston) 4464/FC11	Propose changes to phasing and potential extension of site allocation HA11.	<p>The Authority's summary assessment of viability is set out in Appendix 1 to this document.</p> <p>Please also see the National Park Authority response to the Focussed Change representation in <b>NPA23</b>. Welsh Water has also advised that (in June 2019) the connection regarding the foul drainage will cost about £110,000 (estimate).</p> <p>These costs if additional can be accommodated in the residual uplift over the land value benchmark.</p>