September 2026 – Appendix 2 Local Development Plan 2: Housing Components and Trajectory Update

Upon request of the Inspector in their letter 'Pembrokeshire Local Development Plan 2 – nutrient-sensitive Special Areas of Conservation', received on 23rd July 2026, following the exploratory meeting held on 16th June 2026, Appendix 2 of Local Development 2 has been updated (to 31st March 2026).

The Housing Trajectory has been updated using information from the 2025/2026 Housing Delivery Assessment and Survey. Additionally, there is now a greater understanding on the timelines for the implementation of the Nutrient Credit Trading Scheme and Natural Resources Wales' progress on the Catchment Nutrient Recovery Plan.

As a result, there have been changes made to the proposed phasing of commitments and allocations. Sites where amendments have been made are indicated in red ink. Where it was considered to be helpful comments have been provided to explain changes made.

Consequential changes have been made to Table A: Housing Supply and Table F: Summary of Spatial Distribution of Housing.

TABLE A - HOUSING SUPPLY

	A) Total completions (Housing survey small and large, 2017- 2026)	B) Units under construction (as at April 2026)	C) Units with planning permission based on housing assessment 2025/26 (includes units under construction)	D) Total allocations	E) Large windfall sites (5+) for 2025-2033 based on past trends	F) Small windfall sites (under 5 units) for 2025-2033 based on past trends	G)Total Housing Provision (excl. units under construction to avoid double counting)
Haverfordwest	533	24	66	445	48	61	1153
Milford Haven	313	30	101	395	29	49	887
Pembroke Dock	131	50	18	139	44	40	372
Pembroke	124	3	82	285	28	49	567
Fishguard	126	2	3	138	6	20	293
Goodwick	68	10	26	0	3	20	116
Narberth	184	1	43	89	28	13	357
Neyland	52	3	0	101	8	10	171
Main Towns Total	**1531**	**123**	**339**	**1592**	**193**	**261**	**3915**
Service Centres	355	41	63	333	20	32	803
Service Villages	649	40	162	400	61	104	1376
Cluster Local Villages	27	3	14	0	0	19	60
Local Villages	25	7	5	0	0	16	46
Countryside	282	41	0	0	0	54	336
Total for Rural Area	**1338**	**132**	**244**	**733**	**81**	**225**	**2621**
Total for Plan Area	**2869**	**255**	**583**	**2325**	**274**	**486**	**6537**
Urban percentage	**53.36%**	**48.24%**	**58.15%**	**68.47%**	**70.38%**	**53.68%**	**59.20%**
Rural percentage	**46.64%**	**51.76%**	**41.85%**	**31.53%**	**29.62%**	**46.32%**	**40.80%**

TABLE B - ANTICIPATED TIMING AND PHASING OF ALLOCATED SITES (ALLOCATIONS)

Settlement Tier	LDP 2 Reference	Site Name	Settlement	Total Units to be delivered in Plan period	Time period for pre-application discussions / PAC consultation	Time period for submission of planning application and determination	Time period for the discharge of relevant conditions to enable site construction	Number of units complete	Number of units UC	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033	Units beyond the plan period	Pre-Examination Notes (if necessary)
Urban	HSG/040/LDP2/1	Former Community Education Centre, Dew Street	Haverfordwest	22	Completed 2023	2028	2029	N/A	N/A	0	0	0	0	22	0	0	0	0	Ateb has ownership and are in the process of gaining planning permission and developing two under sites - HSG/063/00024 and HSG/052/00011. These sites are likely to be prioritised and therefore the development of this site is likely to be delayed that originally planned.
Urban	S/HSG/040/LDP2/6	Slade Lane	Haverfordwest	487	N/A	N/A	N/A	115	0	0	66	66	66	47	61	33	33	312	The start date has been amended to reflect the start date of the proposed Nutrient Credit Trading Scheme and NRW's Catchment Nutrient Recovery Plan implementation. The proposed phasing allows for delivery of Phase 2 (Pobl) (103 dwellings). The proposed number of units and phasing of these units for Phase 3 has been updated to reflect the Financial Viability report update. For Phase 3, 269 units are expected to be delivered within the plan period. Part A of Phase 3 is expected to deliver 113 units. Part B of Phase 3 is expected to deliver 57 units. Part C of Phase 3 is expected to deliver 99 units.
Urban	HSG/040/LDP2/3	Rear of 76 Pembroke Road, Merlins Bridge	Haverfordwest	51	2027	2028	2028	N/A	N/A	0	0	20	20	11	0	0	0		Whilst a pre-application enquiry has been made, no planning application has been received. This is due to the development of the site being dependent on the adoption of LDP2 as it lies outside of LDP1 settlement boundaries. Therefore, the start date of 2028/29 is appropriate.
Urban	HSG/086/LDP2/1	Land at Myrtle Meadows, Steynton	Milford Haven	65	2027	2028	2028	N/A	N/A	0	0	5	20	20	20	0	0		
Urban	HSG/086/LDP2/2	East of Castle Pill Road Steynton	Milford Haven	23	2026	2027	2027	N/A	N/A	0	8	10	5	0	0	0	0		The site promoters are eager to move forward with the development of the site. There has been recent communiction between the authority and the site promoter and agent. The site currently lays outside of Milford Haven's settlement boundary and therefore, the promoters are awaiting the adoption of LDP 2 to move forward.
Urban	S/HSG/086/LDP2/3	South of Conway Drive, Castle Pill Road, Steynton	Milford Haven	117	2027	2028	2029	N/A	N/A	0	0	0	0	27	30	30	30	163	
Urban	HSG/086/LDP2/4	Former Hakin Infants' School	Milford Haven	14	2025	2027	2028	N/A	N/A	0	0	5	9	0	0	0	0		
Urban	HSG/086/LDP2/5	Former Hubberston VC School, Hakin	Milford Haven	26	2024	2027	2028	N/A	N/A	0	0	0	13	13	0	0	0		
Urban	HSG/086/LDP2/6	Former Hakin Junior School	Milford Haven	43	2026	2027	2028	N/A	N/A	0	0	3	15	15	10	0	0		
Urban	HSG/086/LDP/7	Land NE Beaconing, Steynton	Milford Haven	14	2026	2027	2027	N/A	N/A	0	5	5	4	0	0	0	0		This site shares an access with 086/LDP2/7 and is envisaged to be an extension to this site. The adjacent site is under construction (2 units completed in 2024/25) and the proposed start for this allocation is appropriate given the progress on the adjacent site. The rate of delivery is considered appropriate given the history of adjacent site.
Urban	HSG/086/00222	Land SW of The Meads	Milford Haven	93	2024	2024	2027	N/A	N/A	10	20	20	20	23	0	0	0		Ateb are developing the site. A Reserved Matters application 25/0074/PA was approved in July 2026. The permission does not include any 'prior to the commencement' conditions. Ateb are known to deliver sites quickly (096/00373 40 unit site delivered in 2024/25 and 053/00034 26 unit site delivered in 2024/25).
Urban	HSG/096/LDP2/1	Land at Hampshire Drive	Pembroke Dock	33	2027	2028	2029	N/A	N/A	0	0	0	6	6	7	7	7		South Meadows Homes are the site promoters and are developing the site to the south-east. South Meadows Homes are also actively seeking permission for allocation HSG/095/00144 which is likely to be prioritsed over this site. Therefore, an adjusted start date to 2030/31 is considered appropriate.

Urban	HSG/096/LDP2/2	West of Stranraer Road, Pennar	Pembroke Dock	59	2028	2029	2030	N/A	N/A	0	0	0	0	15	15	15	14		There is no known developer interest in this site and no pre-application advice has been applied for. Therefore, it is likely that this site will be delivered in the long-term timeframe.
Urban	HSG/096/00238	North of Pembroke Road	Pembroke Dock	38	2026	2026	2027	N/A	N/A	0	8	8	8	8	6	0	0	7	Whilst there is no developer attached, the site is a PCC owned and promoted site.
Urban	HSG/096/LDP2/3	Land south of Sycamore Woods and west of Lavinia Drive	Pembroke Dock	9	2026	2026	2027	N/A	N/A	0	0	5	4	0	0	0	0		This is a smaller site with a developer attached. There is planning history for residential use which demonstrates the intent to deliver. It is considered appropriate that the development will begin to yield completions in 2028/29 when the timelag for applications, conditions, and the implementation of the Credit Trading Scheme and NRW's CNRP.
Urban	HSG/095/LDP2/1	Between St Daniels Hill & Norgans Hill	Pembroke	147	2027	2028	2028	N/A	N/A	0	0	30	30	30	30	27	0		
Urban	HSG/095/LDP2/2	SW of Southlands, St. Daniels Hill	Pembroke	19	2029	2030	2031	N/A	N/A	0	0	0	0	0	0	10	9		
Urban	HSG/095/LDP2/4	East of Golden Hill Road	Pembroke	50	2027	2028	2029	N/A	N/A	0	0	0	0	15	15	15	5		Whilst a Section 73 was approved on 20/11/2019, to extend the time allowed for the submission of Reserved Matters through application 18/0260/PA, no submission of Reserved Matters has been made. Therefore, it is considered appropriate that the development will begin to yield completions in 2030/31 when the timelag for applications, conditions and the implementation of the Credit Trading Scheme and NRW's CNRP.
Urban	HSG/095/LDP2/5	SE of Southlands, St. Daniels Hill	Pembroke	26	2029	2030	2030	N/A	N/A	0	0	0	0	0	10	16	0		
Urban	HSG/095/00144	North of Gibbas Way	Pembroke	43	Completed 2023	2027	2028	N/A	N/A	0	0	0	8	8	9	9	9	43	An application was made for full permission for 50 units on site in December 2024. This was refused primarily because an Appropriate Assessment had not been undertaken. There is an eagerness to overcome this reason for refusal and therefore the site is anticipated to yield completions following resubmission. A start date for 2029/30 is considered appropriate when considering the timelag for applications, conditions and the implementation of the Credit Trading Scheme and NRW's CNRP.
Urban	S/HSG/034F/LDP2/1	Maesgwynne	Fishguard	138	2024	2025	2028	N/A	N/A	0	0	23	23	23	23	23	23	204	Discussion are still on going between land owners and housing developers. The proposed phasing of the site has been amended with respect to the paramaters established in the Welsh Language background paper, updated May 2024. There are on going discussions regarding the composition of the site and whether non residential aspects will be included.
Urban	HSG/088/LDP2/1	North of Highfield Park & Parc Roberts** P	Narberth	89	N/A	Submitted 2024	2026	N/A	N/A	0	20	20	20	20	9	0	0	64	Full planning permission was granted for 91 units in March 2025. Therefore, it is expected that following the discharging of precommencement conditions, that the site will start yielding completions in 2027/28.
Urban	HSG/093/00066	East of Poppy Drive	Neyland	101	2027	2029	2030	N/A	N/A	0	0	0	0	25	25	25	26		There is no known developer interest in this site and no pre-application advice has been applied for. Therefore, it is likely that this site will be delivered in the long-term timeframe.
Service Centre	HSG/020/LDP2/1	Land at Tan Ffynnon Fields	Cilgerran	40	2027	2028	2029	N/A	N/A	0	0	0	0	10	10	10	10	50	There is no known developer interest in this site and no pre-application advice has been applied for. Therefore, it is likely that this site will be delivered in the long-term timeframe.
Service Centre	HSG/030/LDP/01	East of Waunaeron	Crymych	28	2027	2028	2028	N/A	N/A	0	0	0	8	10	10	0	0		
Service Centre	HSG/048/00038	North of Hayston View	Johnston	50	2027	2028	2029	N/A	N/A	0	0	0	10	20	20	0	0	63	No pre-application or planning application has been received. Therefore, a start date for 2029/30 is considered appropriate when considering the timelag for applications, conditions and the implementation of the Credit Trading Scheme and NRW's CNRP.
Service Centre	HSG/048/LDP2/1	Maes yr Ysgol	Johnston	13	2027	2029	2030	N/A	N/A	0	0	0	0	6	7	0	0		This is a new site proposed for LDP2 and there is no clear indication from the site promoter regarding delivery. Therefore, a start date for 2030/31 is appropriate, when considering the timelag for applications, conditions and the implementation of the Credit Trading Scheme and NRW's CNRP.
Service Centre	HSG/050/LDP2/1	South of Rock Park, Kilgetty	Kilgetty	19	2027	2028	2029	N/A	N/A	0	0	0	0	0	7	7	5		No pre-application or planning application has been received. Therefore, a start date for 2031/32 is considered appropriate when considering the timelag for applications, conditions and the implementation of the Credit Trading Scheme and NRW's CNRP.

Service Centre	HSG/052/00011	South of Cleggars Park	Lamphey	55	N/A	Submitted 2023	2027	N/A	N/A	0	25	15	15	0	0	0	0		Ateb submitted a full planning application in September 2023. Ateb are known to deliver quickly and therefor the rate of delivery is considered appropriate. A start date of 2027/28 is considered appropriate when considering the implementation of the Credit Trading Scheme and NRW's CNRP.
Service Centre	HSG/052/LDP2/1	Adjacent to Lamphey School	Lamphey	40	2027	2028	2028	N/A	N/A	0	0	0	8	8	8	8	8		
Service Centre	HSG/053/LDP2/1	Between Longstone Court and 62, Station Road	Letterston	38	2027	2028	2029	N/A	N/A	0	0	0	0	8	10	10	10	0	Deposit plan representation from Stantec (4376) on behalf of the site developer Ateb (4377) states no objection to the proposed phasing as indicated in Appendix 2. However, given the expected timelag with applications, conditions and the implementation of the Credit Trading Scheme and NRW's CNRP, it is expected that this site will be delayed coming forward, given developer interest in other sites.
Service Centre	HSG/063/LDP2/1	North of The Kilns	Llangwm	67	2024	2024	2025	33	34	34	0	0	0	0	0	0	0		Completed units are recorded when they are watertight. The existence of outstanding conditions are not considered for the purpose of the housing survey.
Service Centre	HSG/122/00035	Awel y Mor extension	St Dogmaels	16	N/A	2029	2030	N/A	N/A	0	0	0	0	0	0	8	8	12	23/1100/PA was withdrawn. The site requires attention to drainage and sloping conditions and therefore a long term start date for yielding completions is expected.
Service Village	HSG/003/LDP2/1	North of Begelly Farm	Begelly	46	2026	2027	2027	N/A	N/A	0	0	6	8	8	8	8	8		
Service Village	HSG/006/00003	Adjacent to Hafod	Blaenffos	6	2026	2026	2026	N/A	N/A	0	3	3	0	0	0	0	0	9	The site promoter has indicated on their Candidate Site submission form that they expect to yield 3 completions per year. This is an LDP1 roll over allocation. The site promoter sought pre-application advice in September 2022.
Service Village	HSG/022/LDP2/1	Land at Dungleddy Court	Clarbeston Road	19	2029	2030	2031	N/A	N/A	0	0	0	0	0	6	7	6		No pre-application or planning application has been received. Therefore, a start date for 2032/33 is considered appropriate when considering the timelag for applications, conditions and the implementation of the Credit Trading Scheme and NRW's CNRP.
Service Village	HSG/152/LDP2/1	South of Bro'r Dderwen	Clunderwen	31	2026	2027	2028	N/A	N/A	0	0	7	8	8	8	0	0	37	
Service Village	HSG/029/00014	Opposite Woodholm Close	Crundale	15	2029	2030	2031	N/A	N/A	0	0	0	0	0	0	7	8		Within their Supporting Statement (submitted at Candidate Assessment stage), the site promoters indicate that the development planned for this site (Phase 3) will enable the delivery of Phases 1 and 2 (on adjacent land that was allocated in LDP1). The Supporting Statement indicates that Phase 3 will commence 2 years after the start of Phase 1, following the adoption of the site into the LDP2. The proposed phasing reflects this.
Service Village	HSG/029/LDP2/1	West of Ashford Park	Crundale	22	2029	2030	2031	N/A	N/A	0	0	0	0	0	2	10	10	18	This is a new site proposed for LDP2 and there is no clear indication from the site promoter regarding delivery. No pre-application or planning application has been received. Therefore, a start date for early 2032 is considered appropriate when considering the timelag for applications, conditions and the implementation of the Credit Trading Scheme and NRW's CNRP.
Service Village	HSG/043/LDP2/1	Adjacent to Brackenhurst	Hill Mountain	15	2026	2027	2027	N/A	N/A	0	3	3	3	3	3	0	0	15	The site promoter is eager to move forward with the development of the site. The site promoter has indicated on their Candidate Site submission form that they expected to deliver the site in the medium-long term. The site is located outside current Hill Mountain settlement boundary and therefore, the promoters are awaiting adoption of LDP 2.
Service Village	HSG/046/LDP2/1	Land at West End Cottages	Hundleton	14	2028	2029	2029	0	4	4	5	0	0	5	0	0	0		9 units approved under 23/1047/PA. Construction of four of these units recorded on 2025/26 Housing Survey.
Service Village	HSG/047/LDP2/1	South of The Crown	Jeffreyston	10	2026	2026	2027	N/A	N/A	0	5	5	0	0	0	0	0		The site promoter is eager to move forward with the development of the site. The site is outstide the existing Settlement Boundary. The site promoter intends to complete the site within 2 years of receiving planning permission following the adoption of LDP2.
Service Village	HSG/049/LDP2/1	East of Brookfield Close	Keeston	27	2026	2027	2027	N/A	N/A	0	0	7	7	7	6	0	0		The Supporting Statement submitted by the site promoter at Candidate Assessment stage indicated that delivery was proposed to commence in 2022, with a rate of at least 5 dwellings per annum. This site is outside of the LDP1 settlemnt boundaries, and therefore due to the delays in the plan-making process, it is judged that, when the timelag for construction is factored in, that the site will start yielding results in 2028/29. There is a developer interest in the site.
Service Village	HSG/060/LDP2/1	Adjacent to Maesybryn	Llandissilio	26	2028	2029	2029	N/A	N/A	0	0	0	0	5	7	7	7	17	
Service Village	HSG/066/LDP2/1	East of Hazelbank	Llanstadwell	10	2028	2029	2029	N/A	N/A	0	0	0	0	0	0	5	5		This is a new site proposed for LDP2 and there is no clear indication from the site promoter regarding delivery. No pre-application or planning application has been received. Therefore, a start date for early 2032 is considered appropriate when considering the timelag for applications, conditions and the implementation of the Credit Trading Scheme and NRW's CNRP.

Service Village	HSG/081/LDP2/1	West of Globe Inn	Maenclochog	15	2026	2027	2028	N/A	N/A	0	0	0	5	5	5	0	0	21	In the Candidate Site submission form, the site promoters indicate that the delivery of the site could be undertaken between 2024-2029, following the completion of the commitment to the South (081/LDP/01). Therefore, a start date for early 2029/30 is considered appropriate when considering the timelag for applications, conditions and the implementation of the Credit Trading Scheme and NRW's CNRP.
Service Village	HSG/099/LDP2/1	Land at Coppins Park	Pentlepoir	11	2027	2028	2028	N/A	N/A	0	0	0	3	4	4	0	0		
Service Village	HSG/113/LDP2/1	South of Robeston Court	Robeston Wathen	5	2026	2027	2028	N/A	N/A	0	0	2	3	0	0	0	0		
Service Village	HSG/114/LDP/01	East of Pilgrim's Way	Roch	52	N/A	Submitted 2024	2026	N/A	N/A	8	8	8	8	10	10	0	0		Full planning permission was granted for 52 units in December 2024. A Section 73 application was approved in January 2026. A non-material amendment application is currently (September 2026) with PCC and is awaiting determination. Therefore, it is considered appropriate that the site will start to yeild completions in 2026/27.
Service Village	HSG/119/LDP2/1	Land between Cornerways and Austalise	Simpson Cross	18	2027	2027	2028	N/A	N/A	0	4	4	4	4	2	0	0		The developers/site promoters completed neighbouring site 119/LDP/01 in 2025/26. Therefore, it is considered appropriate that the extension to the site could start yielding completions in 2027/28.
Service Village	HSG/120/00018	NW of Wesley Way	Spittal	10	2026	2027	2027	N/A	N/A	0	0	0	0	2	2	2	4	10	The site does benefit from outline planning permission (07/0402/PA), however there has been no submission of reserved matters to the Authority. Therefore, a 2030/31 start date is considered appropriate for this site.
Service Village	HSG/123/LDP/01	North of Parsons Green	St Florence	20	2027	2027	2028	N/A	N/A	0	0	6	6	4	4	0	0		Candidate Site submission highlights potential constraints regarding negotiating a ransom strip.
Service Village	HSG/132/LDP2/1	West of Kings Park Farm	Templeton	14	2027	2028	2028	N/A	N/A	0	0	0	4	4	6	0	0		
Service Village	HSG/135/LDP2/1	North of Bulford Road Bypass	Tiers Cross	6	2027	2028	2028	N/A	N/A	0	0	0	3	3	0	0	0		
Service Village	HSG/149/LDP2/1	Land at Ford Farm	Wolfscastle	8	2027	2028	2028	N/A	N/A	0	0	0	0	0	0	4	4	6	This site owned and promoted by Pembrokeshire County Council. The site is not a priority within Pembrokeshire County Council's Housing Delivery Programme and therefore is expected to deliver completions towards the end of the plan period. No pre-application or planning application has been received. Therefore, a start date for 2032/33 is considered appropriate when considering the timelag for applications, conditions and the implementation of the Credit Trading Scheme and NRW's CNRP.
Totals				**2473**				**148**	**38**	**56**	**180**	**286**	**374**	**462**	**415**	**303**	**249**	**1051**	

TABLE C - ANTICIPATED TIMING OF SITES WITH PLANNING PERMISSION (COMMITMENTS)

Settlement Tier	LDP2 Reference	Site Name	Settlement	Total Units	Number of units complete	Number of units remaining (NS + U/C - Post 2033)	Number of units U/C	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033	Units beyond plan period	Pre-Examination Notes
Urban	040/00431	Scarrowscant	Haverfordwest	181	181	0	0	0	0	0	0	0	0	0	0		
Urban	040/00397	141, Portfield	Haverfordwest	21	3	18	9	0	10	8	0	0	0	0	0		The site is up for sale as of September 2026. Two non-material planning applications have also been submitted to PCC. Therefore, it is not expected that this site will continue delivering units until 2027.
Urban	040/00077	Kensington Gardens	Haverfordwest	133	88	1	0	1	0	0	0	0	0	0	0	44	
Urban	040/00373	Calvary Church	Haverfordwest	8	0	8	0	0	0	0	0	0	0	8	0		There is no recent progress on site.
Urban	040/00430	Snooker Club	Haverfordwest	16	0	16	0	0	0	8	8	0	0	0	0	0	Site developers secured a Certificate of Lawfulness for the implementation of planning permission on 17/09/2026.
Urban	040/00106	Brooklands Park	Haverfordwest	21	3	18	6	0	6	6	6	0	0	0	0		
Urban	040/00445	7, Dew Street	Haverfordwest	5	0	5	0	0	0	0	0	0	0	0	5		There is no recent progress on site.
Urban	086/00129	Beaconing Drive, Steynton	Milford Haven	81	57	24	3	4	4	4	4	4	4	0	0		Development is ongoing. 4 units were completed in 2025/26.
Urban	086/00223	Thornton Rd	Milford Haven	117	117	0	0	0	0	0	0	0	0	0	0		
Urban	086/00377	Land at Milford Marina	Milford Haven	190	0	45	0	0	0	10	10	10	15	0	0	145	Under application 14/0158/PA, Milford Haven Port Authority submitted a Phasing Plan. The residential aspects are set to be delivered in Phase 2a (est.Year 3) Phase 3b (est. Year 6) and Phase 5a (est. Year 8). Due to various delays, such as the COVID-19 pandemic, it is considered that residential units will start to be delivered in 2028/29.
Urban	086/00378	132 Robert Street	Milford Haven	8	0	8	0	0	0	0	0	0	4	4	0		There is no recent progress on site.
Urban	086/00381	70A-80A Charles Street	Milford Haven	24	0	24	24	24	0	0	0	0	0	0	0		PCC Properties have confirmed that development has commenced and is making good progress.
Urban	086/00282	Woodlands View	Milford Haven	7	7	0	0	0	0	0	0	0	0	0	0		
Urban	096/00373	Imble Lane	Pembroke Dock	100	100	0	0	0	0	0	0	0	0	0	0		
Urban	096/00274	Land N of Cleddau Bridge Hotel	Pembroke Dock	5	0	3	1	0	2	1	0	0	0	0	0	2	
Urban	096/00375	Land N of Cleddau Bridge Hotel	Pembroke Dock	14	0	7	0	0	0	5	2	0	0	0	0	7	A Section 73 application (25/0332/PA) for variation in the time frame to submit Reserved Matters and to vary the approved denisty is currently awaiting determination by the LPA, due to ongoing nitrates issues. The Supporting Statement states this is to allow for the "required reserved matters surveys to be instructed and undertaken". Therefore, when factoring in the timelag for the determination of applications, conditions, and the implementation of the Credit Trading Scheme and NRW's CNRP, a start date of 2028/29 is considered appropriate.
Urban	096/00230	Hampshire Drive	Pembroke Dock	17	9	8	6	6	2	0	0	0	0	0	0		The number of units completed and under construction has been updated to accurately reflect what is ongoing.
Urban	095/00147	Land adjacent to Long Mains and Monkton Priory	Pembroke	238	30	70	1	0	10	15	15	15	15	0	0	138	
Urban	095/00180	Green Haven, Monkton	Pembroke	30	7	11	0	0	3	3	3	2	0	0	0	12	
Urban	095/00240	Springfield	Pembroke	5	4	1	0	0	0	0	1	0	0	0	0		
Urban	034/00165	West of Clos-Y-Bigney	Fishguard	50	50	0	0	0	0	0	0	0	0	0	0		
Urban	034/00165	Maesgwynne Farm Complex	Fishguard	5	0	3	0	0	0	0	0	0	0	1	2	2	There has been no recent progress on site.
Urban	034/00292	Main Street	Goodwick	26	0	26	1	0	5	11	10	0	0	0	0		Full planning permission was granted on 09/08/2022. Conditions were discharged through 23/0135/DC. A start has commenced on site.
Urban	088/00077	Rushacre Gardens	Narberth	54	0	27	0	0	0	0	0	0	10	10	7	27	Whilst planning permission was granted under 09/0419/PA and conditions were discharged under 18/0847/DC in February 2019, there has been no activity on site to date. Developers are actively trying to obtain the relevant permissions to develop nearby allocation HSG/088/LDP2/1 and therefore it is considered appropriate to move the timeframe for when the site is expected to yield completions to the later in the plan period.
Urban	088/00360	Old Narberth CP School	Narberth	11	11	0	0	0	0	0	0	0	0	0	0		
Urban	088/00074	Dingle Farm	Narberth	33	0	16	0	0	0	0	0	0	0	8	8	17	Whilst a Certificate of Lawfulness (17/1173/CL) has been granted for residential development, there has been no further activity on site and therefore it is considered that the site will start recording completions much later in the plan period.
Service Centre	030/00043	Between the school and Station Road	Crymych	56	41	0	0	0	0	0	0	0	0	0	0	15	Sterling Construction (the principle contractor for the development) have stated online that the site is complete following the construction of 41 units. Therefore there is an indication that the last 15 will be delayed coming forward.
Service Centre	030/00019	Crug yr Efydd	Crymych	27	22	5	3	5	0	0	0	0	0	0	0		
Service Centre	048/00017	Pond Bridge Farm	Johnston	123	89	34	0	15	15	4	0	0	0	0	0		Codi confirmed to have taken on site for the final Phase. Start on site in August 2026.
Service Centre	050/00043	Land to rear of Newton Hall	Kilgetty	19	19	0	0	0	0	0	0	0	0	0	0		
Service Centre	053/00034	Parc Maen Hir	Letterston	26	26	0	0	0	0	0	0	0	0	0	0		
Service Centre	053/00009	Phase 2, Court Meadow	Letterston	53	7	20	0	0	7	7	6	0	0	0	0	26	The first of the completed properties are on the market. It is expected that the funds from the sale of these properties will fund the construction of future units.
Service Centre	053/00052	Former Go Cart Track	Letterston	23	8	4	0	0	2	2	0	0	0	0	0	11	

Service Village	007/00047	Old Station Yard	Boncath	30	0	20	0	0	0	0	0	10	10	0	0	10	There have been two non-material amendment applications submitted to PCC to amend the phasing of the development as required by a condition on the original residential application 05/1443/PA. The latest of these two applications was refused in October 2022 as it was determined to be beyond the scope of a non-material amendment application. It is expected that with the implementation of the implementation of the Credit Trading Scheme and NRW's CNRP, a start date of 2030/31 is considered appropriate for Phase 1 (10 units) and Phase 2 (10 units).
Service Village	003/00040	North of New Road	Begelly	70	0	35	0	0	0	0	0	5	10	10	10	35	
Service Village	003/00025	Barley Park Close	Begelly	21	19	2	2	2	0	0	0	0	0	0	0		
Service Village	025/00028	South of Tinker's Fold	Cosheston	6	5	1	0	0	1	0	0	0	0	0	0		
Service Village	028/00012	North of the Forge	Croesgoch	23	0	23	0	0	0	7	8	8	0	0	0		A Section 73 application (24/1033/PA) varied the conditions of the original outline permission granted was approved on 14th January 2026. When factoring in the submission of Reserved Matters and the need to discharge any conditions, it is determined that 2028/29 is an appropriate date for the site to start yielding results.
Service Village	029/00013	Dingle Lane	Crundale	40	39	1	0	0	0	0	0	0	0	0	1		1 outstanding plot that has had no recent planning history or activity, and therefore it is consider appropriate to move the phasing towards the end of the plan period.
Service Village	029/00026	Woodholm Farm	Crundale	5	0	3	1	0	0	0	1	2	0	0	0	2	
Service Village	033/00035	South West of Eglwyswrw School	Eglwyswrw	23	23	0	0	0	0	0	0	0	0	0	0		
Service Village	035/00030	Will Meadows	Freystrop	28	20	8	2	2	2	2	2	0	0	0	0		
Service Village	035/00021	Poplar Meadow	Freystrop	7	6	1	1	0	0	0	1	0	0	0	0		1 outstanding plot, on a site with more recent planning history and activity. Therefore, it is consider appropriate to move the phasing towards the middle of the plan period.
Service Village	042/00013	North of Cartref	Hermon	15	0	8	0	0	0	0	0	0	0	0	8	7	The site originally obtained outline planning permission on 1/11/10 through 07/1441/PA. Reserved Matters were approved on 22/5/19 through 18/1258/PA. The site was listed for sale in 2020 and went unsold. The Candidate Site submission form indicate that all service connections has been established. In 2021, the site promoter suggested a commencement had been made.
Service Village	044/00050	Leven Close	Hook	13	12	1	0	0	1	0	0	0	0	0	0		1 outstanding plot where there is history of seeking Section 73 approvals, on a site with more recent planning history and activity. Therefore, it is consider appropriate to move the phasing towards the middle of the plan period.
Service Village	044/00063	Cyfin Barn Farm	Hook	11	8	3	0	0	0	0	2	1	0	0	0		Progress on site and the 3 remaining plots appears to have stalled over the last 2 years, and therefore the phasing has been updated to reflect this.
Service Village	044/00015	Harcourt Close	Hook	40	40	0	0	0	0	0	0	0	0	0	0	0	Completed units are recorded when they are watertight.
Service Village	046/00015	Bowett Close	Hundleton	29	24	5	0	0	0	0	3	2	0	0	0		The development of the remaining plots appears to have stalled in recent years. The phasing has been updated to reflect this.
Service Village	081/LDP/01	Ger Y Lein Fach	Maenclochog	13	11	2	0	0	2	0	0	0	0	0	0		
Service Village	081/LDP/01	Maes Roslyn	Maenclochog	13	0	13	0	0	8	5	0	0	0	0	0		Plots are currently being advertised with Morgan & Davies estate agents. Therefore, it is considered appropriate that the site will start to yield completions in 2027/28.
Service Village	085/00022	Parc Yr Odyn	Mathry	7	3	4	2	3	1	0	0	0	0	0	0		
Service Village	099/00045	Sycamore Close	Pentlepoir	6	6	0	0	0	0	0	0	0	0	0	0		
Service Village	015/00024	Cornfields Walk	Sageston	100	100	0	0	0	0	0	0	0	0	0	0		
Service Village	015/00022	Sageston Fields	Sageston	38	37	1	0	1	0	0	0	0	0	0	0		
Service Village	119/LDP/01	East of Hill Lane	Simpson Cross	20	20	0	0	0	0	0	0	0	0	0	0		
Service Village	119/00028	Old Smithy Craft Centre	Simpson Cross	4	0	4	4	0	0	0	4	0	0	0	0		The outbuildings and adjacent property are for sale. The planning permission details are contained within the listings.
Service Village	119/00030	Pembrokeshire Motor Museum	Simpson Cross	26	0	13	1	0	0	5	5	3	0	0	0	13	Full planning permission for the redevelopment of the site was approved on 13/08/2020 through 18/1031/PA. Conditions were discharged on 07/05/2020 through 20/0204/DC. Whilst the Housing Delivery Assessment has recorded 1 unit under construction, there has been little progress on site.
Service Village	123/00045	Ash Grove Gardens	St Florence	9	8	1	0	0	1	0	0	0	0	0	0		
Service Village	131/00021	Land adj Blaenffynnon Farm	Tegryn	30	4	13	6	7	6	0	0	0	0	0	0	13	
Cluster Local Village	154/00001	Barnlake Point	Barnlake	22	0	11	1	0	5	6	0	0	0	0	0	11	
Cluster Local Village	011/00011	Hawn Lake	Burton	12	12	0	0	0	0	0	0	0	0	0	0		
Cluster Local Village	012/00004	Kiln Park	Burton Ferry	7	4	3	2	2	1	0	0	0	0	0	0		
Local Village	110/00015	Maes Elwyn John	Reynalton	7	6	1	1	0	0	0	1	0	0	0	0		
Local Village	125/00009	St Twynnells Farm	St Twynnells	5	1	1	1	0	0	0	1	0	0	0	0	3	
Local Village	000/01202	Bluebell Lane	Wolfsdale	7	4	3	0	1	1	1	0	0	0	0	0		
Totals				**2414**	**1291**	**583**	**78**	**73**	**95**	**110**	**93**	**62**	**68**	**41**	**41**	**540**	

TABLE D - HOUSING TRAJECTORY

	LDP Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
A	Year	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033
B	Remaining Years	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
C	Total Housing Provision	6425	6425	6425	6425	6425	6425	6425	6425	6425	6425	6425	6425	6425	6425	6425	6425	6425
D	Total LDP Housing Requirement	5840	5840	5840	5840	5840	5840	5840	5840	5840	5840	5840	5840	5840	5840	5840	5840	5840
E	Actual Completions Large	231	299	226	286	261	283	232	310	172								
F	Actual Completions Small	55	120	41	54	77	84	51	42	45								
G	Anticipated Allocated Site Completions										56	180	286	374	462	415	303	249
H	Anticipated Landbank Completions										73	95	110	93	62	68	41	41
I	Anticipated Completions Large Windfall										0	0	48	48	48	48	48	36
J	Anticipated Completions Small Windfall										63	63	63	63	63	63	63	47
K	Total Completions	286	419	267	340	338	367	283	352	217	192	338	506	577	634	593	454	373
L	Average Annual Build Rate										141	248	372	424	466	436	334	274
M	Total Projected Cumulative Completions	286	705	972	1312	1650	2017	2300	2652	2869	3061	3398	3905	4482	5116	5710	6164	6537
N	Remaining Housing Completions	6139	5720	5453	5113	4775	4408	4125	3773	3556	3364	3027	2520	1943	1309	715	261	-112

TABLE E - HOUSING TRAJECTORY

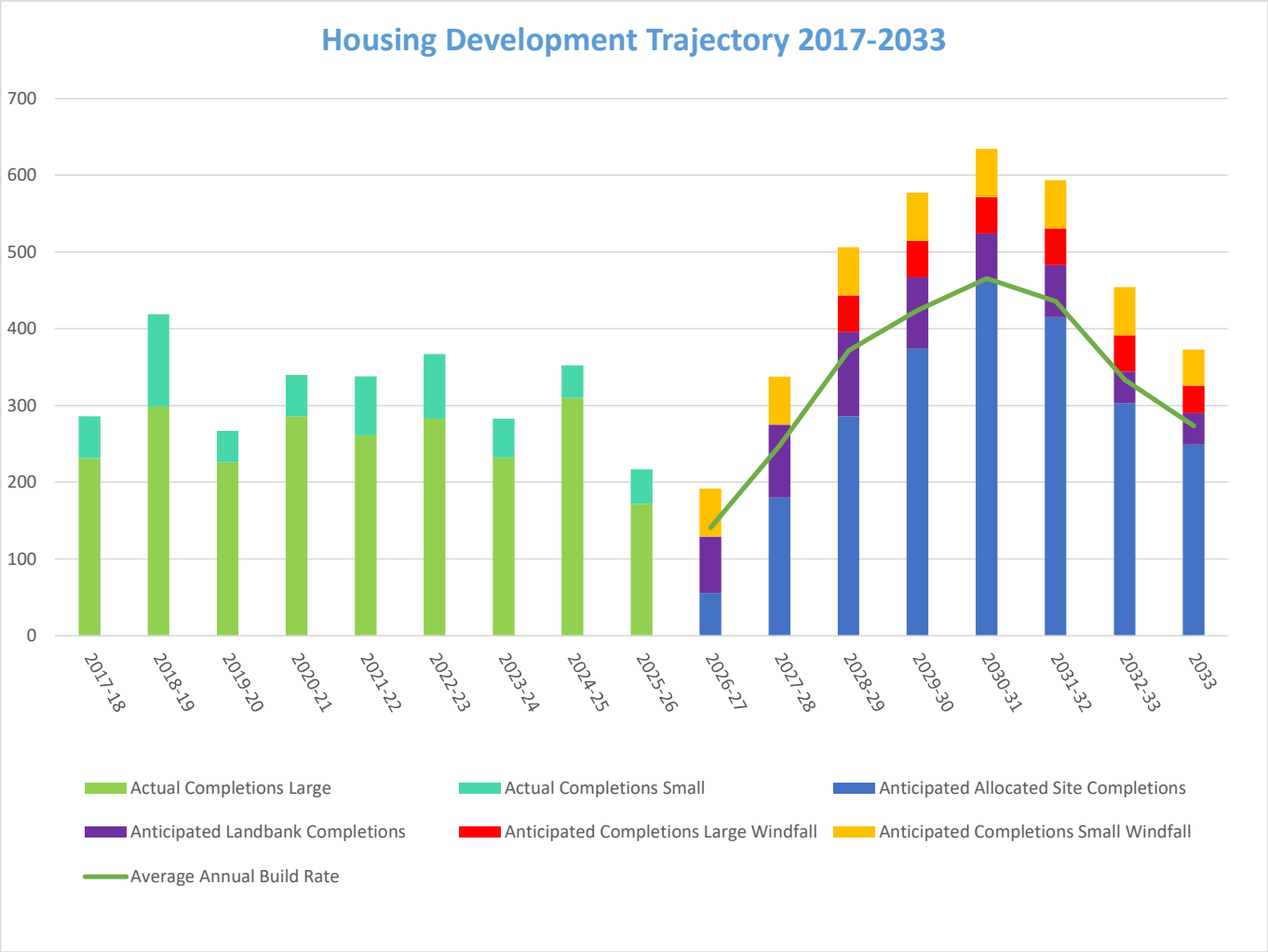

TABLE F - SUMMARY OF SPATIAL DISTRIBUTION OF HOUSING OCT

	Components of Housing Supply	Tier 1 Urban Towns	Tier 2a Service Centres	Tier 2b Service Villages	Tier 2c Local Villages	Countryside	Total
A	Total Completions (small and large)	1531	355	649	52	282	2869
B	Units under construction	123	41	40	10	41	255
C	Units with planning permission (includes units under constuction)	339	63	162	19	0	583
D	New Housing Allocations	1592	333	400	0	0	2325
E	Large windfall sites (5+)	193	20	61	0	0	274
F	Small windfall sites (4 and less)	261	32	104	35	54	486
G	Total Housing Provision (Excl. units under construction to avoid double counting)	3915	803	1376	106	336	6537