

Urban	HSG/096/00238	North of Pembroke Road	Pembroke Dock	38	2026	2026	2026	N/A	N/A	0	8	8	8	8	6	0	0	0	7	Whilst there is no developer attached, the site is allocated within LDP1 settlement boundary and 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	4	5	0	0	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 development will yield completions in 2027/28 when the timelag for applications and conditions is factored in.
Urban	HSG/095/LDP2/1	Between St Daniels Hill & Norgans Hill	Pembroke	147	2027	2028	2028	N/A	N/A	0	0	0	30	30	30	30	27	0	0	As indicated in their Deposit Plan representation, Persimmon Homes West Wales (4415) have indicated that they will seek to obtain planning permission for the site following adoption of the proposed LDP.
Urban	HSG/095/LDP2/2	SW of Southlands, St. Daniels Hill	Pembroke	19	2029	2030	2030	N/A	N/A	0	0	0	0	0	0	0	10	9	0	Allocation HSG/095/LDP2/1 is likely to dominate the market, so there is unlikely to be developer interest until late in the plan period. It is expected that HSG/095/LDP2/5 will provide an access into HSG/095/LDP2/2 and therefore development on former will start in advance, and then occur concurrently.
Urban	HSG/095/LDP2/4	East of Golden Hill Road	Pembroke	50	2026	2027	2027	N/A	N/A	0	0	10	15	15	10	0	0	0	0	In their Deposit plan representation, the site promoter has indicated that the site will come forward in the medium term (2024-2029).
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	0	10	16	0	0	Allocation HSG/095/LDP2/1 is likely to dominate the market, so there is unlikely to be developer interest until late in the plan period. It is expected that HSG/095/LDP2/5 will provide an access into HSG/095/LDP2/2 and therefore development on former will start in advance, and then occur concurrently.
Urban	HSG/095/00144	North of Gibbas Way	Pembroke	43	Completed 2023	2024	2026	N/A	N/A	0	5	5	5	5	5	5	5	8	43	An application was made for full permission for 50 units on site in December 2024. This was refused primarily on that 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. South Meadows Homes have delivery rate of approximately 5 dwellings per annum.
Urban	S/HSG/034F/LDP2/1	Maesgwynne	Fishguard	175	2024	2025	2026	N/A	N/A	0	23	22	22	22	22	22	22	20	167	The site promoter has submitted the site at Candidate Site submission stage. Wales and West Housing have been the main promoters of the site since then. In their Deposit Plan representation submitted by Asbri Planning (4389), the site promoters (4188) requested the delivery rate be increased to 40 dwelling per year. But PCC considered that a rate of 22 dwelling per annum was more realistic for this site.
Urban	HSG/088/LDP2/1	North of Highfield Park & Parc Roberts	Narberth	89	N/A	Submitted 2024	2026	N/A	N/A	0	11	20	20	20	18	0	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 2026/27. Wales & West Housing have delivered 50 units on 034/00165 over 3 years, yielding 14 completions in 2023/24 and 36 completions in 2024/25. The units proposed are considered an appropriate estimation of the developer's delivery rate for this site.
Urban	HSG/093/00066	East of Poppy Drive	Neyland	101	2026	2026	2027	N/A	N/A	0	0	10	20	20	20	20	11	0	0	The site promoter has indicated on the Candidate Site Submission Form that the aim is to bring the site forward in the short term. However, due to the delays in the plan-making process, it is more likely that the site will start to deliver completions in the medium-term. The site should be straightforward to progress as it is an extension of an existing development.
Service Centre	HSG/020/LDP2/1	Land at Tan Ffynnon Fields	Cilgerran	50	2026	2027	2028	N/A	N/A	0	0	0	10	10	10	10	10	0	40	The site promoters have indicated on their Candidate Site Submission form that they are anticipating that delivery will commence in the medium to long term.
Service Centre	HSG/030/LDP/01	East of Waunaeron	Crymych	28	2027	2028	2028	N/A	N/A	0	0	0	0	8	10	10	0	0	0	The land promoters have indicated on their Candidate Site submission form that they are anticipating that delivery will commence in the short-medium term. The Council is taking a more cautious approach to phasing at this site, as two other sites in Crymych are under development (030/00043 & 030/00019).
Service Centre	HSG/048/00038	North of Hayston View	Johnston	50	2026	2026	2026	N/A	N/A	0	15	15	15	5	0	0	0	0	63	Previous constraint of sewerage system capacity has been resolved, as confirmed by DCWW. Representation submitted at Deposit stage by GJP Planning (4358) on behalf of L Greggain & Co Ltd (34550) does not dispute the anticipated start date. The developer is of the opinion that they can deliver a high annual completion rate than stated. They project that they can deliver 25 units in the years 2026-27, 2027-28 and 2028-29, with 7 units to be completed in 2029-30. JHLAS 2012-2020 and HAD 2020-2024 for 086/00226 (Bunkers Hill) and 086/000129 (Beaconing Fields) shows delivery rate of 11 dwellings per annum for L Greggain & Co Ltd. As the trajectory already includes a higher delivery rate it is not considered appropriate to increase the number of units per annum.
Service Centre	HSG/048/LDP2/1	Maes yr Ysgol	Johnston	13	2026	2026	2027	N/A	N/A	0	0	6	7	0	0	0	0	0	0	This is a new site proposed for LDP2 and there is no clear indication from the site promoter regarding delivery. It is the Council's judgement that commencement could happen in 2027.
Service Centre	HSG/050/LDP2/1	South of Rock Park, Kilgetty	Kilgetty	19	2026	2026	2027	N/A	N/A	0	0	5	7	7	0	0	0	0	0	The site promoter has indicated on the Candidate Site Submission Form that the aim is to bring the site forward in the short term. However, due to the delays in the plan-making process, it is more likely that the site will start to deliver completions in the medium-term.
Service Centre	HSG/052/00011	South of Cleggars Park	Lamphey	55	N/A	Submitted 2024	2026	N/A	N/A	0	15	15	10	15	0	0	0	0	0	Ateb submitted a full planning application in September 2023. Ateb are known to deliver sites quickly (see 053/00034 26 unit site delivered in 2024/25 & 096/00373 40 unit site delivered in 2024/25) and therefore the rate of delivery is considered appropriate. There are two proposed sites allocated for residential purposes in Lamphey. The development of the HSG/0052/DLP2/1 & HSG/052/00011 has been phased across 7 years, this approach is considered appropriate for the size of the settlement.
Service Centre	HSG/052/LDP2/1	Adjacent to Lamphey School	Lamphey	40	2027	2028	2028	N/A	N/A	0	0	0	0	8	8	8	8	8	8	South Meadows Homes have delivery rate of approximately 5 dwellings per annum. The proposed delivery rate is considered appropriate. Developer also has interest in HSG/096/LDP2/1 and HSG/095/00144 which are within LDP1 settlement limits and are likely to yield completions before this site. There are two proposed sites allocated for residential purposes in Lamphey. The development of the HSG/0052/DLP2/1 & HSG/052/00011 has been phased across 7 years, this approach is considered appropriate for the size of the settlement.
Service Centre	HSG/053/LDP2/1	Between Longstone Court and 62, Station Road	Letterston	38	2027	2028	2028	N/A	N/A	0	0	0	0	8	10	10	10	0	0	Deposit plan representation from Santec (4376) on behalf of the site developer Ateb (4377) states no objections to the proposed phasing as indicated in Appendix 2.
Service Centre	HSG/063/LDP2/1	North of The Kilns	Llangwm	66	2024	2024	2025	N/A	22	10	15	15	15	11	0	0	0	0	0	Ateb secured planning permission in March 2025 and have commenced development on site and is projected to yield completions in the 2025/26 monitoring programme. The timeline proposed in the trajectory is suitable for the development.

Service Centre	HSG/122/00035	Awel y Mor extension	St Dogmaels	28	N/A	2027	2028	N/A	N/A	0	0	0	0	4	8	8	8	0	An application for planning permission was made in April 2023. This has since been withdrawn due to "viability concerns". There is also a moratorium on occupation of new development in St Dogmaels until issues relating to Cardigan WWTW are resolved.
Service Village	HSG/003/LDP2/1	North of Begelly Farm	Begelly	46	2026	2027	2027	N/A	N/A	0	0	0	6	8	8	8	8	8	In their Deposit plan representation submitted by Boyer (4012), on behalf of the landowner G Price (3719), state that there is no objection to the proposed trajectory as detailed within Appendix 2. However, they have highlighted the potential for development to be achieved in a shorter period once a developer is on site. When looking at annual monitoring data, approximately 6 units per annum are delivered in Begelly. Therefore, the slightly higher rated proposed in the trajectory is considered acceptable.
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	0	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, however the site promoter sought pre-application advice in September 2022.
Service Village	HSG/022/LDP2/1	Land at Dungleddy Court	Clarbeston Road	19	2026	2027	2027	N/A	N/A	0	0	6	7	6	0	0	0	0	This is a new site proposed for LDP2 and there is no clear indication from the site promoter regarding delivery. It is the Council's judgement that commencement could happen in 2027.
Service Village	HSG/152/LDP2/1	South of Bro'r Dderwen	Clunderwen	31	2026	2027	2028	N/A	N/A	0	0	0	7	8	8	8	0	0	As indicated on their Candidate Site Submission form, the land promoter has indicated that the site could start to deliver in the short-medium term. This is a new site for LDP2 and lies outside of LDP1 settlement boundaries. However, due to the delays in the plan-making process, it is more likely that the site will start to deliver completions in the medium-term.
Service Village	HSG/029/00014	Opposite Woodholm Close	Crundale	15	2026	2026	2027	N/A	N/A	0	0	5	5	5	0	0	0	0	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	2025	2026	2026	N/A	N/A	0	0	6	8	8	0	0	0	0	This is a new site proposed for LDP2 and there is no clear indication from the site promoter regarding delivery. It is the Council's judgement that commencement could happen in 2027.
Service Village	HSG/043/LDP2/1	Adjacent to Brackenhurst	Hill Mountain	15	2025	2026	2026	N/A	N/A	0	0	3	3	3	3	3	0	0	The site promoter has indicated on their Candidate Site submission form that they expect to deliver the site in the medium-long term.
Service Village	HSG/046/LDP2/1	Land at West End Cottages	Hundleton	14	2027	2028	2028	N/A	N/A	0	0	0	0	4	5	5	0	0	The site promoter has indicated on the Candidate Site Submission Form that the aim is to bring the site forward in the short term. However, due to the delays in the plan-making process, it is more likely that the site will start to deliver completions in the medium-long term.
Service Village	HSG/047/LDP2/1	South of The Crown	Jeffreyston	10	2026	2026	2027	N/A	N/A	0	0	5	5	0	0	0	0	0	This is a new site for LDP2 that sits outside the settlement boundaries of LDP1. The Candidate Site submission shows that the site promoter intends to complete the site within 2 years of receiving planning permission following adoption of LDP2.
Service Village	HSG/049/LDP2/1	East of Brookfield Close	Keeston	27	2026	2027	2027	N/A	N/A	0	0	3	6	6	6	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 settlement 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 2027/28. 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	0	5	7	7	7	This is a PCC owned and promoted site. The site is to come forward in the long term.
Service Village	HSG/066/LDP2/1	East of Hazelbank	Llanstadwell	10	2028	2029	2029	N/A	N/A	0	0	0	0	0	5	5	0	0	This is a new site proposed for LDP2 and there is no clear indication from the site promoter regarding delivery. It is the Council's judgement that commencement could happen in 2030.
Service Village	HSG/081/LDP2/1	West of Globe Inn	Maenclochog	15	2026	2026	2027	N/A	N/A	0	5	5	5	0	0	0	0	0	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).
Service Village	HSG/099/LDP2/1	Land at Coppins Park	Pentlepoir	11	2027	2028	2028	N/A	N/A	0	0	0	0	3	4	4	0	0	This is a new site for LDP2 and sits outside the LDP1 settlement boundary. The adjoining land was sold to and developed by Mill Bay Homes early in the LDP1 timeline. The site promoter indicated in the Deposit plan representation (M Hay, 34559) that the timescale for development should be brought forward due to developer interest. However, PCC considers that the a medium-late term delivery is more realistic.
Service Village	HSG/113/LDP2/1	South of Robeston Court	Robeston Wathen	5	2026	2027	2028	N/A	N/A	0	0	0	2	3	0	0	0	0	The application indicates a preference for delivery in the short term. However, there is has been no developer interest noted and therefore PCC considers that a medium term delivery is more realistic.
Service Village	HSG/114/LDP/01	East of Pilgrim's Way	Roch	52	N/A	Submitted 2024	2026	N/A	N/A	6	8	8	8	8	8	6	0	0	The site promoter has indicated on their Candidate Site submission form that they expect the site to start yielding completions in the medium term. Full planning permission was granted in December 2024. A Section 73 application was submitted in April 2025. The site is expected to yield completions in line with the proposed phasing.
Service Village	HSG/119/LDP2/1	Land between Cornerways and Austalise	Simpson Cross	18	2026	2027	2027	N/A	N/A	0	0	4	4	4	4	2	0	0	The site promoter has indicated on the Candidate Site Submission Form that the aim is to bring the site forward in the short term, following the completion of the adjacent site (119/LDP/01). Representation received at the Deposit stage from Llyr Evans Planning Ltd (34643) on behalf of Hiraeth Developments (34659) indicates that the developer operating at the adjacent site are interested and would aim to deliver the site in the medium term.
Service Village	HSG/120/00018	NW of Wesley Way	Spittal	10	2026	2027	2027	N/A	N/A	0	2	2	2	2	2	0	0	0	This is an LDP1 roll over allocation, however there is a developer interest for the site.
Service Village	HSG/123/LDP/01	North of Parsons Green	St Florence	20	2026	2026	2027	N/A	N/A	0	4	4	4	4	4	0	0	0	This is a new site proposed for LDP2 and there is no clear indication from the site promoter regarding delivery. It is the Council's judgement that commencement could happen in 2026/27 as it is an extension to an existing development.
Service Village	HSG/132/LDP2/1	West of Kings Park Farm	Templeton	14	2027	2028	2028	N/A	N/A	0	0	0	0	4	4	6	0	0	The application indicates a preference for delivery in the short term. However, there is has been no developer interest noted and the site sits outside LDP1 boundaries. Therefore PCC considers that a medium term delivery is more realistic.
Service Village	HSG/135/LDP2/1	North of Bulford Road Bypass	Tiers Cross	6	2027	2028	2028	N/A	N/A	0	0	0	0	3	3	0	0	0	The site promoter indicates a preference for delivery to be in the medium term (2024-2029) on their Candidate Site submission form. The site sits outside current LDP1 settlement boundaries and is dependent on LDP2 adoption. There is no current known developer interest in this site. Therefore, it is likely that this site will be delivered in the long-term timeframe.

Service Village	HSG/149/LDP2/1	Land at Ford Farm	Wolfscastle	14	2027	2028	2028	N/A	N/A	0	0	0	0	4	4	4	2	0		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.
Totals				2537				46	48	76	153	298	428	460	377	312	244	143	986	