

Please find below concerns Pembroke Town Council had in their Council meeting held on Thursday, 5th December, 2024.

South of Monkton Playing Fields LDP2 Reference GT/095/LDP2/2 Candidate Site Ref. N/A Policy Ref. GN24 Objections

- Limited access to a busy main road B4320 Angle Road
- Over development and distribution of this type of housing in the immediate area (see below). There is a significant demand for affordable and social housing in Pembroke and the addition of GT/095/LDP2/2 would not alleviate this.
- GT/095/LDP2/1 (Castle Quarry Easter Extension) has been allocated for expansion and should negate the need to additional sites.
- GT/095/LDP2/2 is located a rural area of rich agricultural land and would encroach into the countryside with the loss of good quality agricultural land.
- The burden of the housing requirement falling on Pembroke is excessive and contrary to, and will therefore fail to deliver, the Plan's housing strategy. There are obvious housing sites in Pembroke Dock (which supports greater infrastructure) that have not been considered.
- GT/095/LDP2/2 is located in an area with many species of flora and fauna and any development would severely impact on the environmental and natural habitat.
- Close proximity to a public cemetery that is close to capacity and could require expansion in the future. GT/095/LDP2/2 is adjacent to the cemetery and there is a concern from residents that gypsy horses will further encroach upon the cemetery (as they have already done) with illegal and destructive grazing.
- Any development on the site could adversely affect the lives of the people currently living along the road with increased industrial traffic from GT/095/LDP2/2.

South East of Southlands, St Daniels Hill LDP2 Reference HSG/095/LPD2/2 Candidate Site Ref. 302 Policy Ref. GN16 Objections

- The burden of the housing requirement falling on Pembroke is excessive and contrary to, and will therefore fail to deliver, the Plan's housing strategy. There are obvious housing sites in Pembroke Dock (which supports greater infrastructure) that have not been considered.
- Candidate Site 302 is located a rural area of rich agricultural land and would encroach into the countryside with the loss of the aforementioned good quality agricultural land.
- Due to the elevation of the proposed candidate site, any development would encroach upon the views south from Pembroke Town.
- The density of houses on this site would be four times that of the existing Southlands estate.

- Site reference 302 is owned by Pembrokeshire County Council and can only be accessed via adjacent candidate site reference 411. Site 411 is in private ownership. Therefore, development of site 302 can only proceed if approval is granted for both sites.

Pembroke St Mary South Residential Allocation Site Name South West of Southlands, St Daniels Hill LDP2 Reference HSG/095/LPD2/5 Candidate Site Ref. 411 Policy Ref. GN16 Objections

- The burden of the housing requirement falling on Pembroke is excessive and contrary to, and will therefore fail to deliver, the Plan's housing strategy. There are obvious housing sites in Pembroke Dock (which supports greater infrastructure) that have not been considered.
- Candidate Site 411 is located a rural area of rich agricultural land and would encroach into the countryside with the loss of the aforementioned good quality agricultural land.
- Due to the elevation of the proposed candidate site, any development would encroach upon the views south from Pembroke Town.
- The density of houses on this site would be four times that of the existing Southlands estate.
- Site reference 302 is owned by Pembrokeshire County Council and can only be accessed via adjacent candidate site reference 411. Site 411 is in private ownership. Therefore, development of site 302 can only proceed if approval is granted for both sites.

Pembroke By-Pass Comments running through Site References 401, 403 and 115

Pembroke Town Council were happy for a by-pass to be considered, providing Council were consulted at the very beginning and there was still an easy route for traffic to keep going to Main Street which will help keep our traders having the benefit of being able to access our Town Centre.

Pembroke Golden Hill

Before any development takes place the highway in the area needs to be upgraded.

Pembroke St Michael Site Reference 014, 079, 087, 095, 119, 281, 356, 373

Whilst Council have no objections to the further development of the South Meadows development, the following observations should be noted;

Site Reference 014 Gibbs Estate

- There will be an increase in traffic using an already busy road section and joining the Upper Lamphey Road junction
- There will also be an increase in pedestrian traffic with potentially elderly residents trying to cross a busy junction to gain access to the Morrisons shop
- We also have concerns that local GP surgeries etc will not be able to cope with the increased development in Pembroke.
- The development is on grazing land and not agricultural land.

014	GIBBAS WAY	GRAZING	ALLOCATED
079	4 TH LANE	AGRICULTURE	TO CLOSE TO THE HIGHWAY
087	SLOTHY MILL	AGRICULTURE	HIGHWAY – OPEN SPACE
095	ROSE VALLEY	AGRICULTURE	TOO CLOSE TO GRID PYLONS
119	STATION YARD	INDUSTRIAL	NOT ALLOCATED
281	EAST GATE	FORMER SCHOOL	HIGHWAY IMPROVRMENTS
356	WELL HILL	HIGHWAY	HIGHWAY IMPROVEMENTS
373	GLEN LOWER LAMPHEY ROAD	AGRICULTURE	WELL HILL DEVELOPMENTS