

Emma Evans

From: John Davies [REDACTED]
Sent: 19 November 2024 19:49
To: LDP - For Enquiries
Cc: Cllr. Davies, John
Subject: Cilgerran LDP 2
Attachments: LDP 2 Cilgerran (003).docx

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EXTERNAL EMAIL – Exercise care with links and attachments E-BOST ALLANOL – Byddwch yn ofalus wrth agor dolenni ac atodiadau.

Dear LDP Team

At a recent meeting of Cilgerran Community Council I was instructed to collate their views and respond on their behalf to the current consultation. Please find attached the unanimous views of the members of Cilgerran Community Council in response to the current consultation on LDP 2. They ask you to consider these comments as a formal response to the consultation from Cilgerran Community Council. The narrative was agreed by all present in the meeting.

As Local member for Cilgerran and Eglwysrwrw I will refrain from explicitly commenting on the response as I would not wish to be accused of prejudging the consultation at this stage, however I will say as I currently read the plan, Cilgerran CC's response seems measured and fit for future purpose, especially in relation to off street parking provision.

Yours Sincerely

Cllr John Davies

On behalf of Cilgerran Community Council



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CILGERRAN SERVICE VILLAGE



Candidate Sites 238 and 239 would be the preferred sites of Cilgerran Community Council as their location behind the current high street could offer a solution to the current parking problems. Councillors would welcome a mixed development of mixed density housing that would have ample car parking spaces not only for the new dwellings but also for existing ones. The development needs to be of a mixed tenure offer providing a range occupancy opportunities, from rent buy to affordable to open market dwellings. This will allow the development to be viable and deliverable. The site would benefit from multiple access points, which would significantly reduce traffic movements along an already congested High Street. Both these candidate sites provide real opportunity to improve the quality of life of those living within the heart of the village and at the same time provide housing opportunities. There would be a natural dividend to the community if this becomes a carefully well-developed site with added community benefit of off street parking for wider community use. Members wish to impress the fact that this site has to deliver community benefit in off street parking for the existing High Street residents. The current traffic arrangements for the centre of Cilgerran are NOT sustainable, without a provision of off street parking options, which can only be delivered as part of a wider scheme of residential development.

Candidate Site 032 does not naturally lend itself for development until such time that sites 238 and 239 have been developed. By virtue of its location it is outside the current development limits of Cilgerran, however the members recognise it potentially could be considered as an exception site for the purpose of social housing, within the lifetime of LDP2. There are strong arguments opposing the exception site policy for this particular site, which have been rehearsed during a planning application

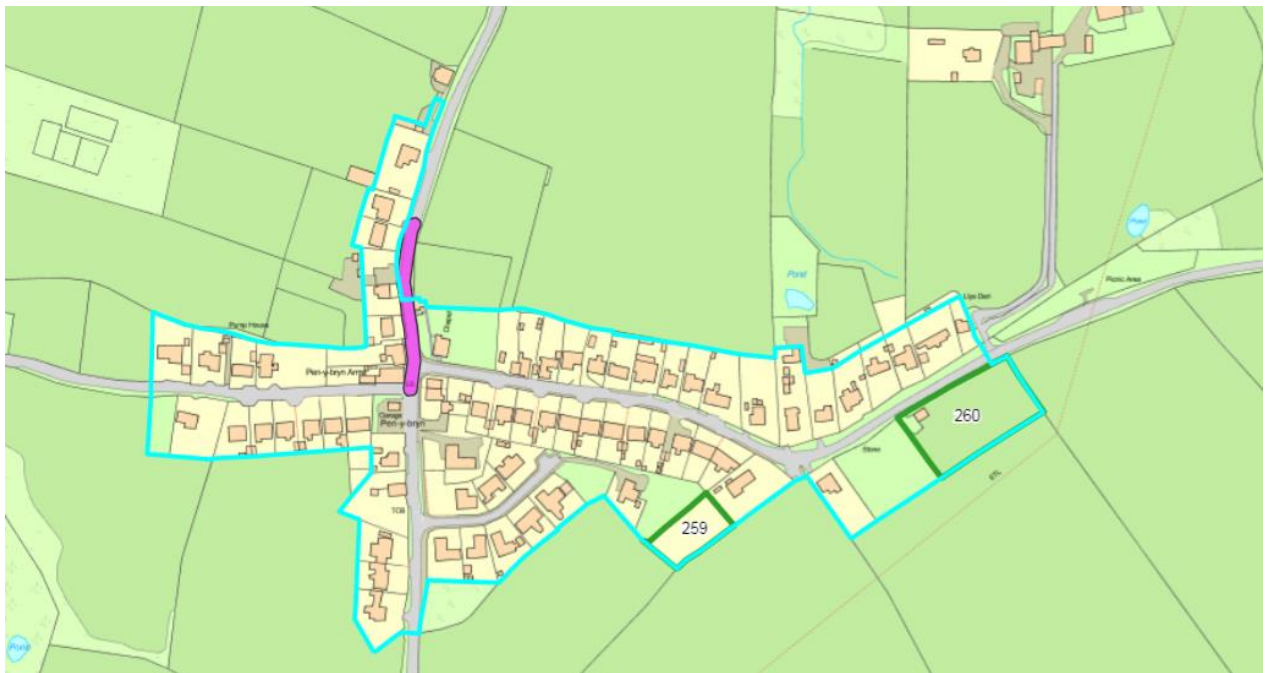
for such a development in 2022. Members believe those arguments remain valid. However if such a development is allowed to proceed, a strict allocation policy for locals needs to be applied, as has been successfully applied recently in Eglwysrw.

Welsh Water Assets

All the above comments are based upon Welsh Water in the first instance significantly investing in what is currently a severely antiquated sewerage infrastructure in Cilgerran. Recent data clearly suggests that much of the phosphates and constant adverse pollution affecting the River Teifi is attributed to inordinate and regular failure of Welsh Water infrastructure. No development should be contemplated until such time that NRW can be absolutely satisfied that Welsh Water assets in Cilgerran are more than adequate to accommodate additional dwellings, post considerable capital investment.

With regards to the Cardi Bach Shared Use Path 458, Councillors wish to express their total support for the progression of the scheme.

PENYBRYN



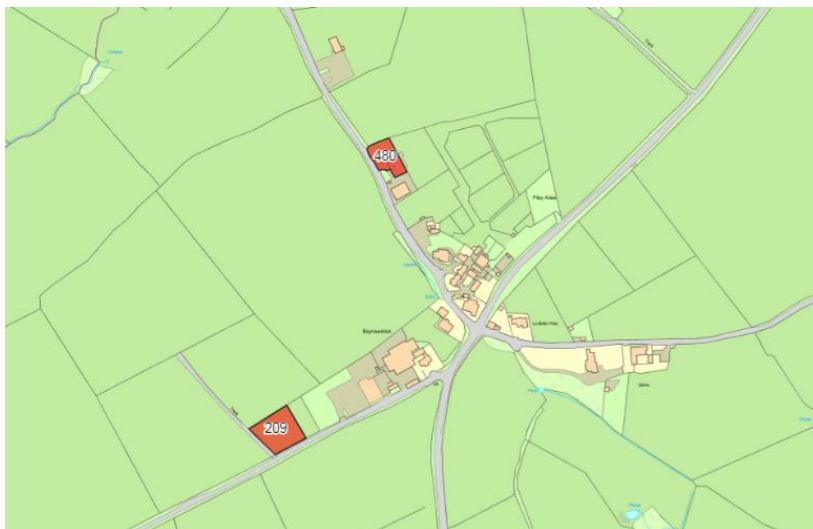
Cilgerran Community Council concur with the above plan as presented, with both sites 259 and 260 appropriate for the future development needs of the village. We would expect the infill site to the west of site 260 to be considered acceptable for development as part of the infill and rounding off policy.

RHOSHILL



Site 503 - Cilgerran Community Council do not believe that this site possesses any merit for development and would be a gross breach of development in open countryside. Members further note that the development line should be maintained as it currently sits, which allows for limited opportunities of development by virtue of the infill and rounding off policy.

CROFT



Sites 209 & 480 - Members would support the development of both sites for residential development on the strict criteria the development is associated to aid on-site employment only. Members would not support open market housing on both sites as it would constitute residential development in open countryside and would be an abuse of national planning policy. Members recognise the valuable contribution that both current businesses associated with the sites provide in sustaining the economic community of the area.