

JEFFREYSTON COMMUNITY COUNCIL

Chair: Councillor Arabella Morgan
Vice-Chair: Councillor Helen McLeod-Baikie

REDACTED
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Telephone: REDACTED
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<https://www.facebook.com/groups/182452404192759/>

14 December 2024

The Development Plans Team
County Hall
Freeman's Way
Haverfordwest
Pembrokeshire
SA61 1TP

Sent by email to ldp@pembrokeshire.gov.uk

Dear Development Plans Team,

Re: Development locations 375 and 524

Following discussions at the recent Jeffreyston Community Council meeting held on Monday 9 December 2024 and correspondence received from a number of residents we wish to submit our concerns. Two of the Community Councillors do live adjacent to site 524 however, this notice takes into account the views of the Community Council as a whole and of residents.

Site: 375

This site would require purchase and we have concerns around the financial viability of the site. The local school is at capacity which is a cause for concern for additional children coming into the village and not being able to attend the local school. There are concerns regarding access requirements to the site both during construction and once inhabited. There is no pathway and the development would increase traffic and cause safety concerns.

Site: 524

This concerns for this site are regarding safe routes to the school. We understand that there is potential for coal mine shafts near to location or within the development site. Again there are concerns regarding the increase in traffic and safety as well as the potential negative effect on wildlife.

Both Sites:

As a Council, we question why the development is split over two smaller sites and the affect this has on the provision of affordable housing for local people as well as the potential loss of S106 funding.

I have enclosed the responses received from residents which have also been forwarded to you.

Thank you,

Kind regards

Jackie

Jackie Thomas
Clerk/RFO
Jeffreyston Community Council

Encl.

1. Robert and Valerie Creese
2. Cherry-Ann Ballantyne
3. Steph Winstanley-Watkins
4. Robert Shepherd

REDACTED

November 20th 2024

Dear Sirs.

Local development plans 2 parcels of land your reference 375 land adjacent to B4586

I write in connection with the above referenced land development appraisal.

I object to any proposed development on the referenced parcels of land for the following reasons.

Access. The site does not lend itself to housing development due to the restricted access from the B4586 there are already issues on this stretch of highway due to spasmodic but heavy farm traffic and time focused local vehicle movements during the daytime for work related activity and school runs to the local primary.

In addition, during summer months holiday traffic can be extensive and congestive at this location and the surrounding hinterland

Highways. The B4586 to the northeast (Broad moor) and to the southwest (Haverfordwest) are severely restricted due to multiple S bends, blind spots, and road narrowing. Additional traffic activity would undoubtedly increase the risk of accidents to pedestrians and vehicles. I believe re-modelling of the local road network would be necessary with extensive additional lighting, road widening, and storm drainage being required to allow safe vehicle movement in the event of housing expansion at this location.

Water table. The land line to the Southwest of this parcel of land has a steep elevation from the water course at the lower end of the field up to the B4586 adjacent to Jeffreyton village.

During the year this lower area is subject to frequent flooding as the stream is only marginally above the water table and can become a flood plain.

This terrain is very difficult to transit at certain times of the year and is unsuitable for housing development without extensive infrastructural input.

Continued. Page 2

Housing here would demand significant pre structural criteria which in itself would make the land value expensive to develop for the rate payer if used for social housing. The council have a duty to disperse funds on community projects as economically and effective as possible. This being a priority over social of political bias.

Sewage and general drainage. Any development on this site will require sewage treatment facilities and an adequate storm drainage system. Given the former paragraphs on page 1 it is hard to see that this can be achieved without exceptional cost to the rate payer and the environment.

Environment. Any development on this site should be firstly assessed for the biodiversity aspect of the local flora and fauna. Any alteration to the water table or possible construction and habitation hazards including sewage treatment or the generation of domestically used sulphates into the water course could adversely affect local or downstream flora, birds, mammals, insects, reptilians and invertebrate biology.

Architecture. Jeffreyston village is comprised mainly of bungalows and 1 storey conurbations there are minority of 2 storey properties in the village, The architecture is of mixed design constructed over 4 generations and gives an ascetically appealing look to what is a typical west Wales village.

There is already planned housing to the rear and centre of the village of 5 to 6 dwellings which due to their location will not impact or alter the essence or look of the village other than increase vehicle residency by an estimated 8-10 vehicles.

Construction of estate type architecture will be unacceptable to the residents that live in this village and may give rise to obstructive nuisance if plans to move forward on this development are approved.

Proposed housing development will inevitably change the character of the village to the detriment of local residents. The village does not need more inhabitants or the social problems which may arrive with an influx of people of mixed age groups into the locality.

Local amenities' The nearest amenities are 3 miles away in Kilgetty there are no local shops, meaning even more traffic movements for inhabitants' daily needs. The local primary school has no capacity to support additional children now or in the future. Road access to the school is restricted see comments made earlier in my text.

Continued page 3

Topography and hinterland. Complicating the issue is the additional infrastructure at Lawsons farm to the west of Jeffreyston this in itself will increase traffic movement in access of what now exists,

Services. Electricity. I have been told that the electricity supply to the village maybe at is optimum level. Addition capacity may require disruption to existing electrical infrastructure, if not actioned this possibly causing outages in times of excessive demand to village residences.

Water. The volume of water to the village is already restricted with lower volumes and pressure at the tap further development will further put demand on the water supply system at the expense of availability to villagers.

Telecommunications. B.T are already at full capacity for telephone and internet in the village.

The comments and observations in this statement of objection made here are valid and represent the serious concerns of myself and fellow villagers regarding the proposed housing development in the village at reference 542.

Yours Fearfully

Robert Shepherd

Robert Shepherd

We would be grateful if you could add our names as objectors to the above plan.

Robert Creese

Valerie Creese

The reasons we feel we have to object are:

There is no footpath for children to walk on to attend school

Local tractors are too big for the size of the road (tyres especially) which damage the verges. They also do not adhere to the 20mph - many car drivers are also guilty of this - we do not have large signs or the signs that light up reminding drivers of the speed limit

The village would not be able to school all the extra children

The village is not on main sewerage which would also cause extra problems

Thank you

From: Cherry-Ann Ballantyne >
Date: 27 November 2024 at 16:10:54 GMT
To: ldp@pembrokeshire.gov.uk
Cc: Vanessa Thomas
Subject: Site Ref: 524 Land Fronting B456

I would like to register my whole-hearted objection to the proposal on the above mentioned site. In the 6.5 years since I've moved back to Jeffreyston, Pembrokeshire, I have avidly watched and recorded the increase of Buzzards, Red Kites, Sparrow Hawks and Owls hunting in this area! Not to mention all the migratory birds as well as our indigenous bird species, hedgehogs, badgers, foxes AND Bats! The hedgerow that borders the proposed site is imperative for the breeding of our nesting birds. Furthermore, I believe that because of the marshy nature of the land, there would be the possibility that protected and endangered Newts (I say this because I have many in my garden pond) and other wildlife species such as Voles that are inhabiting this area would be disturbed and lost, when I understood the government's '25 Year Plan' is to protect such habitats and actually create more. Therefore any development permission granted, would be a gross act of hypocrisy and negligence, which would cause devastating disturbance and loss of our 'protected' wildlife. A proposed development of this land is not in keeping with the stylistic context or scale of the local area and there would be increased impact on highway safety, (which has been in question in this part of the village for many years) as the B4586 is used as a 'rat-run' to Haverfordwest.

We are already at the mercy of a 3,000 cattle intensive dairy farm, less than one mile from the village. During their silage harvest season, which lasts from early Spring to late Autumn, PLUS the constant need to deposit slurry on the land surrounding the village, we are already subjected to continuous relaying of huge tractors, trailers and slurry tanks through the village, passing the proposed site. The B456 has already become a highly dangerous road and will become worse thanks to recent planning consent granted to this farm for additional dairy animals. This clearly equates to more food required, therefore more slurry produced and a massive increase in farm traffic (literally racing) through Jeffreyston on the B456.

Our water main also runs parallel to the road and in addition, there are several mine shafts and pits to be considered, as there is an old Bell Shaft on the road junction to Jeffreyston, Carew and Haverfordwest.

Indeed, this small but hugely important wildlife habitat, the watercourse, valley and the hills beyond is to many of us, an area of outstanding natural beauty and is enjoyed (as best as possible when the tractors are occasionally quiet) by the residents of Jeffreyston Village, visitors and the children of the (already filled to capacity) local school and should remain so for future generations of humans and mammals. There is much global talk about saving our Planet from the devastating effect that we as Humans have and ARE still causing. It is the hope of myself and many others in this village, that the planning officers who are granted the power to avoid further devastation and impact, take this small corner of the Planet in Pembrokeshire, into very serious consideration and put an indefinite halt to this proposed development. It would be yet another statistical tragedy that could NEVER be reversed! PLEASE DO NOT ALLOW THIS TO HAPPEN.

Yours with great hope and huge concern,
C A Ballantyne
REDACTED

I just wanted to lodge my objection to a proposed development, **BUT I'm not against site 524, I am against the new proposed site 375! Which I am assuming REDACTED has instigated.**

I object to the site ref 375 for the following reasons:

1. Death waiting to happen, due to increased traffic, road safety risks, lack of pavements, and inadequate sized roads, which have parked cars on, and no room for expansion or new pavements.
2. Ref 375, traffic would have to drive through the centre of Jeffreyston, as the side road opposite this site, is actually a parking area for 2 houses, which therefore would be blocked with parked cars.
3. Ref 375 has a very high risk of ground movement, due to existing mine shafts, so not only are the new houses at risk but any existing homes around the site are at risk of structural damage, and therefore liable for major compensation.
4. Ref 375, has many large trees, which would need chopping down, which would dramatically affect loss of wild life.
5. This would affect noise and pollution, which could affect many locals health, due to their age.

Jeffreyston village is at full capacity, with no further room for expansion on roads, pavements, to ensure all the school children that both walk all the way to St Oswald's and others who connect the school bus twice a day are kept safe – as at present, they're at risk as the roads stands now.

Many residents in the village are already protesting against traffic speed and tractors, which have caused death of many pets, and this would only get far worse.

I look forward to hearing from you, hopefully to confirm ref 375 WON'T be a proposed new site.

Kind regards

Steph Winstanley – Watkins

REDACTED

Nettleship, Tom

From: Jeffreyeston Community [REDACTED] >
Sent: 16 December 2024 19:18
To: LDP - For Enquiries
Cc: Jeffreyeston - Cllr Arabella Morgan; Jeffreyeston - Cllr Maria Rogers; Helen McLeod-Baikie; Cllr. Thomas, Vanessa; Hayward Emma PCSO 8033; Bob Shepherd; Cherry-Ann Ballantyne; Winstanley Watkins, Stephanie - Lydstep Beach; Bobby & Val
Subject: Objection to sites 375 and 542
Attachments: 4. R Shepherd LDP.docx; 1. R & V Creese.docx; 2. C A Ballantyne.docx; 3. Stephanie Winstanley Watkins.docx; 20241214 JCC letter re@ LDP.docx

Follow Up Flag: Follow up
Flag Status: Completed

Categories: D Rep

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

Dear Development Team,

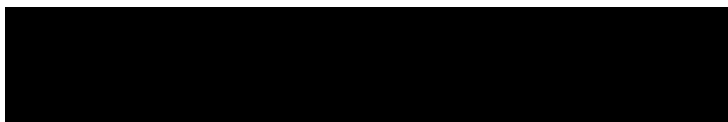
Please find attached our objections to sites 375 and 542 in Jeffreyeston.

Please kindly acknowledge receipt of this email.

Kind regards/Cofion cynnes,

Jackie Thomas

Clerk/RFO / Clerc/SAC
Jeffreyeston Community Council/Cyngor Cymuned Jeffreyeston



 Jeffreyeston Community Council

Nettleship, Tom

From: Jeffreyston Community [REDACTED] >
Sent: 12 December 2024 19:58
To: Bobby & Val; LDP - For Enquiries
Cc: Jeffreyston - Cllr Arabella Morgan; Jeffreyston - Cllr Maria Rogers; Helen McLeod-Baikie; Cllr. Thomas, Vanessa; Hayward Emma PCSO 8033
Subject: Re: Objection to development at site: Ref;542

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: D Rep

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

Thank you for your email received today. I have forwarded this to the local development plan team and members of the jeffreyston community council.

Kind regards

Jackie

On Thu, 12 Dec 2024, 11:22 Bobby & Val, <[REDACTED]> wrote:

We would be grateful if you could add our names as objectors to the above plan.

Robert Creese
Valerie Creese

The reasons we feel we have to object are:

There is no footpath for children to walk on to attend school

Local tractors are too big for the size of the road (tyres especially) which damage the verges. They also do not adhere to the 20mph - many car drivers are also guilty of this - we do not have large signs or the signs that light up reminding drivers of the speed limit

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