

Candidate site 379 Llanddewi Velfrey

This site was discussed in the most recent meeting of this Council. They have asked me to pass on the following objections to it:

1. The land is a greenfield site on sloping high ground and part of the countryside visible from up to 15km away, especially from the north and west. Building on any part of this site would have a negative impact upon the visual environment for a large area and also damage the rich and well developed wildlife system that it contains and that it supports within the wider village area.
2. The LDP should consider whether any new sites would impact upon the existing area and the inhabitants. Development on this site would significantly reduce the visual amenity and environment for local residents and have a negative effect on their well-being. It would also very likely have a financial impact upon the value of properties elsewhere in the village, particularly adjacent to any new development here.
3. The size of the area would be enough for potentially more than 100 new houses. This would almost double the number of houses in the immediate village area, which would be not a proportionate development for the area.
4. There are concerns that the infrastructure for a development on this site is not adequate – are the water and sewerage services adequate for a significant increase and demand? Has the consequence of building on land which currently absorbs rainfall and replacing it with non-absorbent tarmac etc. been considered? There is the potential for flooding, or knock on water including foul water incidents in the village should this area be developed.
5. Access to this land would be on narrow unclassified roads which are wholly unsuitable for any increase in traffic. There are complaints now about the traffic levels – development would only exacerbate the issues.
6. The LDP should consider issues of sustainability and the environment when considering locations for development. Apart from a small village shop in the village, which might close when the bypass opens, there are no amenities currently in the village. Therefore any new residents would need to travel out for work, healthcare, school or shopping, and poor public transport means this would in the vast majority of cases be by car. Development on this site would mean increased vehicle emissions.
7. This site was put forward for LDP1 and turned down then. Nothing has changed in the intervening years to support its inclusion in LDP2.