



Hoffem gael eich barn am y Cynllun Datblygu Lleol ac ar ddogfennau sy'n cefnogi'r Cynllun Datblygu Lleol. Dylid defnyddio'r ffurflen hon ar gyfer pob sylw (h.y. sylwadau neu wrthwynebiadau) Mae fersiynau nodiadau cyfarwyddyd ar gael o <https://www.sir-benfro.gov.uk/adolygur-cynllun-datblygu-lleol/adneuo>.

*Sylwch: **Ni fydd** sylwadau a wneud ar Gynllun Adneuo 2020 yn cael eu symud ymlaen ac mae angen gwneud sylwadau newydd ar y Cynllun Adneuo presennol hwn.*

Os ydych yn cyflwyno copi papur, atodwch dudalennauychwanegol lle bod angen. Mae gan y ffurflen hon ddwy ran: Rhan A (Manylion personol) a Rhan B (eich sylw). Sylwer y bydd Rhan B ar gael i'r cyhoedd a chaiff ei hanfon at Yr Arolygiaeth Gynllunio.

Mae'n rhaid derbyn eich sylwadau erbyn hanner nos Rhagfyr 16eg 2024. Dychwelwch ffurflenni at: ldp@pembrokeshire.gov.uk neu Y Tîm Cynlluniau Datblygu, Neuadd y Sir, Freeman's Way, Hwlfordd, Sir Benfro, SA61 1TP

We would like your views on the Local Development Plan (LDP) and also on documents which support the LDP. This form should be used for all representations (i.e. comments or objections). Electronic versions and guidance notes are available at <https://www.pembrokeshire.gov.uk/local-development-plan-review/deposit>

*Please note: Representations made on the 2020 Deposit Plan will **not** be taken forward and it is necessary to make new representations on this current Deposit Plan.*

If you are submitting a paper copy, attach additional sheets as necessary. This form has two parts: Part A (Personal details) and Part B (Your representation). Please note that Part B will be made publicly available and will be forwarded to the Planning Inspectorate.

Your representations must be received by midnight 16 December 2024. Please return forms to: ldp@pembrokeshire.gov.uk or The Development Plans Team, County Hall, Freeman's Way, Haverfordwest, Pembrokeshire SA61 1TP

RHAN A: Manylion cysylltu

PART A: Contact details

Eich manylion/manylion eich cleient
Your / your client's details

Manylion yr asiant (os ydynt yn berthnasol)
Agent's details (if relevant)

Enw Name	J.J Evans and Son	Llyr Evans
Teitl swydd (lle y bo'n berthnasol) Job title (where relevant)		Director
Sefydliad (lle y bo'n berthnasol) Organisation (where relevant)		Llyr Evans Planning Ltd
Cyfeiriad Address		
Rhif ffôn Telephone no		
E-bost Email address		
Llofnodwyd (gallwch teipio)	R.Llyr Evans	



Signed (can be typed)	
Dyddiad Date	13/12/2024
RHAN B: Eich sylw	
PART B: Your representation	
Eich enw / sefydliad Your name / organisation	Llyr Evans Planning Ltd
1. Ar ba ran/rannau o'r Cynllun (neu ddogfennau ategol) rydych yn rhoi sylwadau? 1. Which part(s) of the Plan (or supporting documents) are you commenting on?	
Rhif(au) polisi Cynllun Datblygu Lleol neu ddyraniad safle LDP policy or site allocation number(s)	
Rhif(au) paragraff y Cynllun Datblygu Lleol neu adran LDP paragraph or section number(s)	
Cyfeiriad(au) Map Cynigion y Cynllun Datblygu Lleol LDP Proposals Map reference(s)	Croesgoch Deposit settlement boundary maps page 40.
Os yw eich sylw yn perthyn i ddogfen ategol (e.e. y Gwerthusiad o Gynaliadwyedd), rhowch yr enw(au) a'r cyfeiriad(au) i mewn yma. If your representation relates to a supporting document (e.g. the Sustainability Appraisal), insert the name(s) and reference(s) here.	
2. Cyn i chi esbonio eich sylwadau'n fanwl, byddai'n dda gwybod p'un a gredwch fod y Cynllun yn gadarn ai peidio, ac a yw'n bodloni'r gofynion gweithdrefnol. <i>I gael rhagor o wybodaeth am gadernid a gofynion gweithdrefnol, gweler y nodiadau cyfarwyddyd.</i> 2. Before you set out your comments in detail, it would be helpful to know whether you think the Plan is sound and meets the procedural requirements. <i>For more information on soundness and procedural requirements, see the guidance notes.</i>	
Rwyf o'r farn bod y CDLI yn gadarn ac yn bodloni gofynion gweithdrefnol. I think the LDP is sound and meets procedural requirements.	
Rwyf o'r farn nad yw'r CDLI yn gadarn ac y dylid ei newid. I think the LDP is unsound and should be changed.	✓
Rwy'n credu na chafodd y gofynion gweithdrefnol eu bodloni. I think that the procedural requirements have not been met.	



3. A hoffech i'r Cynllun gynnwys polisi, dyraniad safle neu paragraff newydd?

Ticiwch bob un sy'n berthnasol.

3. Would you like the LDP to include a new policy, site allocation or paragraph?

Tick all that apply.

Dyraniad safle newydd

New site allocation

✓

Polisi newydd

New policy

Paragraff neu destun ategol newydd

New paragraph or supporting text

4. Os ydych am ychwanegu dyraniad safle newydd, a wnaethoch gyflwyno'r safle yn flaenorol fel y safle cais? Os felly, a fydddech cystal â rhoi enw a chyfeiriad y safle cais (os yw'n hysbys).

4. If you want to add a new site allocation, have you previously submitted the site as a Candidate Site? If so, please give the Candidate Site name and reference (if known).

Enw'r safle

Site name

South of Abereiddy Road, Croesgoch.

Cyfeiriad y cais

Site reference

Ref 479

Os ydych am awgrymu safle newydd, dylech atodi cynllun o'r safle yn nodi ffiniau'r safle rydych am eu cynnwys yn y Cynllun a rhoi manylion am ei ddefnydd arfaethedig. Dylech ystyried a oes angen i'r ffurflen sylwadau hon gael ei hategu gan arfarniad o gynaliadwyedd. Lle bo gan newidiadau arfaethedig i Gynllun Datblygu effeithiau cynaliadwyedd sylweddol, bydd angen i chi ddarparu'r wybodaeth berthnasol ar gyfer arfarnu cynaliadwyedd. Mae'n rhaid i'r wybodaeth hon fod yn gyson â chwmpas a lefel manylder yr arfarniad o gynaliadwyedd a gynhaliwyd gan yr Awdurdod. Dylai hefyd gyfeirio at yr un wybodaeth waelodlin wrth amlygu effeithiau sylweddol tebygol y polisi arfaethedig neu safle newydd.

If you want to suggest a new site, please attach a site plan identifying the boundaries of the site you wish to be included in the Plan and provide details of its proposed use. You should consider whether it is necessary for this comments form to be accompanied by a sustainability appraisal. Where proposed changes to a development plan have significant sustainability effects, you will need to provide the relevant sustainability appraisal information. This information must be consistent with the scope and level of detail of the sustainability appraisal conducted by the Authority. It should also refer to the same baseline information in identifying the likely significant effects of the revised policy or new site.

5. Rhestrwch eich sylwadau isod.

Dylech gynnwys yr holl wybodaeth, tystiolaeth a gwybodaeth ategol sydd eu hangen i



gefnogi/cyfiawnhau eich sylw. Nodwch pa brawf/profion cadernid mae'r Cynllun Datblygu Lleol yn eu bodloni neu nad yw'n eu bodloni a pham (gweler y nodiadau cyfarwyddyd i gael rhagor o wybodaeth). Bydd hyn yn helpu'r Awdurdod a'r Arolygydd i ddeall y materion y byddwch yn eu codi. Dim ond os bydd yr Arolygydd yn eich gwahodd i fynd i'r afael â materion y bydd yn eu codi y byddwch yn gallu cyflwyno rhagor o wybodaeth i'r archwiliad. Sylwer na fydd yr Arolygydd wedi gallu gweld unrhyw sylwadau y gallech fod wedi'u gwneud mewn ymateb i ymgynghoriadau blaenorol.

5. Please set out your comments below.

Include all the information, evidence and supporting information necessary to support / justify your representation. Please indicate which soundness test(s) the LDP meets or does not meet, and why (see guidance notes for more information). This will help the Authority and the Inspector to understand the issues you raise. You will only be able to submit further information to the examination if the Inspector invites you to address matters that he or she may raise. Please note that the Inspector will not have access to comments you may have made in response to previous consultations.

The proposed housing site is located immediately adjacent to the built form of Croesgoch, is bordered to the south by a small complex of buildings and flanked to the east by the A487. The north eastern boundary backs onto housing. Its development would therefore relate well to the settlement.

The Candidate Site Assessment identifies, Highways, Archaeology and Agricultural Land Classification as reasons for omitting the site from the settlement boundary.

Highways

This submission is accompanied by an assessment of the potential access by an independent Highway Engineer, ACSTRO. The position of the access would provide adequate visibility in its current form, but an anticipated 40mph speed restriction incorporating the site would reduce the visibility requirements and this even more if reduced to 20mph. Whilst the candidate site plan showed a link through to adjoining land, its inclusion was indicative only as a pedestrian link. Please also find attached an Access Appraisal by ACSTRO discussing the merits of the access from Deposit 1 Stage.

Historic Environment

In terms of the historic environment www.historicwales.gov.uk shows no heritage assets or historic records on the site itself. Whilst there are records of a battle ground and a post-medieval windmill to the west and HenFelinwynt post-medieval windmill to the east these are records only and afforded no protection. Therefore, given the proximity of the site to the built form of Croesgoch, it is considered that impacts upon the historic environment would be low and that a Historic Environment Appraisal and Archaeological Watching brief at application stage would acceptably manage impacts upon the historic environment.

ALC

In terms of the Agricultural Land Classification, the exact classification of the site is not known but predicted to be 3a (datamapwales). However, the field represents significant issues to productive, modern agriculture. Firstly, the size of the field limits its productivity for use by large modern tractors and equipment, furthermore, the triangular shape of the field makes cropping difficult and inefficient due to acute corner angle and narrow southern headland. Furthermore, the proximity of the field to the settlement and neighbouring residents limits the type of activity that can take place, i.e slurry and muck spreading, and time when tractor activities can take place. Therefore, the development of the



land would not in itself result in a significant loss of higher grade productive agricultural land.

Settlement

The Rural Settlement Report (2020) scores Croesgoch fairly high with a service provision score of 19 and a low population figure of 158. It would therefore appear that there are adequate services available for more housing and sustainable growth.

The Housing Supply Trajectory (2024) identifies housing commitments for 22 dwellings, to be delivered in the short to medium term (page 11). Which is understood to relate to the housing commitment 028/00012, Land north of the Forge. It is understood that the site has been subject to a number of outline applications over the years, with the latest granted in December 2023 (ref 19/0455/PA) to provide a timeframe for reserved matters submission by December 2026.

There is a history of a lack of housing delivery in the settlement (no completions between 2013 and 2019- JHLA) and therefore the ability of the LDP2 to deliver its housing targets and achieve its 40% proportion for rural areas, may be brought into question.

The Draft Local Housing Market Assessment 2021 (LHMA) identifies a need for 37 market units and 19 affordable units within the Ward of Llanrhian, which consists of Croesgoch, Trefin (PCNPA) and Square and Compass. Croesgoch would seem to be the dominant settlement and opportunities for development at other settlements seem limited, windfall sites within the settlements, including Croesgoch seems limited and therefore, it would seem appropriate to allocated additional land within Croesgoch.

At an area of circa 1.2ha the proposed site would provide circa 27 dwellings (at 23dph) in a position well related to the settlement. There would appear to be no obstacles to the delivery of the site. There are no ransom strips, third parties or known abnormal costs and the assumptions made in the High Level Viability Assessment for PCC would seem relevant and demonstrate that the site would be deliverable and viable. If allocated in the LDP2, the proposers would seek to establish a planning permission immediately and seek to commence developing the site based on 4 dwelling per years from circa 2026/27. The proposers would also be willing to phase the site and if necessary provide for the housing delivery to straddle the LDP2 and future plans, thereby reducing the allocation for this plan period.

Croesgoch is well served by services and benefits from a good highway network linking it to Fishguard and St Davids and therefore if both the committed site (028/00012) and proposed site were to come forward within the plan period, this would not seem problematic.

As a means of comparison, the proposed site could be considered more desirable to develop, given its connectivity to the main highway and the fact that the road to Porthgain, past site 028/00012, becomes very congested at school drop off and pick-up time. The proposed site therefore may be more desirable to developers over the committed site and may prove more deliverable given the lack of delivery of 028/00012 to date. There is also the possibility of planning permission 19/0455/PA lapsing which would provide no commitments within Croesgoch beyond 2026.

The proposed site would comply with the objectives of policy SP1 (Creating Sustainable Places) and PPW. The development would relate well to the contours and boundaries of the site and there is no reason to believe that the development of the site would conflict with any other policies of the



Deposit LDP2. As such, it is considered that the test of deliverability LDP2 may not be satisfied and the allocation of the site, or part of the site would assist in meeting the housing targets.

Sustainability Appraisal assessment in relation to SA Objectives.

SA1: [+]: Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing. Site adjoins a recognised Service Village.

SA2: [+]: There is access to open space, facilities and services. Resource efficient dwellings, attractive layout with access to wider countryside and opportunities.

SA3: [0]: The site and SA objectives would be unrelated. However further housing may mean more school places.

SA4: [+]: The site adjoins Croesgoch in a sustainable location near services, close to public transport links and a footpath link would be provided from the site to the centre of the village.

SA5: [+]: Affordable housing would be provided.

SA6: [+]: This site is well located for access to services and will make a positive contribution to this objective.

SA7: [0]: Neutral but possibly positive depending on occupiers of dwellings- culturally sensitive area due to proportion of Welsh Speakers.

SA8: [0]: Construction can provide employment.

SA9: [+]: Local supply chains during construction and occupation can help support and retain services and support a diverse local economy.

SA10: [+]: Policies on design would ensure development incorporates resource efficient and climate responsive design.

SA11: [0]: The site is unlikely to impact on air quality, although car usage is likely to increase.

SA12: [+]: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.

SA13: [+]: Policies will ensure the sustainability of all aspects of the development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP2.

SA14: [+]: Measures would need to be taken to ensure that pollution is minimised, including policies in the LDP to guide developments.

SA15: [+]: Designs will need to ensure that any drainage infrastructure does not place undue pressure on surface water. The site is not located within a flood zone and TAN 15 addresses the



issues of flooding and development.

SA16: [+]: The site is adjacent existing development within the area. Design policies will ensure the layout, land use and density of the development would be efficient.

SA17: [0]: The site is improved grassland, but small and awkward as discussed above.

SA18: [+]: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Hedgerows would be retained and enhancing biodiversity will be a key element of policy.

SA19: [0]: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Hedgerows will be retained and enhancing biodiversity will be a key element of policy. The site is unlikely to impact on the landscape or geological heritage.

SA20: [+]: Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.

SA21: [0]: Adverse impact upon built heritage or historic environment unlikely given context of site and proximity to built form of Croesgoch, but assessment at application stage would manage issue.

Overall assessment, potential changes and recommendations:

The site relates well to Croesgoch and provides opportunity for sustainable growth.

Enclosures:

Site Location Plan and indicative layout RevB,

Access Appraisal- ACSTRO.

Ticiwch yma os ydych chi'n cyflwyno deunydd ychwanegol i gefnogi eich sylw.

Tick here if you are submitting additional material to support your representation.

✓

6. Os ydych yn gwrthwynebu'r Cynllun Datblygu Lleol, ydych am siarad mewn sesiwn gwrandawriad yr Archwiliad cyhoeddus?

Ar y cam hwn, gallwch wneud sylwadau'n ysgrifenedig yn unig (gelwir y rhain yn 'sylwadau ysgrifenedig'). Fodd bynnag, gall pawb sydd am newid y Cynllun ymddangos gerbron yr Arolygydd a siarad mewn 'sesiwn gwrandawriad' yn ystod yr Archwiliad cyhoeddus. Ond dylech gofio y bydd yr Arolygydd yn rhoi'r un pwys ar eich sylwadau ysgrifenedig ar y ffurflen hon â'r rheiny a wneir ar lafar mewn sesiwn gwrandawriad. Sylwer hefyd y bydd yr Arolygydd yn pennu'r weithdrefn fwyaf priodol ar gyfer darparu ar gyfer y rhain sydd eisiau rhoi tystiolaeth lafar.

6. If you are objecting to the LDP, do you want to speak at a hearing session of the public examination?



At this stage, you can only make comments in writing (these are called 'written representations'). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those who want to provide oral evidence.

Nid wyf am siarad mewn sesiwn gwrandawriad ac rwyf yn fodlon i'm sylwadau ysgrifenedig gael eu hystyried gan yr Arolygydd.

I do not want to speak at a public hearing and am happy for my written representations to be considered by the Inspector.

✓

Rwyf am siarad mewn sesiwn gwrandawriad.

I want to speak at a public hearing.

Os ydych chi eisiau cyfranogi mewn gwrandawriad, nodwch isod am beth rydych chi eisiau siarad (e.e. 'Safle Tai ym Mhen y Graig' neu 'Y targed tai cyffredinol').

If you want to participate in a hearing, indicate below what you want to speak about (e.g. 'Housing site at Pen y Graig' or 'The overall housing target').

9. Os ydych am siarad, byddai'n ddefnyddiol pe gallech nodi ym mha iaith yr hoffech gael eich clywed.

9. If you wish to speak, it would be helpful if you could indicate in which language you would like to be heard.

Rwy'n dymuno cael fy nghlywed yn Gymraeg.

I wish to be heard in Welsh.

Rwy'n dymuno cael fy nghlywed yn Saesneg.

I wish to be heard in English.



Nodiadau cyfarwyddyd

Guidance notes

*Caiff Cynllun Datblygu Lleol Cyngor Sir Penfro ei archwilio gan Arolygydd annibynnol a benodir gan Lywodraeth Cymru. Gwaith yr Arolygydd yw ystyried a yw'r Cynllun yn bodloni **gofynion gweithdrefnol** ac a yw'n **gadarn**.*

'Gellir ystyried 'Cadarn' yn y cyd-destun hwn o fewn ei ystyr arferol o 'dangos barnu da' a 'gellir ymddiried ynddo'. Y cwestiynau neu'r 'profion' y bydd yr Arolygydd yn eu hystyried wrth benderfynu a yw'r Cynllun yn gadarn yw:

1. Ydy'r cynllun yn ffitio? (h.y. a yw'n gyson â chynlluniau eraill?)

2. Ydy'r cynllun yn briodol? (h.y. a yw'n briodol ar gyfer yr ardal yng ngoleuni'r dystiolaeth?)

3. A fydd y cynllun yn cyflawni? h.y. a yw'n debygol o fod yn effeithiol?)

Darperir rhagor o wybodaeth am y profion cadernid a gofynion gweithdrefnol yn Arweiniad Gweithdrefnol ar Archwiliadau Cynllun Datblygu Lleol yr Arolygiaeth Gynllunio.

Os ydych yn gwrthwynebu, dylech ddweud pam rydych yn credu bod y Cynllun yn ansad a sut y dylid newid y Cynllun er mwyn ei wneud yn gadarn.

Lle cynigiwch newid i'r Cynllun, byddai o gymorth esbonio pa brawf/broffion cadernid y credwch y mae'r Cynllun yn eu methu. Os yw eich sylw yn perthyn i'r ffordd gafodd y Cynllun ei baratoi neu'r ffordd yr ymgynghorwyd arno, mae'n debygol y bydd eich sylwadau yn perthyn i 'ofynion gweithdrefnol'.

Fydd methu adnabod prawf ddim yn golygu na chaiff eich sylwadau eu hystyried, cyhyd â'i fod yn perthyn i'r Newidiadau Canolbwyntiedig. Dylech gynnwys eich holl sylwadau ar y ffurflen, gan ddefnyddio dogfennau ychwanegol a thystiolaeth ategol lle bod angen.

Os ydych yn ceisio am fwy nag un newid i'r

The Pembrokeshire County Council Local Development Plan (LDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound.

'Sound' may be considered in this context within its ordinary meaning of 'showing good judgement' and 'able to be trusted'. The questions or 'tests' which the Inspector will consider in deciding whether the Plan is sound are:

1. Does the plan fit? (i.e. is it consistent with other plans?)
2. Is the plan appropriate? (i.e. is it appropriate for the area in the light of the evidence?)
3. Will the plan deliver? (i.e. is it likely to be effective?)

More information on the soundness tests and procedural requirements is provided in the Planning Inspectorate's LDP Examinations Procedural Guidance.

If you are making an objection, you should say why you think the Plan is unsound and how the Plan should be changed to make it sound.

Where you propose a change to the Plan it would be helpful to make clear which test(s) of soundness you believe the Plan fails. If your comment relates to the way in which the Plan has been prepared or consulted on, it is likely that your comments will relate to 'procedural requirements'.

Failing to identify a test will not mean that your comments will not be considered, providing it relates to the Plan or its supporting documents. You should include all your comments on the form, using accompanying documents and supporting evidence where necessary.



Cynllun, nid yw bob tro yn angenrheidiol i lenwi ffurflenni ar wahân ar gyfer pob darn o'ch sylw. Fodd bynnag, gallai fod yn ddefnyddiol o bosibl i ddefnyddio dwy ffurflen ar wahân os ydych yn dymuno siarad mewn gwrandawriad am rai gwrthwynebiadau ond nid rhai eraill.

Pan fydd grŵp yn rhannu barn gyffredin ar sut mae'n dymuno i'r Cynllun gael ei newid, byddai'n ddefnyddiol i'r grŵp hwnnw anfon ffurflen unigol gyda'u sylwadau, yn hytrach na bod nifer fawr o unigolion yn anfon ffurflenni ar wahân yn ailadrodd yr un pwynt. Mewn achosion o'r fath, dylai'r grŵp nodi faint o bobl mae'n eu cynrychioli a sut gafodd y sylw ei awdurdodi. Dylid nodi cynrychiolydd y grŵp (neu'r prif ddeisebydd) yn glir.

If you seek more than one change to the Plan, it is not always necessary to complete separate forms for each part of your representation. It may, however, be helpful to use two separate forms if you wish to speak at a hearing about some objections but not others.

Where a group shares a common view on how it wishes the Plan to be changed, it would be helpful for that group to send a single form with their comments, rather than for a large number of individuals to send in separate forms repeating the same point. In such cases the group should indicate how many people it is representing and how the representation has been authorised. The group's representative (or chief petitioner) should be clearly identified.



ACCESS APPRAISAL

March 2020



**Land South of
Abereiddy Road
Croesgoch
Haverfordwest
Pembrokeshire**



acstro

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Appendices

Appendix 1 Proposed Access

Revision History

Issue 1	17 th March 2020	
Issue 2	18 th March	Final

1369 Croesgoch Access Appraisal.docx

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The Acstro logo, consisting of the word "acstro" in a bold, blue, lowercase sans-serif font.

1 Introduction

- 1.1 Acstro has been appointed to prepare an Access Appraisal in respect to the proposed development of land south of Abereiddy Road, Croesgoch, Haverfordwest, Pembrokeshire. The site is shown in Figure 1 below.



Figure 1 Location Plan

- 1.2 The site is located south of Abereddy Road and west of the A487. The land is currently in agricultural use and is approximately 1.21 hectares in area. It is considered that the land is capable of delivering some 24 to 30 dwellings (based on a density of 20 to 25 units per hectare).

2 Existing Conditions

- 2.1 The site is located adjacent to the A487 and is on the southern edge of the settlement of Croesgoch.
- 2.2 The A487 links Croesgoch with St Davids to the south-west and Fishguard to the north-east. Adjacent to the site the A487 has a carriageway that is approximately 7.3m wide with grassed verges approximately 3m wide on both sides. The road's alignment is relatively straight and flat and provides drivers with good forward visibility.



Figure 2 View of A487 Adjacent to the Site (Site is on the Left Hand Side)

- 2.3 National speed limits apply adjacent to the site on the A487. The speed limit changes to 40mph adjacent to the site's north-eastern corner as traffic enters Croesgoch's built up area.
- 2.4 A review of the safety record of the highway network in the vicinity of the proposed site has been undertaken by reference to the crashmap.co.uk website. *Crashmap* provides details of all personal injury accidents on public roads that are reported to the police, and subsequently recorded, using the STATS19 accident reporting form.
- 2.5 Over the latest five-year period (2014 to 2018 inclusive) there have been no recorded accidents on the A487 near the site nor near the A487's junction with Abereiddy Road. This demonstrates that the road operates safely.

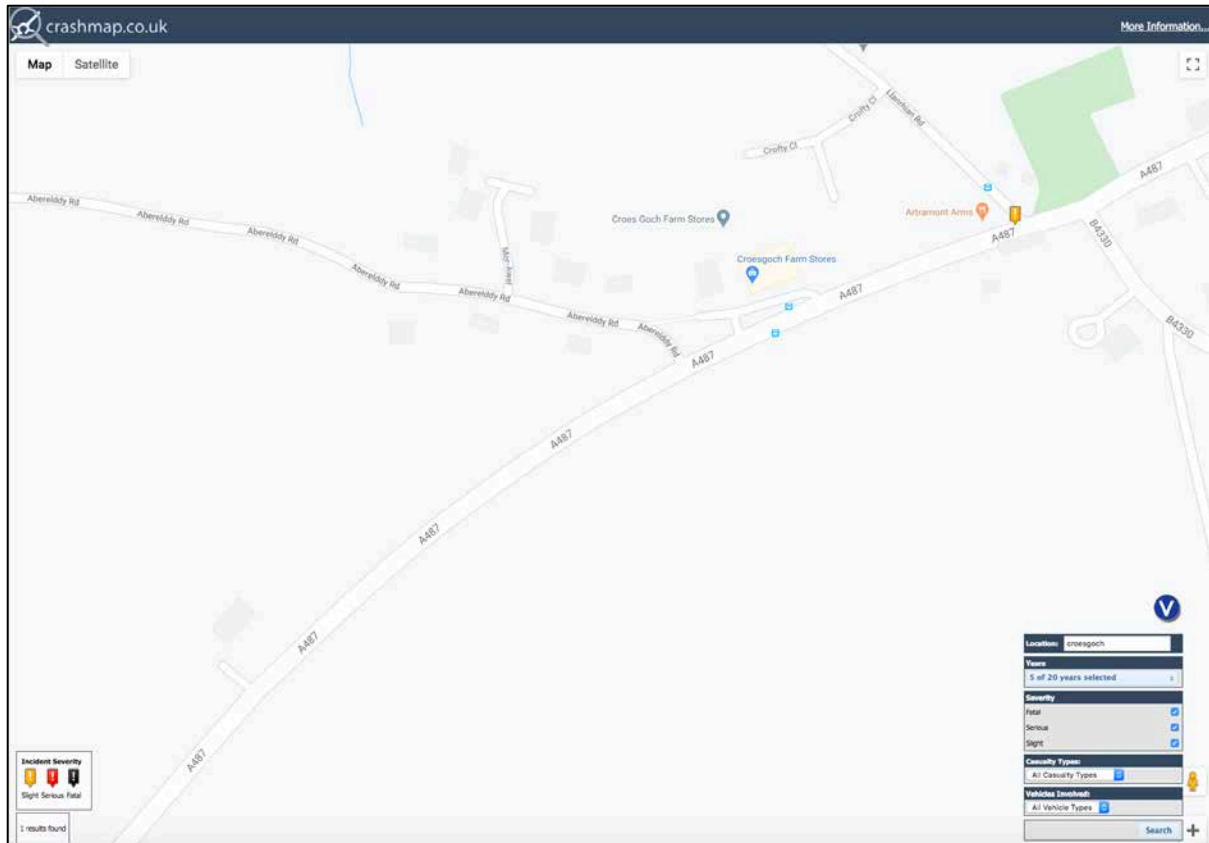


Figure 3 Injury Accident Locations & Severity (2014 - 2018)

3 Proposed Access

Access

- 3.1 The proposed access arrangement is shown in Appendix 1.

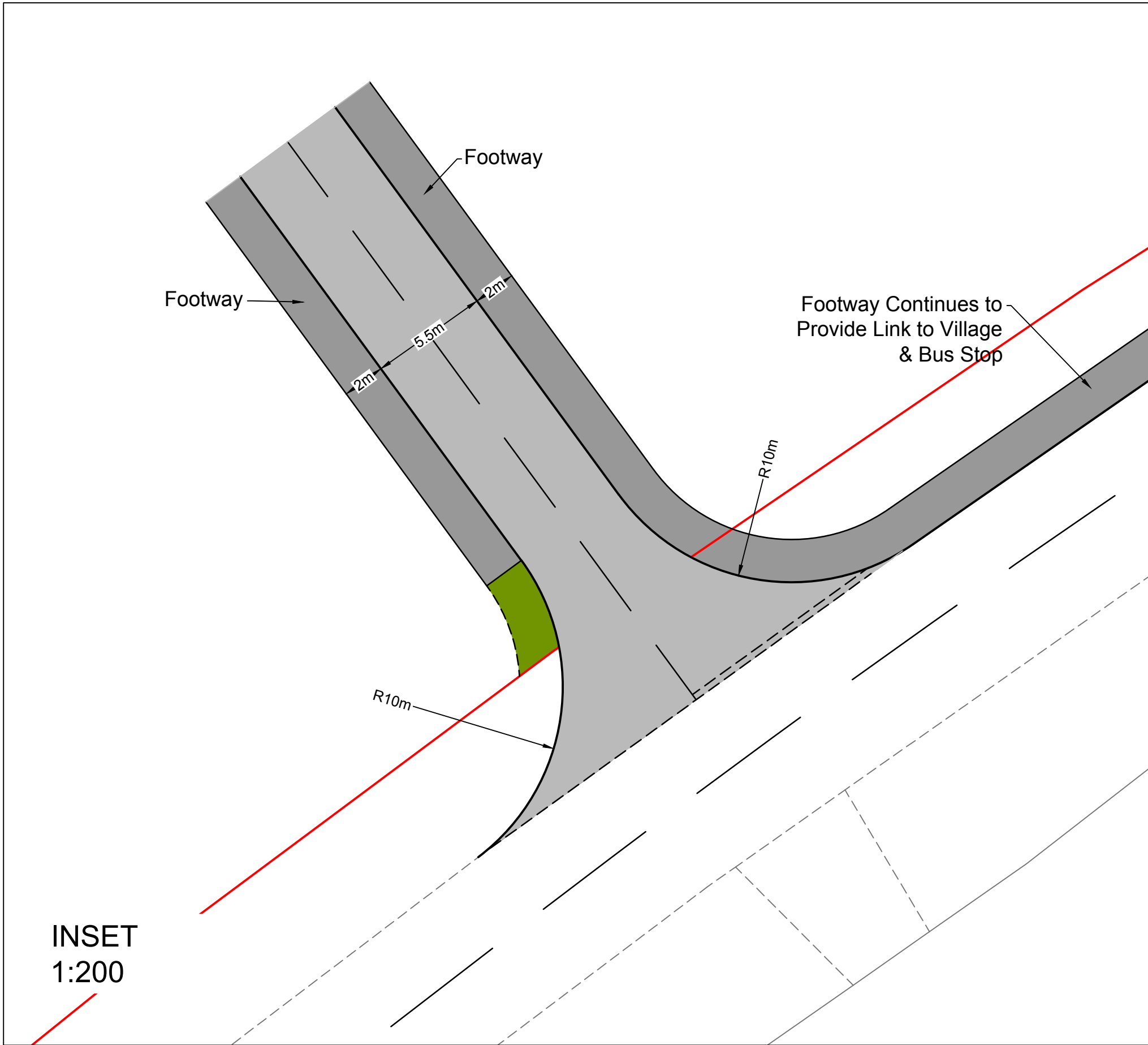
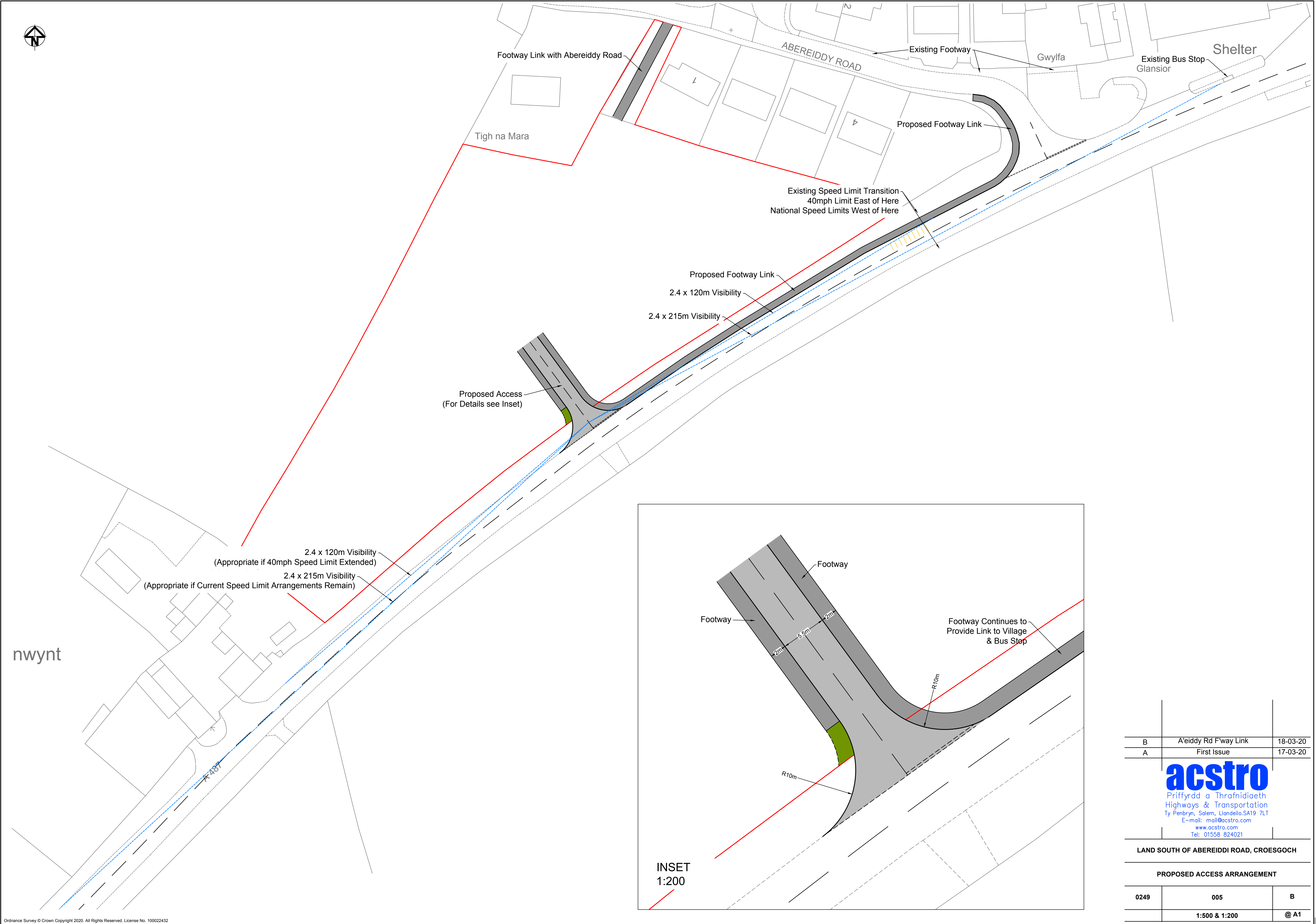
Appendix 1 Proposed Access

- 3.2 The land can be accessed by the creation of a simple priority junction with the A487. The junction complies with the requirements of Design Manual for Roads and Bridges (DMRB) CD123 – *Geometric Design of at-grade Priority Junctions and Signal Controlled Junctions*.
- 3.3 The form of junction is dictated by the volume of traffic that will be generated by the development. Development that generate more than 300 daily vehicle movements require that a right-turn lane is provided on the major road. A development of up to 30 dwellings will generate no more than around 210 daily vehicle movements (based on an average of 7 movements per dwelling) and so is comfortably under this threshold. As such a simple priority junction is appropriate.
- 3.4 The proposed access has a 5.5m wide carriageway with 2m wide footways on both sides. It is proposed that the footway on the access' northern side is extended along the A487's verge in order to link the development with Croesgoch's existing built-up area and services.
- 3.5 The proposed access arrangement is appropriate for the current speed limit arrangements, with visibility suitable for the national speed limits that currently apply (2.4 x 215m visibility in both directions). The development of the land would however extend Croesgoch's built-up area and it would be preferable to extend the 40mph speed limit area southwards so that the site is contained within it. The extension of the speed limit area would be dependent on a Traffic Regulation Order. If the speed limit is extended then visibility requirements would reduce to 2.4 x 120m.
- 3.6 Whilst it would be preferable to reduce the speed limit, as part of the development, to coincide with the amended southern edge of the village, the plan provided in Appendix 1 shows that the visibility requirement for national speed limits is available. Access to the land is therefore not reliant on the reduction in the speed limit.
- 3.7 In addition to the site's principal access from the A487 there is opportunity to provide a secondary pedestrian (and cycle) link to the north of the site, directly from Abereiddy Road.

4 Conclusion

- 4.1 It is considered that it has been demonstrated that it is possible to deliver an access to the proposed residential development that complies with the design guidance and requirements that are set out in DMRB's CD123 – *Geometric Design of at-grade Priority Junctions and Signal Controlled Junctions*.

Appendix 1 Proposed Access



B	A'eiddy Rd F'way Link	18-03-20
A	First Issue	17-03-20
acstro Prifffyrdd a Thrafnidiaeth Highways & Transportation Ty Penbryn, Salem, Llandello.SA19 7LT E-mail: mail@acstro.com www.acstro.com Tel: 01558 824021		
LAND SOUTH OF ABEREIDDI ROAD, CROESGOCH		
PROPOSED ACCESS ARRANGEMENT		
0249	005	B
	1:500 & 1:200	@ A1



Acstro Limited

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

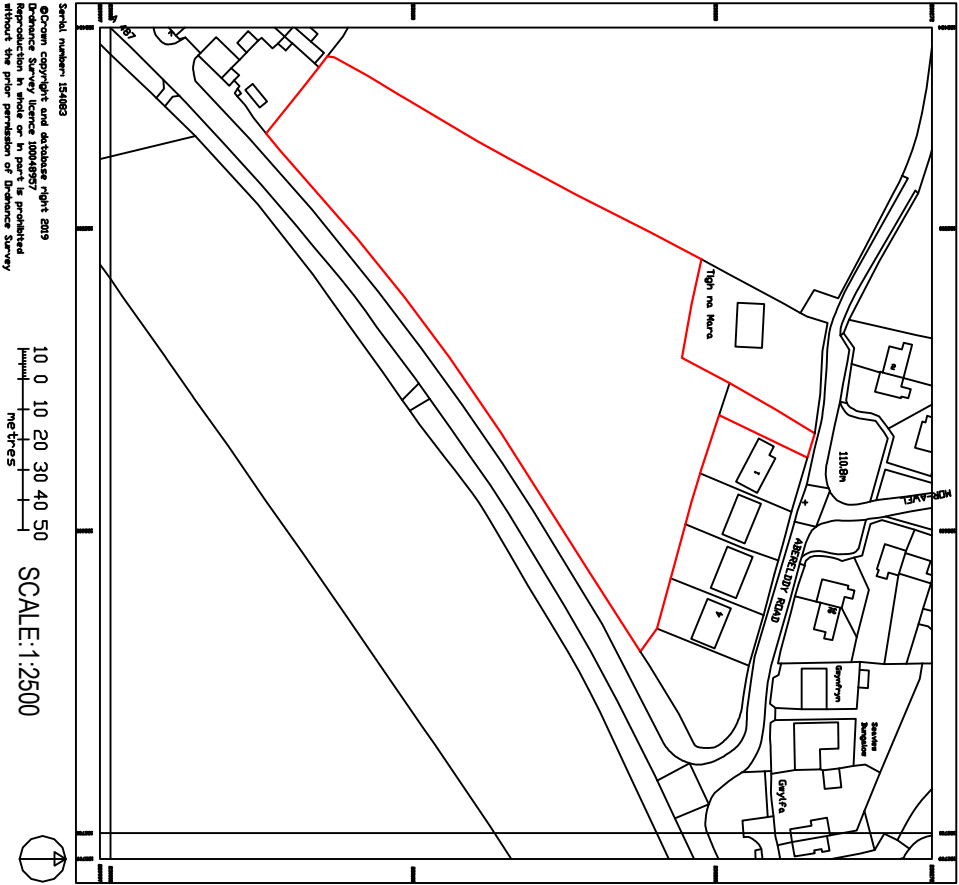
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Notes

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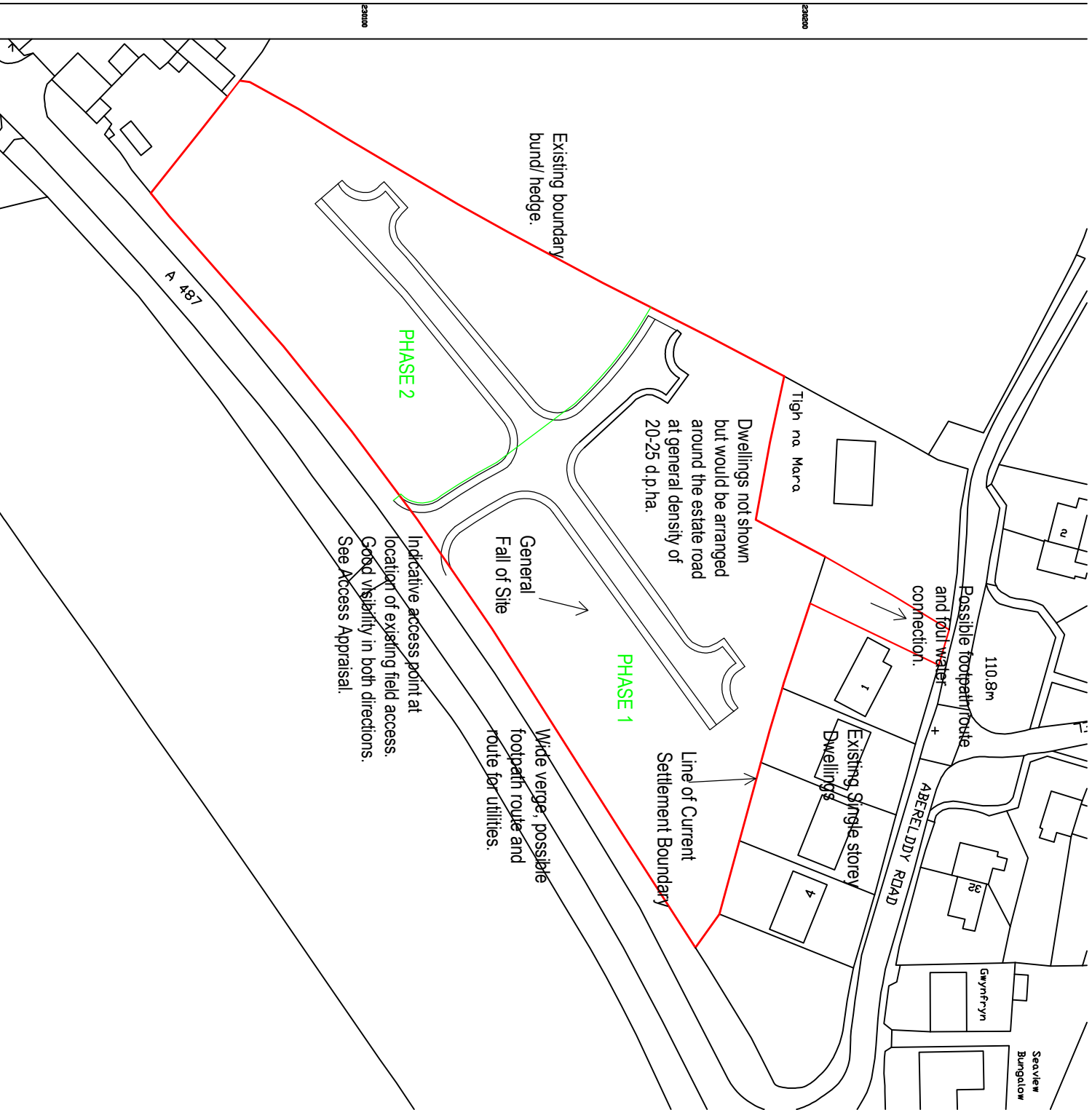
INDICATIVE LAYOUT PLAN
ONLY. BASED ON O.S. 1:1250
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10 0 10 20 30 40 50
metres
SCALE: 1:2500



Amendment	Date	Rev

Drawing Status
LDP Candidate Site

Client
J.J. Evans and Son.

Site
Land south of Aberliddy Road and north west of A487, Croesgoch, Pembrokeshire.

Drawing Title
Site Location 1:2500
Indicative Layout Plan NTS.

Scale	Size	Drawn	Date
As Shown	A3	RLE	18/3/2020
Dwg No	1859-Lo1	Rev	B