



Pembrokeshire County Council Local Development Plan 2 Deposit 2

DATE 15/12/2024

TIME 6:55:01 PM

Question

Answer

Name:

Lisa Priestley

Job Title:

Organisation:

Address:

Telephone Number:

Name:

Job Title:

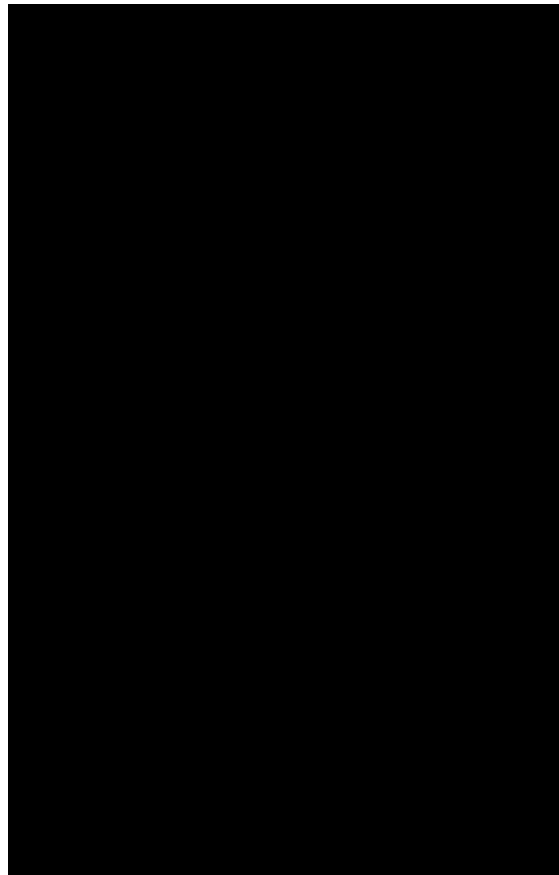
Organisation:

Address:

Telephone Number:

Main Contact Email Address:

Date:



Your name / organisation:

Lisa Priestley

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 think that the procedural requirements have not been met

Which part of the Plan (or supporting documents) are you commenting on? Please tick all that apply or use the text box to specify:

LDP 2 Deposit 2 plan text, LDP 2 Deposit 2 proposal map, Sustainability Appraisal and Strategic Environmental Assessment Report, Equality Impact Assessment

Other (Please specify):

Policies:

References:

Selected Features:

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

Site reference (if known)::

Name::

Location::

Justification on inclusion of alternative site allocation, policy or paragraph:

Are you submitting additional material to support your representation?:

Yes

Supporting document 2 (5mb limit):

Supporting document 3 (5mb limit):

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

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

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).:

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

NOTES

The site east of The Glen is beyond the Settlement boundary and therefore considered to be countryside. There are plenty of other sites within the Pembroke area that are currently within the Settlement boundary that would be more suitable for development. We feel that if houses were built on the site of CS 373, the number planned will not be in character with the rest of Lower Lamphey Road and Merlins Cross. Our concerns also include the fact that if this development goes ahead and the Settlement Boundary is extended then this will allow for further development on further fields in due course that would put even more pressure on the highway structure.

We feel that building on this site is not necessary as there is no necessity for people to live in close proximity to their place of work in the countryside.

The Lower Lamphey Road is part of the National Cycle route 4 and used on a regular basis by a number of cyclists and runners, who use the route as training for the Wales marathon and for Ironman Wales, as well as for recreational use. Additionally, there is no pavement when walking into Pembroke from the proposed site, until you reach the last stretch of houses. We have concerns that if houses were built on this site the increased amount of traffic generated by these houses would compromise the safety of the cyclists, runners and walkers, including dogs, using the route.

Objective 4 is to minimise the need to travel and encourage sustainable modes of transport and the LDP states that it focuses development in settlements where services and facilities already exist.

However, there are a lack of sustainable transport options close to CS 373 and we feel that building houses there will result in a large number of additional vehicles using the road through Merlins Cross to East End Square junction. We believe that this increase in traffic would exceed the capacity of the highway network, increasing congestion and having a negative impact on air quality. We have concerns that this would have an impact on the safety of walkers, cyclists, runners, children and horses (there are 2 liverys on the Lower Lamphey Road). There are no pavements from East of The Glen until you get much closer to Pembroke, plus there are a few points along the road that narrows to single track, especially as you near the junction which can be a bottle neck as cars park outside their houses. Couple this with the large lorries from Collins Brothers Ltd that use the road and the farm machinery (especially at harvest time) we believe that a significant increase in traffic from the development would result in an accident.

In addition, public health will be affected by the air quality through increased volume of traffic plus the concern for the safety of children.

We feel that if the building of houses went ahead on CS 373 it would cause a flooding risk to houses in Rose Valley. If houses were built on the land it would reduce the surface area for drainage causing an increased risk of flooding. Our concerns link back to when the site was developed at Martello Park; when there were fields there we do not remember there being a problem with surface water on the road, however whilst building was taking place, and since the houses have been up, when we have heavy rain there is a considerable amount of excess water that flows down the road.