



Pembrokeshire County Council Local Development Plan 2 Deposit 2

DATE 16/12/2024

TIME 12:20:11 PM

Question

Answer

Name:

Allyn Yeandle

Job Title:

Organisation:

Address:

Telephone Number:

Name:

Aled Davies

Job Title:

Architectural Technologist

Organisation:

A. D. Architectural Design Consultants Ltd

Address:

Telephone Number:

Main Contact Email Address:

Date:

13/12/2024

Your name / organisation:	A. D. Architectural Design Consultants Ltd
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 the LDP is unsound and should be changed
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 proposal map
Other (Please specify):	
Policies:	SP 9
References:	Field not yet assigned
Selected Features:	Settlement_Monitoring_Reference:132,Settlement_Hierarchy_Position:Service Village,Settlement:Templeton,Policy:SP 9,Housing_Market_Area_Band:4 Comments:We wish to include the field highlighted in red on the attached drawings into the LDP 2 consideration.
Would you like the LDP to include a new policy, site allocation or paragraph?:	New site allocation
Site reference (if known)::	Field to the south of submitted field number 156
Name::	Aled Davies
Location::	Templeton
Justification on inclusion of alternative site allocation, policy or paragraph:	1. It is immediately adjacent to the current LDP boundary. 2. Infills between the current site to the West and the A478 highway to the East. 3. Access could be from the site from the West, existing dwelling drive to

the south or new access off the highway to the East. 4.
Electric, water and mains sewer all easily accessible. 5.
The site rounds of the northern section of the village.

Are you submitting additional material to support your representation?:

Yes

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

Sustainability Appraisal – Land at Templeton.

SA4: The site is immediately adjacent to the LDP boundary line for the *Service Village* of Templeton with good accessibility via public transport and active travel modes to the nearby *Rural Town* of Narberth where there is employment, education and a wide range of services and facilities.

SA5: The development will deliver 15% affordable housing units or the equivalent contribution.

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

SA14: The site does not fall within the Cleddau river phosphate catchment area and is not within a flood zone, however there is a small risk of surface water flooding and sustainable disposal of surface water as part of a SUDS approach is required.

SA15: Designs will need to ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development. This site is not within a flood zone, however there is a small risk of surface water flooding and sustainable disposal of surface water as part of a SUDS approach is required.

SA16: The site is adjacent to existing development within the area. Design policies will ensure that the layout, land use and density of development will be efficient. There are no known land contamination issues in the area.

SA17: There is no best and most versatile agricultural land within this site.

SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained.

SA19: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas. It 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: Adverse impact on built heritage or historic environment is unlikely, although archaeological investigation may be required.

Summary

The site is well situated within the village of Templeton with good potential for active and sustainable travel, particularly with pedestrian links via existing residential areas. It is visually contained within the landscape. There are requirements to protect biodiversity at the site and a Historic Environment Appraisal may be required.

DWELLING SCHEDULE

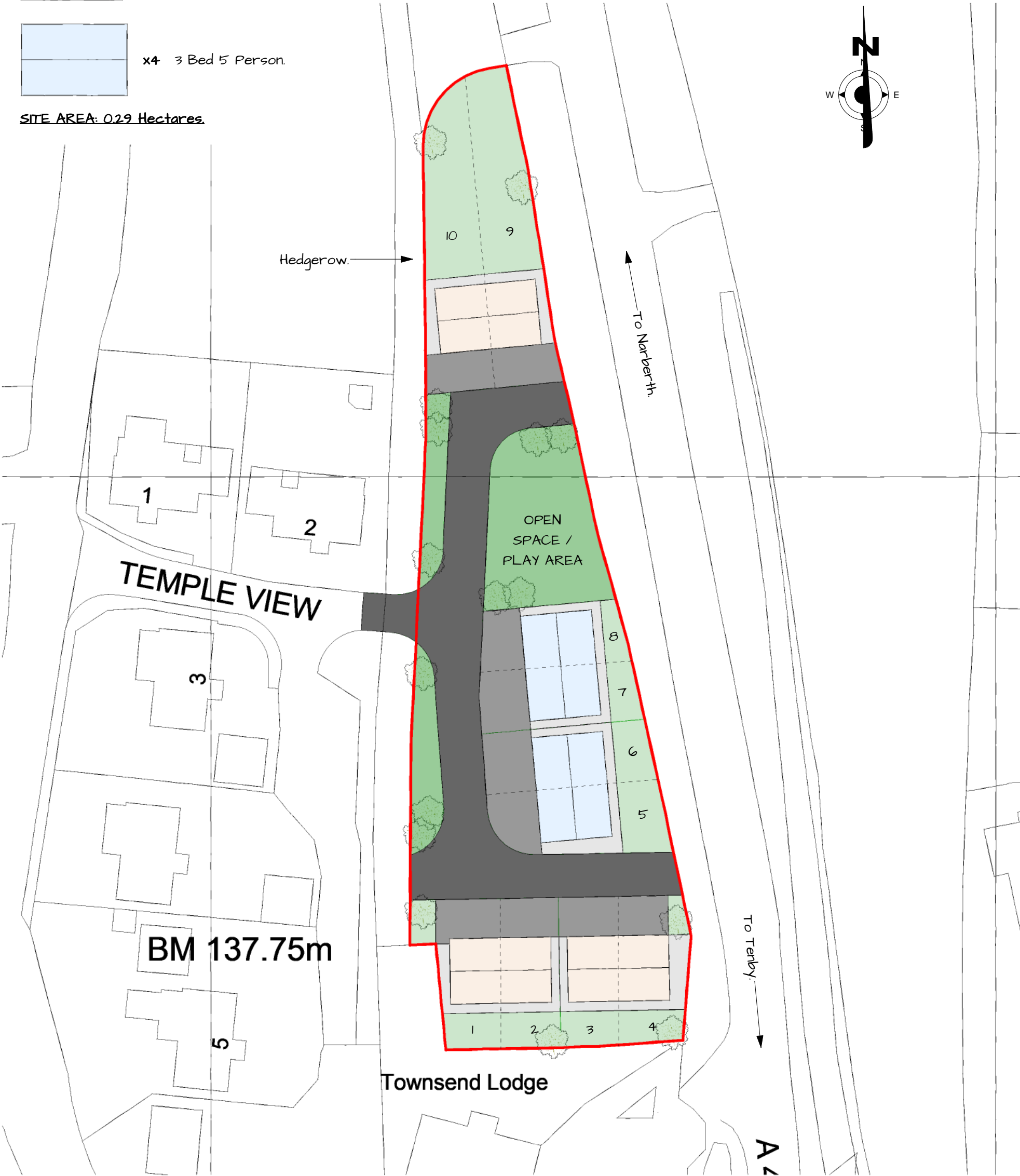


x6 2 Bed 4 Person.



x4 3 Bed 5 Person.

SITE AREA: 0.29 Hectares.



2 Proposed Block Plan

