



Pembrokeshire County Council Local Development Plan 2 Deposit 2

DATE 09/12/2024

TIME 9:29:54 PM

Question

Answer

Name: Kelly Harrison

Job Title:

Organisation
:

Address:

Telephone
Number:

Name:

Job Title:

Organisation
:

Address:

Telephone
Number:

Main

Contact
Email
Address:

Date: 9/12/2024

Your name /
organisation
: Kelly Harrison

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
requirement
s.:

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):

Suitability of proposed site

Policies: GN 16

References: HSG/152/LDP2/1

Selected
Features:

Site_Name:South of Bro'r
Dderwen,Settlement:Clunderwen,Minimum_Units_In_Plan_Period:31,Affordable_Housing_Requirement_Percentage:25,Affordable_Housing_Requirement_Unit_Number:7,Units_Beyond_The_Plan_Period:31,Area_HA:2.71,Potential_For_Self_Build:No,Dwellings_Per_Hectare:23,Candidate_Site_Reference:340,Housing_Component_Type:Residential Allocation,LDP2_Reference:HSG/152/LDP2/1,Policy:GN 16 Comments:I do not feel the proposed development for South of Bro'r Dderwen is appropriate for the current estate at that location and for the size of the village. Negative impact for local residents, nature and village as a whole. Please see attached document for further comments

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
representati

Yes

on?:

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

Opposition comments
HSG/152/LDP2/1 340 South of Bro'r Dderwen, Clunderwen

We have heard through word of mouth about the consultation period with no prior warning. No notifications have been displayed within the village, on PCC MY Account or sent to residents, but it has apparently reported in the Western Telegraph and Have Your Say.

Reasons for opposing the site for Phase 3 (and 4) developments are:

Infrastructure

- ***Impact on traffic*** – increased vehicles within the village on already busy trunk road, particularly turning right into Bro'r Dderwen at the entrance to the village causing safety concerns, Cars already overtake dangerously as vehicles turn in despite it being a 20mph zone.
- ***Access limitations into Bro'r Dderwen*** - where cars are already parked on pavements as houses in phase 1 have only one allocated parking space and most properties owning at least 2 vehicles.
- ***Visual limitations*** - Junction/bend/intersection within phase 2 where cars will turn right to phase 3 is not straight, it currently requires slow speed and one car to pass at a time to manipulate safely and therefore a potential accident zone with increased volume of traffic. (potentially 124 more vehicles)



- ***Road surface*** -The main entry road into phase 2 is now adopted by the council as residents paid substantial funds for the tarmac completion, however the road immediately entering the new site is incomplete – who is responsible for damage caused due to heavy vehicles during construction?
- ***Increased volume of traffic*** - Beyond construction traffic, the locals will see an increase of potentially 120 new vehicles passing within the street. Unacceptable levels of traffic in a suburban street causing safety issues particularly for the young and vulnerable.
- ***Impact on infrastructure*** – sewage, road surfaces due to heavy machinery.
- ***House value*** - Residents of Bro'r Dderwen invested substantially in homes on the assumption they would be living in a quiet cul-de-sac, The eastern zone that started around 2003 remains a construction site 20 years later with plots unsold or developed. Permission on the site would mean residents face a further 9 years of construction traffic to complete phase 3 and then how many years for phase 4? 30-40 years of continuous building development.
- ***Appropriateness of size*** – There are currently 38 built and inhabited properties, 2 in progress and 6 un-developed plots within phase 1 & 2: 46 in total. To add a further 62 is wholly inappropriate. Estates in Clunderwen are small with a close knit feel and everyone looking out for each other.



- **Vulnerable residents** - there are several vulnerable children, adults and senior citizens within the street who would find the development disturbing, creating anxiety and upset. Also potentially create reduced access for emergency services, very concerning for all those affected.

Ecology

- **Environmental impact** – removal of mature hedges leading to detrimental loss of habitat for numerous species of birds and insects, Otters have been sited on the Llanfallteg road and large birds of prey are viewed daily in the skies above the site.
- **Runoff and sewage** - flow into the local brook at Grondre. 7.11.24 News featured an update on the excellent work on the Cleddau Project and its regeneration. Grondre stream is a main feeder tributary to the Eastern Cleddau. Residents have witnessed sewage works overflow on a regular basis.
- **Loss of rural view** - for immediate residents who spent substantial money to have that view. A negative impact with loss of privacy, peace and quiet through light and noise pollution.

Impact on Village

- **Size** - Site would be out of proportion to the present size of the village currently 700 residents. Potentially 62 properties which is wholly inappropriate for the present size and rural nature of the village. Major increase to the village population changing the 'village' atmosphere of safe, secure, quiet, close knit feel to traffic/light/noise pollution and safety. The amenity value of the area would disappear.
- **Increasing boundaries** - The site is within the boundary of the village, but where/when does this end as Bro'r Dderwen was created in the 1990s with further housing completing phase 1 early 2000, then hedges removed and eastern side granted development 2003 for phase 2..... edging more each decade. Other farming fields may apply for residential use as the boundary continues to be extended.
- **Employment opportunity** - limited within the village for new residents so greater commuting for all services such as schooling, healthcare and social activities, contrary to the Authority's policy on issues of sustainability and the environment.
- **Local amenities** - Increased pressure on already exhausted medical centres in Narberth and Whitland.
- **Culture** - Consideration of Welsh Language will residents utilise the local Primary school in Llandissilio?
- **Housing need** - There is no obvious evidence that the housing needs of those working, likely to work or already living in the immediate environs of Clunderwen require the development of the possible size suggested by the area of the candidate site. There are several houses for sale at present in the village which are not selling suggesting unmet need for private housing.

Should the development of Phase 3 go ahead and subsequent Phase 4, there are recommendations of possible alterations that we would appreciate be considered:-

Change of access to the site:

- Re-consider the entrance to the site with the construction of a roundabout in preference to the current crossroads at the south entrance to the village on the A478, using the available agricultural land from the proposed site which will benefit the village as a whole.
- This would create a safer, speed calming alternative for all roads at that junction entering the 20mph zone on A478, road to Llanfallteg and B4313 to Maenchlochog.
- More importantly a new entrance to Phase 3/4 serving new properties will create their own identity and will not affect current residents of Bro'r Dderwen during the years of development.

Support to Local Population:

- Affordable housing to be offered as a priority to local residents

Contribution towards Clunderwen's future:

- Financial input according to Section 106 to develop and improve local amenities for present and future residents and visitors
 - new pavilion within the grounds of the playing field for multifunctional use (parties, social gatherings, computer hwb, warm space, meeting room etc)
 - changing rooms and showers for local football teams
 - update park equipment
 - install new football posts on the field

*** An individual estate with its own identity would be preferable to tagging it on to Bro'r Dderwen**

*** A site on the opposite side of the A478 road would balance the look of the village**

HOWEVER I OBJECT WHOLLY TO THE DEVELOPMENT