

## Emma Evans

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**From:** No Reply - Pembrokeshire County Council  
**Sent:** 10 December 2024 11:23  
**To:** LDP - For Enquiries  
**Subject:** LDP consultation

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** D Rep



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# Pembrokeshire County Council Local Development Plan 2 Deposit 2

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DATE 10/12/24  
TIME 11:22:36 AM

Question

Answer

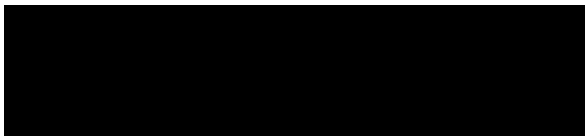
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**Name:** Mr. Peter Griffiths

**Job Title:**

**Organisation:**

**Address:**



**Telephone Number:**

Question

Answer

Name: Mrs Linda Jones

Job Title:

Organisation: BABB Architects

Address:

Telephone Number:

Main Contact Email Address:

Date: 10/12/24

Your name / organisation: BABB Architects Limited

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:

References:

135

Selected Features:

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

New site allocation

Site reference (if known)::

135

Name::

Land at West Llanteg

Location::

Llanteg

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

Please refer to attached document

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

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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.:

I wish to be heard in English

#### NOTES

This form was created on a computer and is valid without the signature and seal.

## Emma Evans

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**From:** No Reply - Pembrokeshire County Council  
**Sent:** 10 December 2024 11:44  
**To:** LDP - For Enquiries  
**Subject:** LDP consultation

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** D Rep



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# Pembrokeshire County Council Local Development Plan 2 Deposit 2

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DATE 10/12/24  
TIME 11:43:38 AM

Question

Answer

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**Name:** Mr Peter Griffiths

**Job Title:**

**Organisation:**

**Address:**



**Telephone Number:**

Question

Answer

Name:

Linda Jones

Job Title:

Organisation:

BABB Architects

Address:

Telephone Number:

Main Contact Email Address:

Date:

10/12/24

Your name / organisation:

BABB Architects Limited

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 sound and meets procedural requirements

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:

References:

Selected Features:

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

Site reference (if known)::

135

Name::

Location::

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

The inclusion of part of Candidate Site 135 will fit well alongside the existing housing and provide housing and support local facilities within the village, such as the village hall, garage and shop. The plan is supported. The inclusion of the site would also support housing need for the proposed new hospital. We also suggest an improvement and support the inclusion of the barn site as that would provide more housing, support local facilities and provide more flexibility to designing the site. Please refer to attached document.

Are you submitting additional material to support your representation?:

Yes

Supporting document 2 (5mb limit):

Supporting document 3 (5mb limit):

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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.:

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#### NOTES

This form was created on a computer and is valid without the signature and seal.



Submission of information  
to support  
consultation regarding  
Local Development Plan 2  
Candidate site 135  
Land at West Llanteg Farm

## **Candidate site 135** **Land at West Llanteg Farm**

As part of the LDP an assessment is made of projected housing demand and candidate sites are identified and assessed against a variety of criteria. New sites should support the delivery of economic, social, environmental and cultural well-being and therefore contributing towards sustainable development within Pembrokeshire. This representation is with regard to Candidate Site 135 located at Llanteg which it is believed would support those aims.

The current land use is categorised as former agricultural use and its proposed use is housing



*The location of Site 135, (in green) in relation to existing settlement boundary of Llanteg*

## **Status in Deposit Stage LDP**

Part of the site has passed all phases and is included on proposed settlement boundary, (in green on following plan). Part of the site, the northern part is not included due to highways and landscape concerns (block coloured in pink on the following plan).



*Excerpt from Candidate site register*



*This map shows the proposed boundary at present.*

### Description of the site

The southern part of the site bounds the current settlement limits of Llanteg and the curtilages of West Llanteg Farmhouse and two adjacent cottages which back onto the site, Myrtle and Heather Cottages.



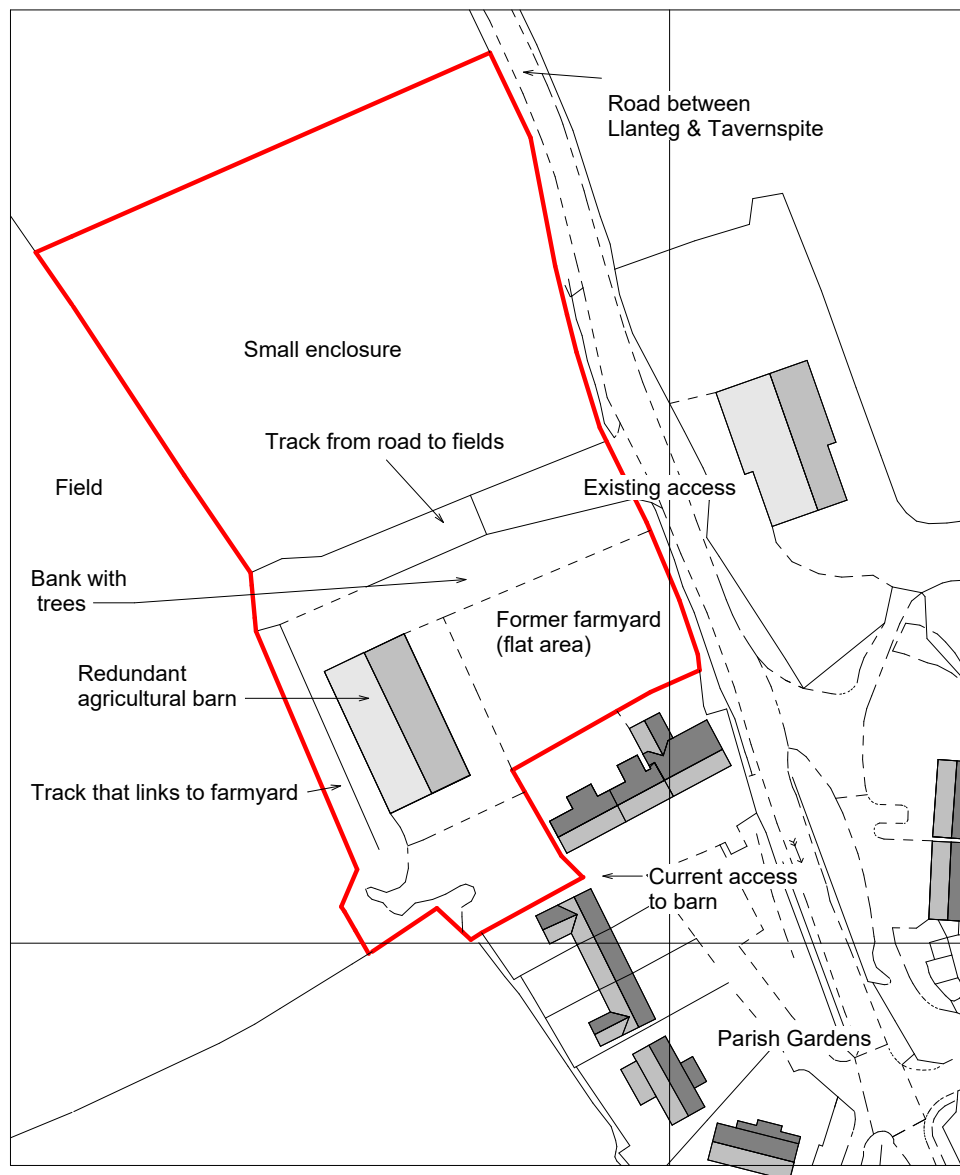
*The back of the farmhouse and cottages which forms the southern boundary of Candidate site 135.*

To the west and north are fields. The eastern boundary is the road which connects Llanteg and Tavernspite, known as Rectory Hill.

There is a sloping topography around the site as the land is located on a south facing rise. The boundaries to the fields and Rectory Hill are formed by hedges. The land to the north of this track follows natural contours, the land to the south has been levelled in the past, presumably for farming purposes as a farmyard. Within the levelled area to the south of the track is located a steel framed barn.

The site as submitted as per the original submission has an existing access off Rectory Hill. The track that leads from this access off Rectory Hill runs at a slope up from the roadside into the site and leads to the field to the north and west. It also turns down beside the existing barn, between the barn and field boundary, but this is overgrown at present.

In addition to this access track there is an access to the site from between the existing cottages and the new houses of Parish Gardens. This is currently used to access the barn.



### Ownership

The applicant also owns West Llanteg Farmhouse and the cottages alongside, Myrtle and Heather Cottages. The field to the west of the site is owned by a member of the family.





*Arial view of Candidate site 135. The access track which separates Area A and Area B can clearly be seen. The barn referred to is on the left-hand side and the land which provides the track which links the access from the road to the south face of the barn can be seen running up the left hand side of it*

**Area A – The area currently included within the proposed settlement limits.  
support for the proposal**

The inclusion of the area that is coloured green on the candidate site register, the area included within the proposed settlement boundary of the deposit stage plan we fully support.



- The site has a good relationship to the existing settlement
- The site can be accessed from Parish Gardens.
- It would blend well into the landscape
- The development would help support and sustain local facilities such as the garage, shop and village hall
- It would provide much needed housing for Pembrokeshire
- a support the likely housing need should a new hospital be built in the locality as is currently proposed.
- It has good access to the A477 and transport links



*A view of part of the site included within the proposed settlement boundary. The proposed boundary being the bottom of the bank. The site has been levelled in the past.*



The land is at a similar level to the existing housing and can be accessed from within the existing housing development – Parish Gardens.



*The access through the existing housing viewed from by the barn. The track from Rectory Hill has been excluded from the proposed settlement boundary.*

#### **Area B – The barn - Practical suggestion for improvement of the settlement limit**

Immediately alongside the proposed area to be included is an existing steel framed, agricultural shed, no longer used for agriculture as such, just general storage.



It is not used for livestock and has not been for some time. It is redundant and used only for general storage. It is a steel framed and clad in concrete blockwork, asbestos type sheeting and vertical timber boarding. Some of the cladding sheets are broken and the owner is beginning to consider demolishing it as it is redundant and there may be a future health and safety issue. It is a building of no architectural merit.

Immediately to the west of the shed is an access track, currently overgrown, separated from the building by a bank. The track alongside the barn links the track from the road off Rectory Hill to the former farmyard.

The barn is immediately alongside the proposed housing site and within the same levelled area. We would like to propose that this barn is included within the settlement limits.



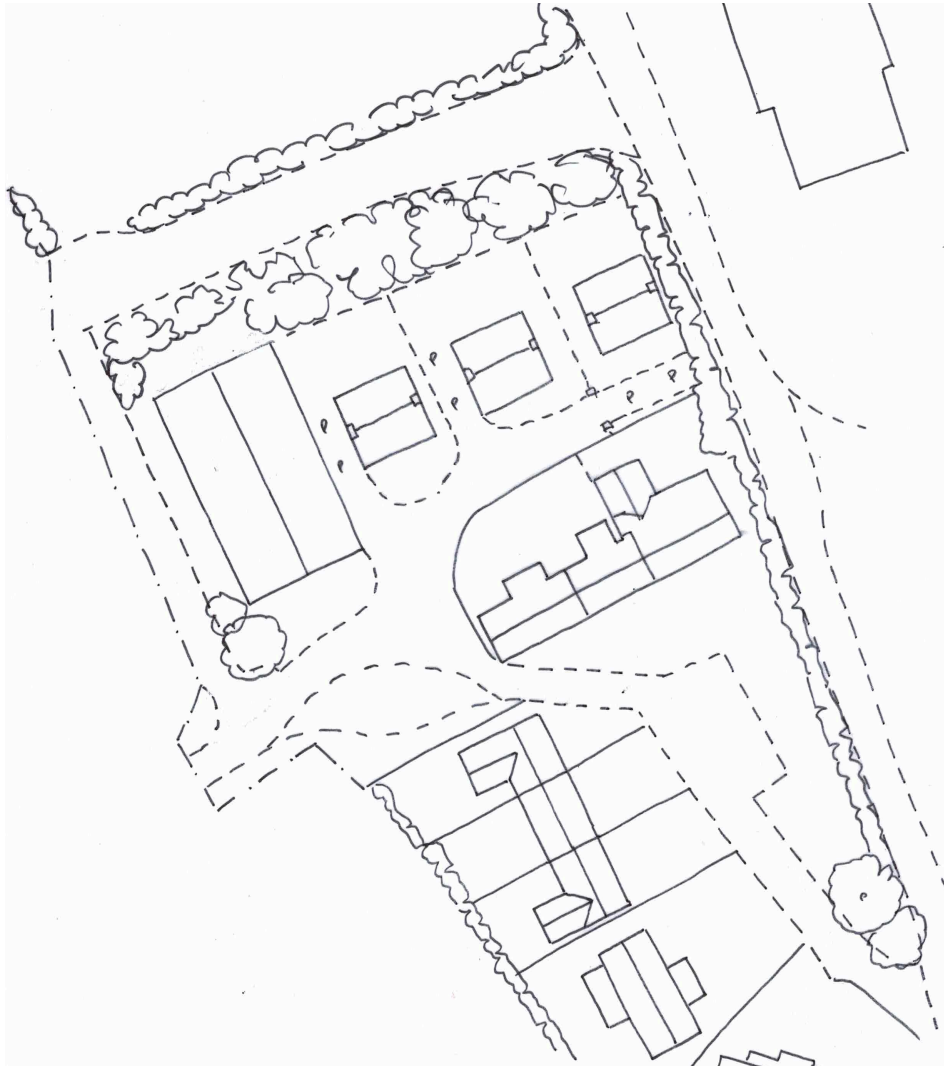
*The proposed housing site is immediately to the right of the barn. This would be the view as you approach the housing.*

There are sensible and practical reasons for this.

- The barn is redundant – only used for general storage
- It is in need of repairs and repairs are difficult to justify on economic grounds as it is little used.
- It would be an eyesore against a new housing development and the backdrop of the existing housing would improve if the site was redeveloped
- The inclusion of the site of the barn would allow for a further 1 or 2 homes to be built
- The additional plots would provide much needed housing for Pembrokeshire and also support the likely housing need should a new hospital be built in the locality as is currently proposed.
- The applicant is considering demolishing the barn due to future health and safety concerns and because it is redundant
- The inclusion of the site of the barn would allow more flexibility in layout as the barn at present provides a hard boundary to which some buffer is required for housing.
- The inclusion of the land the barn sits on within the settlement boundary will avoid any interaction between housing and barn related traffic.
- Any housing built on the barn site could utilise the same access as the land currently proposed to be included in the LDP.

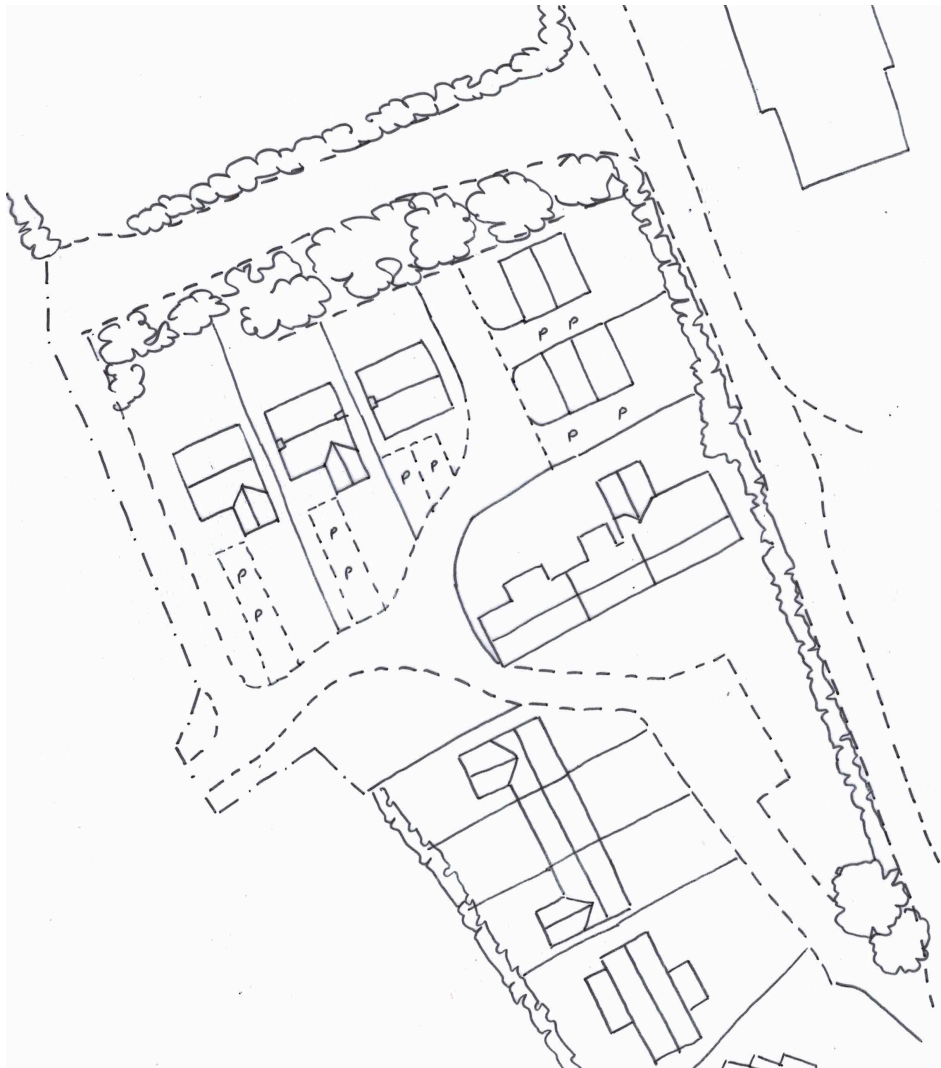
To help visualise the benefit of the inclusion of the barn site within the settlement limits we have provided two concept sketches.





*This concept sketch shows three detached houses built alongside the barn. (Other configurations are of course possible but are relatively limited) It also shows how the barn will dominate the site.*

*Parking is shown for each plot and access would be through Parish Gardens.*



This second concept sketch shows the barn demolished and two additional houses in its place.

For the purpose of the illustration, we have shown similar size houses in each concept sketch. There are other possible configurations and the larger site would give more flexibility of design and density, responding better to local need.

**Area C – the site above the track**



*View of the site above the track  
as viewed from the top of the  
track*



*View of the site above the track  
as viewed from the top of the  
track*

The site above the track is also included in the submission. This piece of land would be best accessed off the existing track as per the original submission. Highways grounds are cited as the objection to its inclusion and following advice from the planners at the LDP consultation session, an approach was made to Highways to find out more about the grounds referred to. At the time of writing, we have not had a response.

The area of land which is currently excluded has the following positive attributes

- Existing access
- Good visibility
- Good relationship to existing settlement boundaries when read with land proposed to be included.
- Existing hedge features which could be incorporated into a housing layout.
- It is only a short drive south to the A477 and thereby has good access and transport links



*Visibility from existing access entrance looking south. The junction to the A477 is in sight of the track entrance as can be seen from this photograph. The site therefore has good transport links by road*



*Visibility from existing access entrance looking north*

The second concern raised was landscaping. We believe that a design review and more detailed design exercise on the site could incorporate the existing landscaping and current features of the site in a sympathetic manner.





*The typical Pembrokeshire country lane with hedges either side could be retained for the access to the housing development if the upper area of land currently excluded was included in the LDP.*

Without more information on the highways ground for objection, as we are still awaiting a response and within the timeframe given we are unable to provide information to address concerns about the inclusion of Area C.

We welcome the inclusion of Area A within the proposed settlement limits, but we also strongly suggest that Area B be included as a logical extension of the proposed settlement boundary. Subject to highways concerns being understood, Area C could also be included.

As part of the LDP an assessment is made of projected housing demand. The Plan focuses on the opportunities presented through the Swansea Bay City Region Deal, the Haven Waterway Enterprise Zone and the success of the Celtic Freeport bid, as a means of supporting economic prosperity.

A new urgent and planned care hospital is also proposed by the Hywel Dda Trust– within the St Clears/ Whitland area. The Board's strategy A Healthier Mid and West Wales, published in 2018, details the issues in providing care across a large and predominantly rural setting, with some services provided across multiple sites. A key enabler of the existing strategy is reliant on the intent to secure and deliver a new Urgent and Planned Care Hospital in the south of the Hywel Dda area. Although we do not know the site or the timescale, the need has been identified and the latest information we have is that it would be built in the LDP plan period. Under section 1.19 of the Local Development Plan 2, 2017-2033, Deposit 2 Plan, Draft: September 2024 a single reference is made to the proposed new hospital, with a comment that it may not be located in Pembrokeshire. We now know that the proposed site will be just over the county border on either Whitland or St Clears. It

will be close enough to have an impact on housing demand in Pembrokeshire. Whilst some jobs may be relocated, there will undoubtedly be a resultant shift in the need of housing in the immediate area. There will be demand on housing during the construction phase and then for staff and students who will need rental accommodation. To be sustainable and remove the need to travel, then housing will be required within the catchment area. The expansion of the site currently allocated within the deposit stage local plan, to include Area B and indeed Area C would help satisfy that demand.

Health and well-being can be promoted in a variety of ways, in part by providing accommodation that is of a suitable size and type to cater for all needs. A larger development site would provide for more flexibility.

Care also needs to be taken to protect and enhance the natural environment and we believe that with sensitive design some of the natural environment features could be incorporated into designs and biodiversity enhanced.

Creating sustainable places is important. The provision of additional housing in Llanteg will help support the existing services, the village hall, shop and garage. The development proposed would support the delivery of economic, social, environmental and cultural well-being and therefore contributing towards sustainable development within Pembrokeshire and be key in supporting a cohesive community at Llanteg.

