



Pembrokeshire County Council Local Development Plan 2 Deposit 2

DATE 16/12/2024

TIME 12:30:54 AM

Question	Answer
Name:	Mr & Mrs Doward
Job Title:	Resident
Organisation:	None
Address:	
Telephone Number:	
Name:	
Job Title:	
Organisation:	
Address:	
Telephone Number:	
Main Contact Email Address:	
Date:	

Your name / organisation:	Mr & Mrs Doward
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 plan text, LDP 2 Deposit 2 proposal map, Other evidence base report (Please specify below)
Other (Please specify):	Strategic Options, Preferred Strategy, Spatial Options
Policies:	SP 10
References:	287
Selected Features:	Settlement_Monitoring_Reference:2,Settlement_Hierarchy_Position:Local Village,Settlement:Ambleston,Policy:SP 10,Housing_Market_Area_Band:1
Would you like the LDP to include a new policy, site allocation or paragraph?:	New site allocation, New paragraph or supporting text
Site reference (if known)::	
Name::	Mr & Mrs Doward
Location::	Site adjacent to The Old Post Office - Ambleston
Justification on inclusion of alternative site allocation, policy or paragraph:	See supporting documentation
Are you submitting additional	Yes

material to support your representation?:

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.:

I wish to be heard in Welsh

NOTES

LDP REPRESENTATION from Mr & Mrs Doward - The Old Post Office - Ambleston

As a resident of the current classified 'small village' of Ambleston I am writing to provide feedback on the proposed LDP documentation. My family has been resident in the village for many generations and we wish to continue to do so.

In order to maintain and preserve the local rural communities such as ours I feel opportunities for expansion must be considered beyond the current 'affordable only' legislation. In many instances expanding families, future generations or returning family members to Pembrokeshire find no option to live in the village alongside relatives.

The option to exclude small local villages in the development plans would look to undermine existing small communities which make up an integral part of Pembrokeshire. Current policy is detrimental to small rural community cohesion. Small scale development to enable expanding generations to live in close proximity would allow this to happen.

An option to allow families to live in the same village facilitates care and assistance. This would seek to also reduce the burden on the Local Authority by reducing NHS care.

Policy Change

We welcome the favoured option of market housing in the smallest of local villages as set out in the Preferred Strategy Options policy document.

I appreciate housing allocations may not always be possible as candidate sites but scope to allow development on small pockets of land on its own merits would be welcomed.

The current blanket policy to allow only affordable housing in 'small villages' is short sighted and does not reflect the reality of the demographic that would be required to live beyond the hub towns - requiring upgrading of expensive infrastructure to service the affordable units.

Settlement Hierarchy

We welcome the proposal for the Settlement Hierarchy as stated in the Spatial Options Consultation as:

Lower Levels are the former tiers of LARGE LOCAL VILLAGES and SMALL LOCAL VILLAGES within the LDP and now proposed as LOCAL VILLAGES within LDP2.

Amending the hierarchy banding that is currently in place to allow each proposal to be looked at on its individual merits in planning terms and not have an automatic presumption against development would allow small communities to be sustained rather than dwindle.

Infill and Rounding Off

Preferred Strategy Document 4.15 - Support for taking a more generous approach when defining settlement boundaries and introducing more opportunities for infill and rounding off within them

We are in favour of rounding off and infill sites in controlled areas adjacent and within settlement boundaries. These locations would prevent sprawl into the open countryside while allowing for the strengthening of the village center.

Phosphates

We are aware that parts of Pembrokeshire are subject to phosphate contamination which may limit development potential.

To that end we have engaged Vale Consultancy, as civil engineers in order to provide a dedicated drainage solution.

They have stated:

"In the absence of appropriate public foul drainage serving the candidate and rounding off sites, phosphates will be addressed via proposing a sufficiently sized package treatment plant (BioDisc) with additional chemical dosing, reducing the total phosphates to a satisfactory level. The treated effluent will in turn be discharged to a sufficiently sized foul drainage field where flows will infiltrate through aerated soils, providing further treatment."

The above solution has recently been approved by PCC on a scheme near Haverfordwest.

Supporting Documentation

We have attached supporting documentation outlining the following:

- 1 Possible candidate site or infill site (current site reference number 287)
 Drawings J18-02 P01, P02, P03
- 2 Rounding Off Application
 Drawings J18-02 P04, P05

Regards

Mr & Mrs Doward

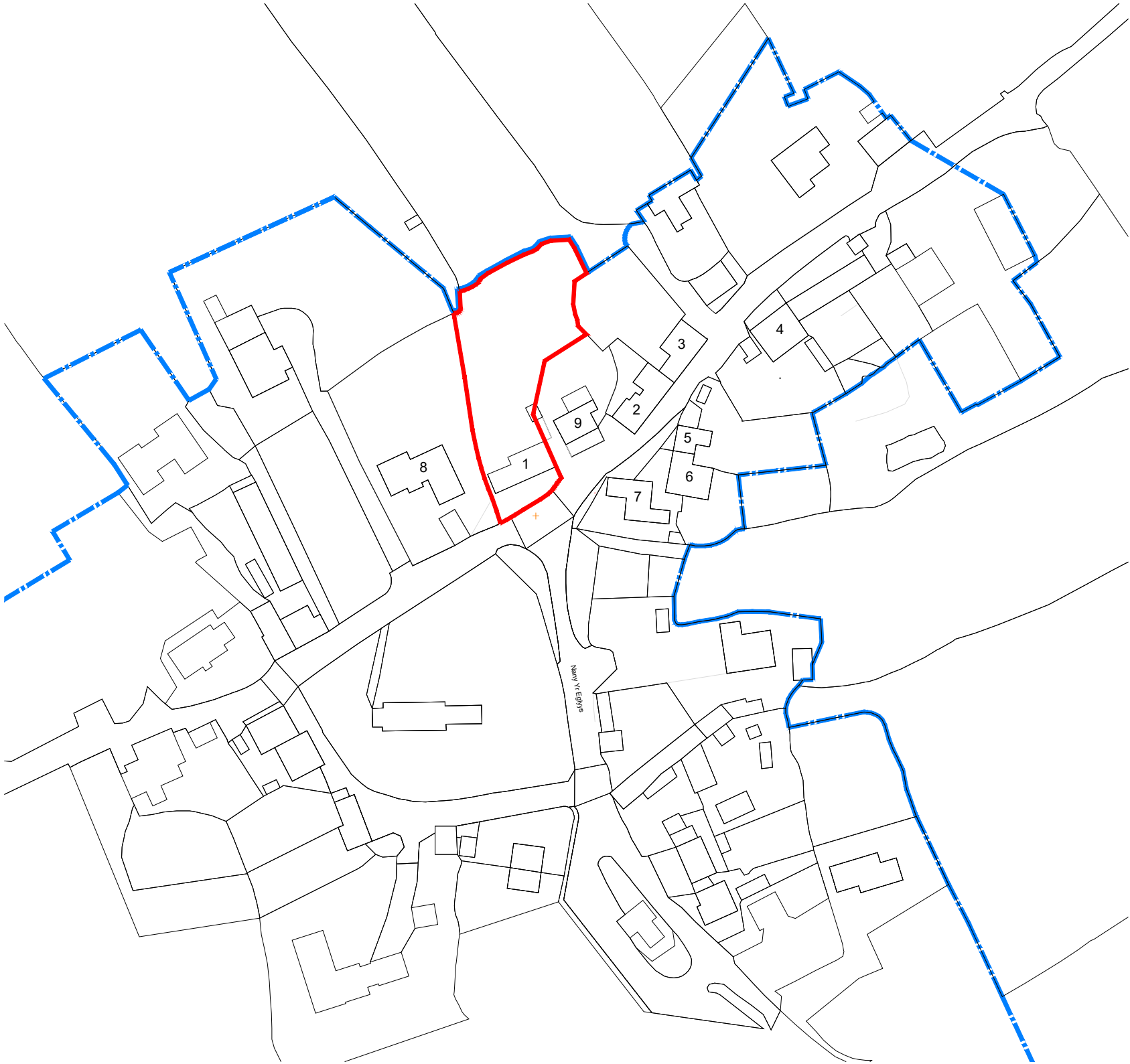
LEGEND

- 1. Derelict Barn
- 2. Croft House
- 3. Cartref
- 4. Ty Mawr
- 5. Chestnut Cottage
- 6. Folly Cottage
- 7. Court House
- 8. Yr Iglan
- 9. The Old Post Office

Site boundary

Adjacent Ownership

Settlement Boundary



EXISTING SITE LOCATION PLAN

Scale 1:1250

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Drawing title

Existing Site Location Plan

Item
Scale

1:1250 @ A3

Job No.

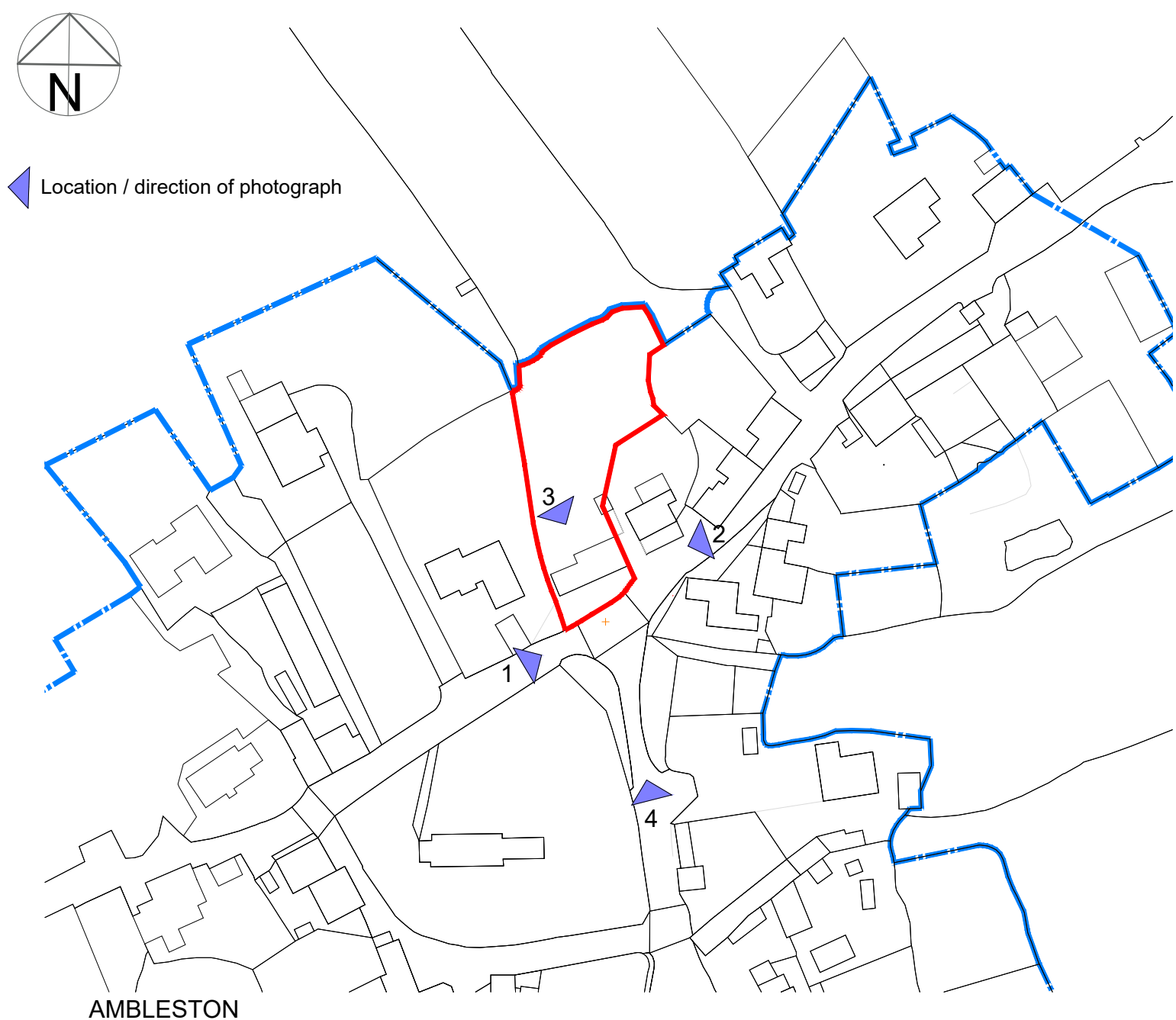
J18/02

Date
Dwg No.

P01

Rev
Rev

-



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PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4

EXISTING STREET SCENE

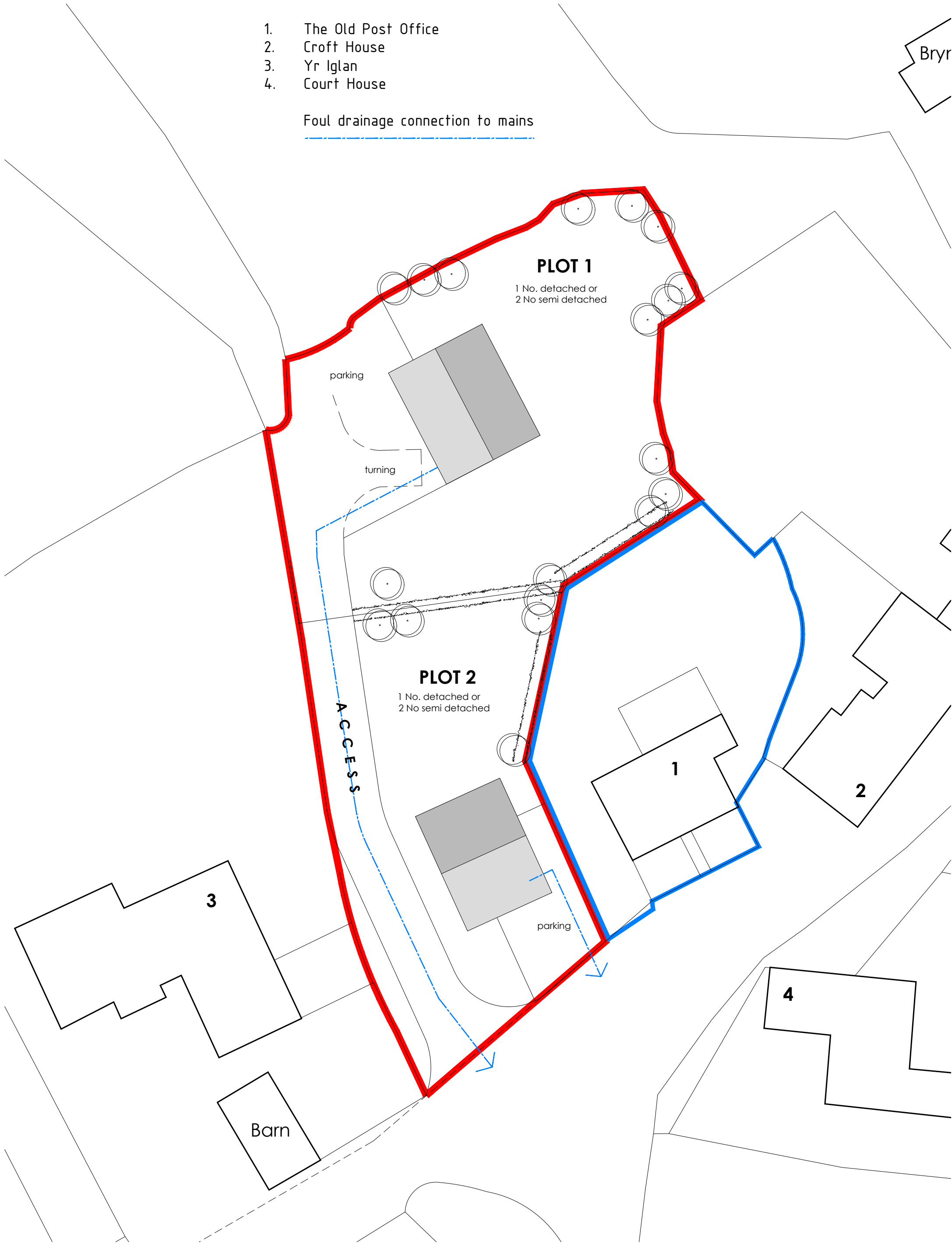
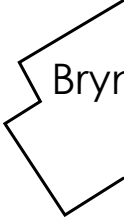


Project	Drawing Title	Scale	Job No.	Drawing Num.	Rev
CLDP Proposed Housing at Derelict Barn Site - Adjacent to The Old Post Office - Ambleston	Site Location Plan & Existing Site Photos	1:1250 @ A3	J18/02	P02	-

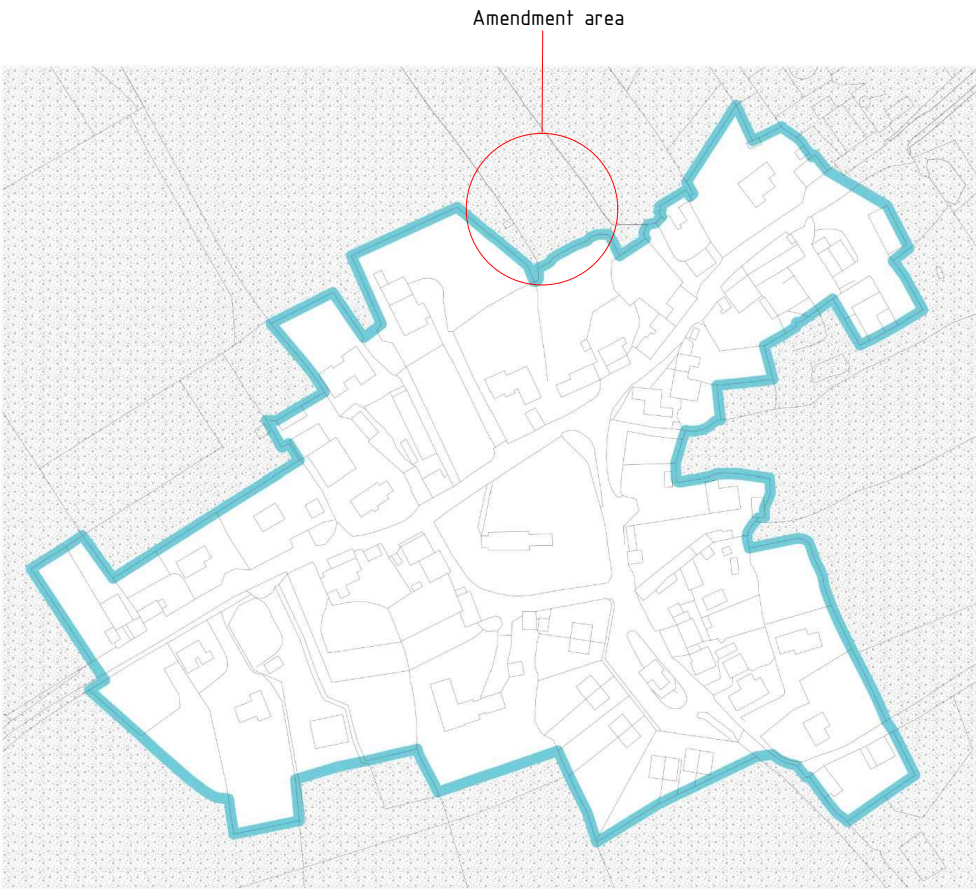
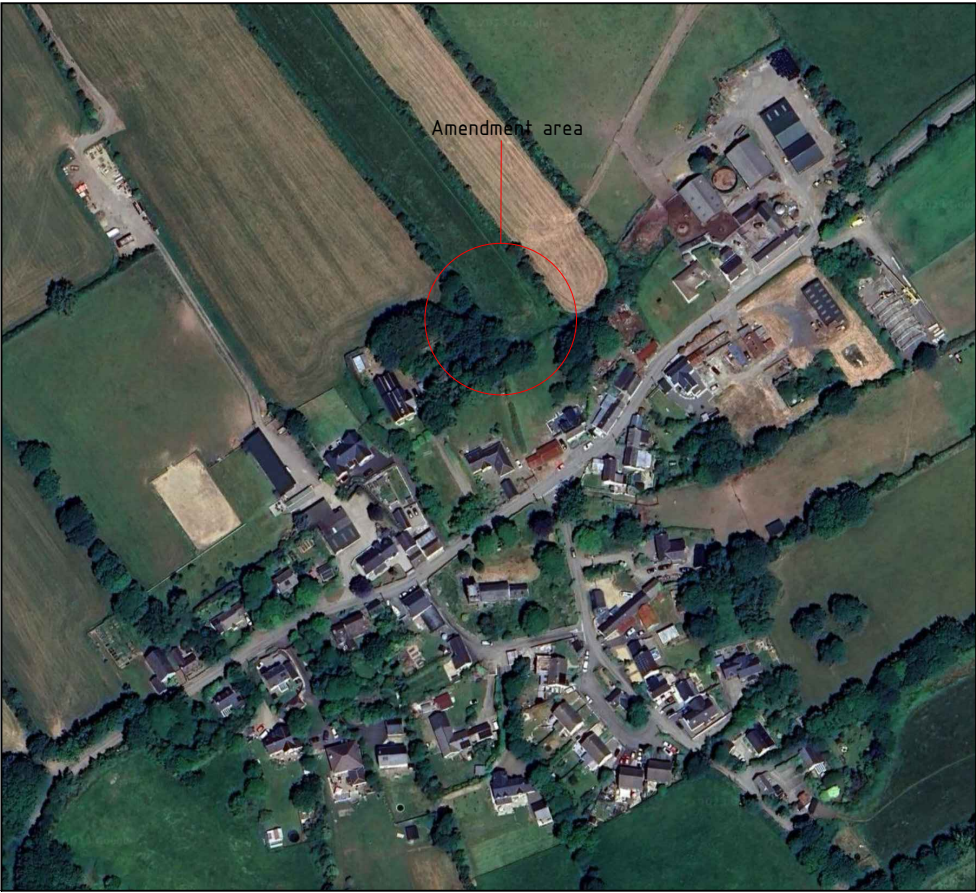
LEGEND

- 1. The Old Post Office
- 2. Croft House
- 3. Yr Iglan
- 4. Court House

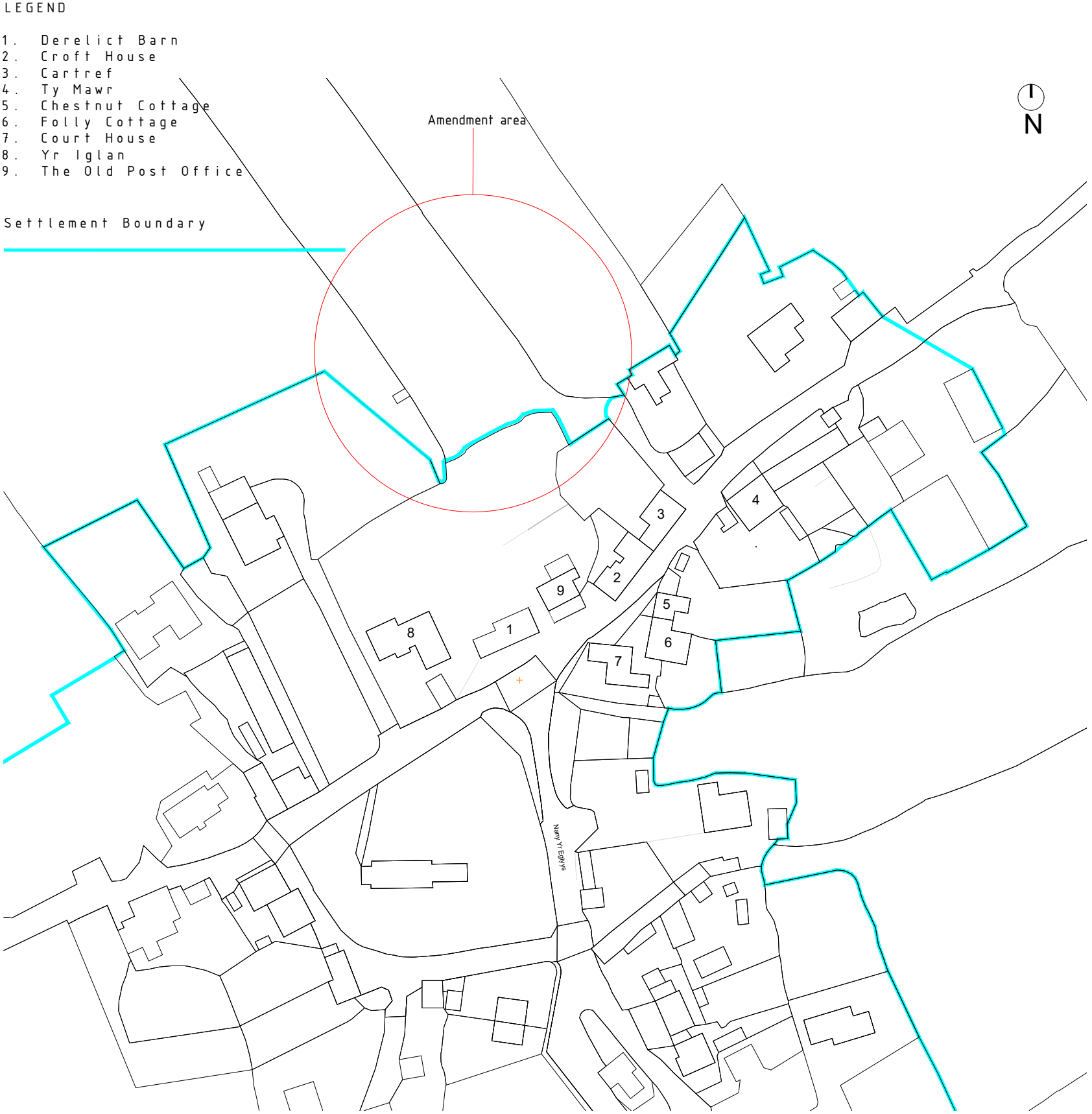
Foul drainage connection to mains



	Drawing title	Item Scale	Job No.	Date Dwg No.	Rev Rev
CLDP Proposed Housing at Derelict Barn Site - Adjacent to The Old Post Office - Ambleston	Proposed Site Plan	1:250 @ A3	J18/02	P03	-

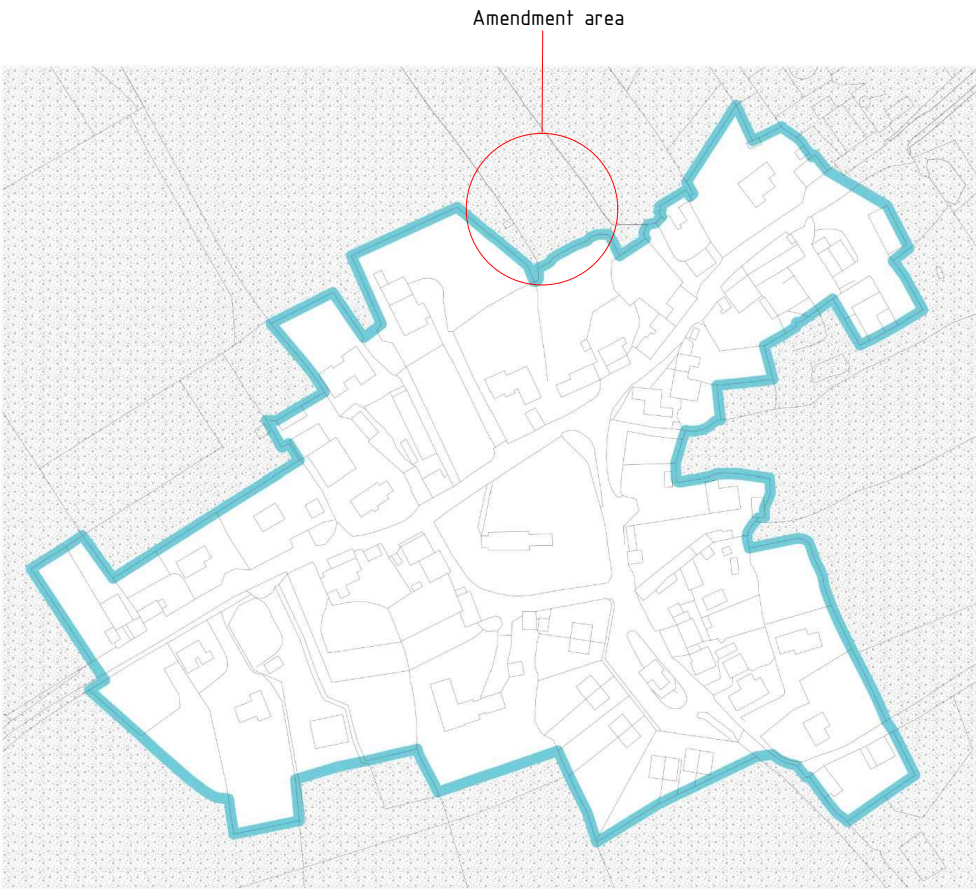
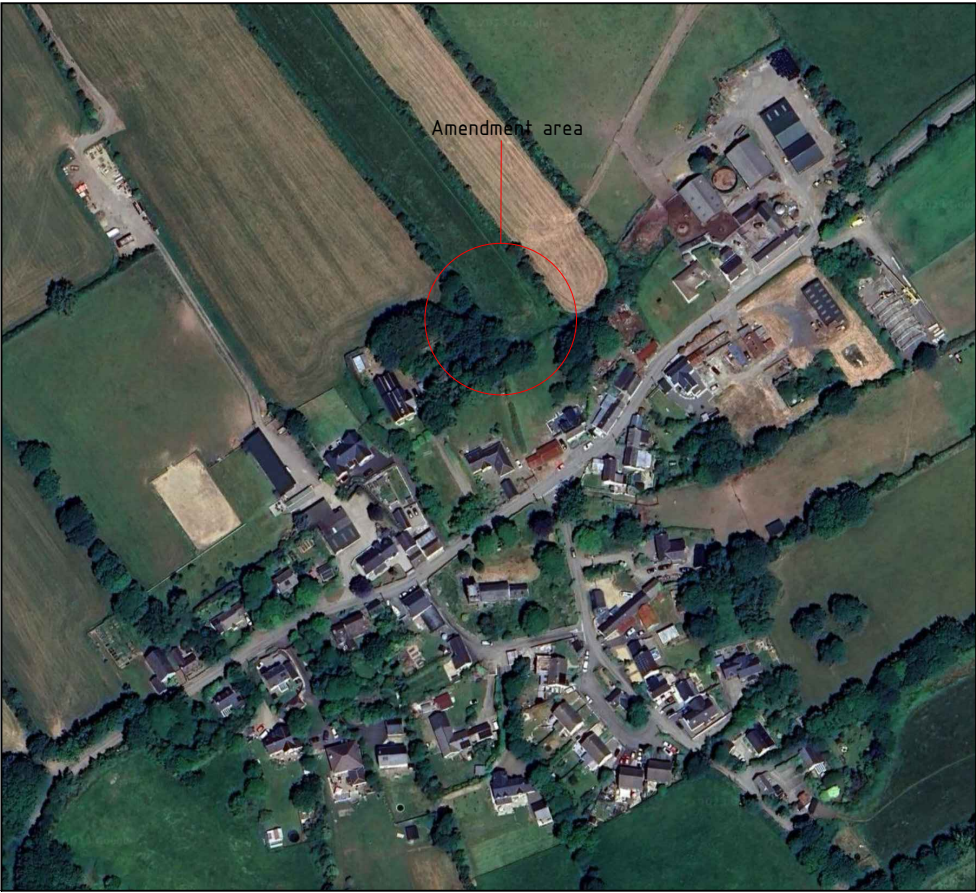


AMBLESTON / TREAMLOD
EXISTING SETTLEMENT BOUNDARY
Not to Scale

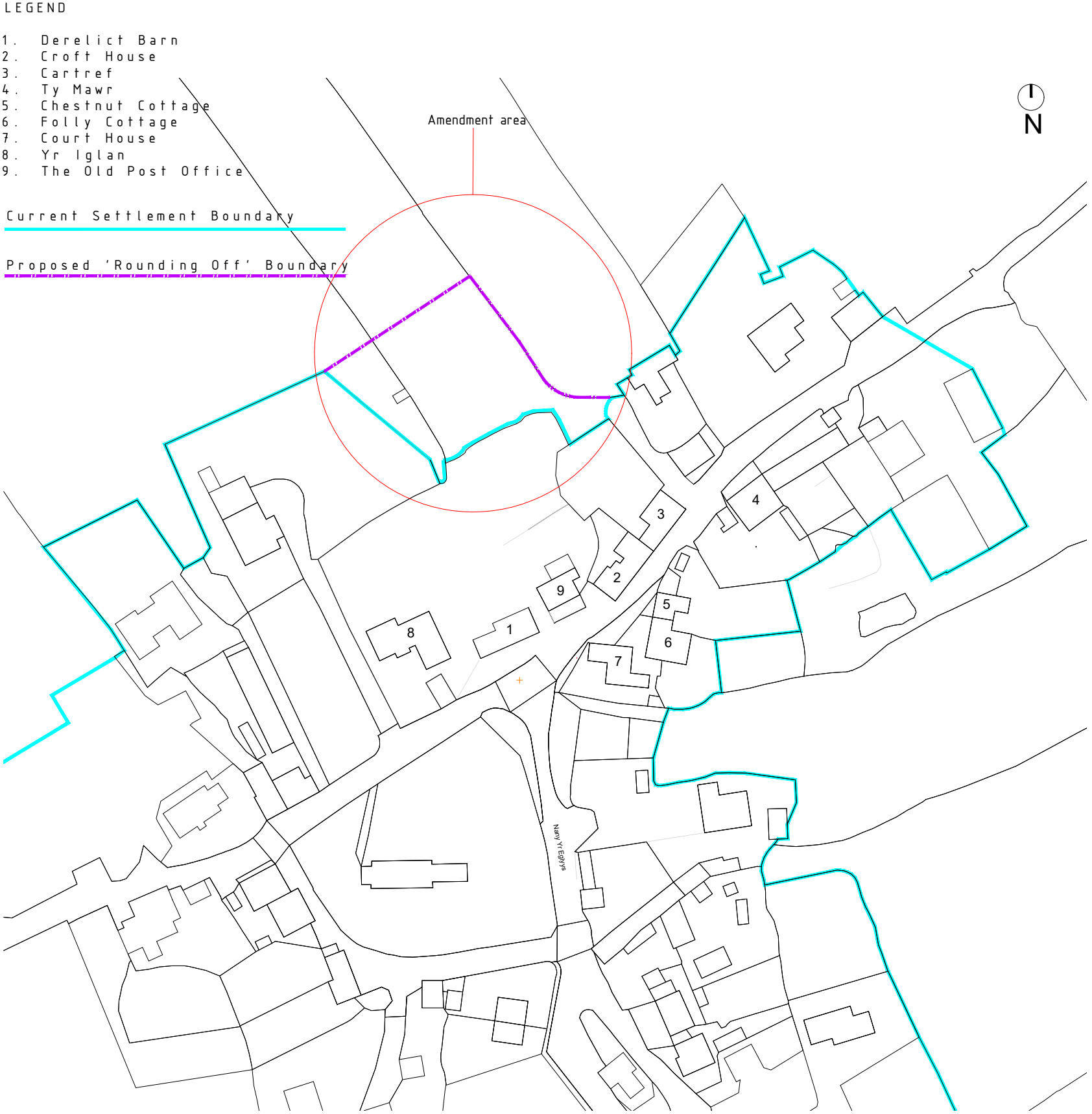


EXISTING SETTLEMENT BOUNDARY - NORTHERN SECTION
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Drawing title		Item Scale	Job No.	Date Dwg No.	Rev Rev
Settlement Boundary 'Rounding Off' Application - Land North of The Old Post Office - Ambleston		'Rounding Off' Existing Plans	J18/02	P04	-



AMBLESTON / TREAML0D
EXISTING SETTLEMENT BOUNDARY
Not to Scale



PROPOSED SETTLEMENT BOUNDARY - NORTHERN SECTION
Scale 1:1250
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Drawing title		Item Scale	Job No.	Date Dwg No.	Rev Rev
Settlement Boundary 'Rounding Off' Application - Land North of The Old Post Office - Ambleston		'Rounding Off' Proposed Plans	1:1250 @ A3	J18/02	P05