

## Emma Evans

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**From:** [REDACTED]  
**Sent:** 13 November 2024 16:25  
**To:** LDP - For Enquiries  
**Cc:** 'Enid Cole'; 'Nia Siggins'; 'Sian Jones'; 'Sion Lewis Morgan'; 'Gareth Johnson'; 'Lon Davies'; 'Arwel Evans'  
**Subject:** Eglwysrwr CC LDP 2  
**Categories:** D Rep

**EXTERNAL EMAIL – Exercise care with links and attachments** *E-BOST ALLANOL – Byddwch yn ofalus wrth agor dolenni ac atodiadau.*

Dear LDP Team

Please find below the unanimous views of the members of Eglwysrwr Community Council in response to the current consultation on LDP 2. We ask you to consider these comments as formal response to the consultation from Eglwysrwr Community Council.

As Local member for Cilgerran and Eglwysrwr I will refrain from explicitly commenting on the response as I would not wish to be accused of prejudging the consultation at this stage, however I will say as I currently read the plan Eglwysrwr CC's response seems measured and fit for future purpose. I will also add that the current area School located in the village of Eglwysrwr and would welcome measured development to sustain pupil numbers.

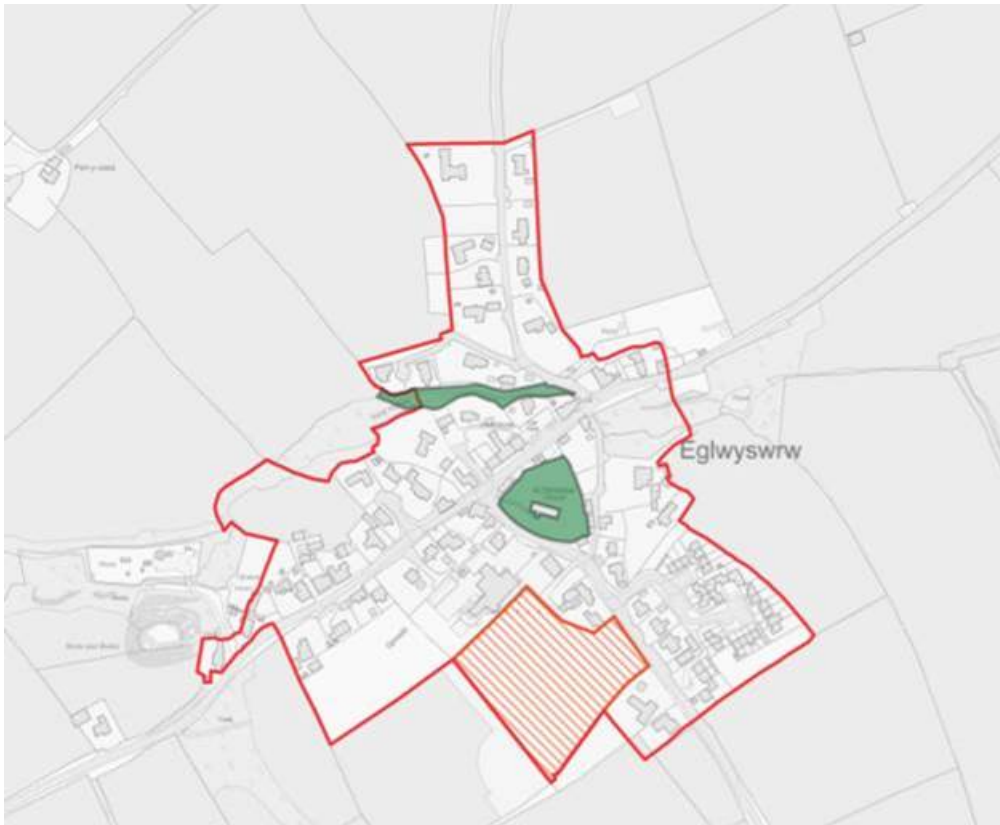
Yours Sincerely

Cllr John Davies

On behalf of Eglwysrwr Community Council

Map 1

This illustrates the current allocation as per built of 23 units in 2024.



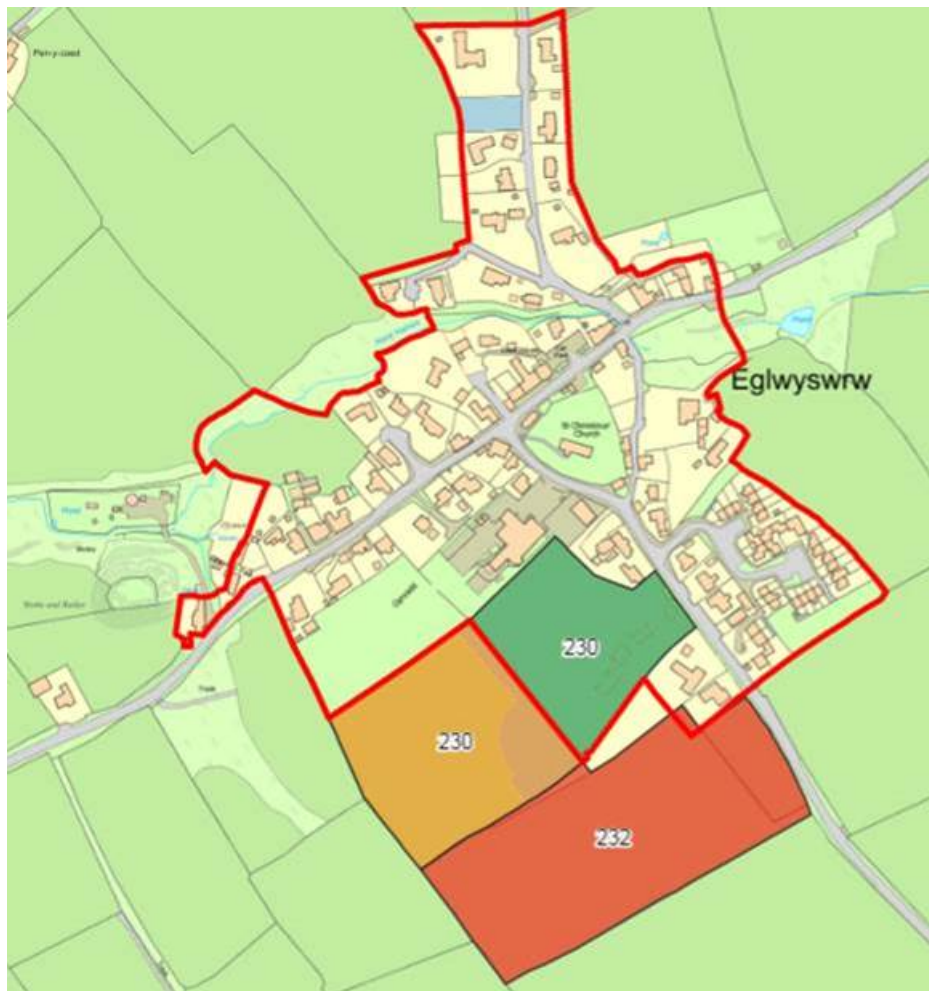
Map 2

**Site 230 green** – Has been built in 2024 as a part exception site with a 100% social housing allocation occupied for local needs.

**Site 230 amber** – To support the site to be included within the LDP 2 general housing allocation of medium density. We do so, as otherwise this site could once again become an exception site allocated for a 100% affordable or social housing. Having a new built site of 23 100% social homes in 2024, we believe the demand for a similar development is not sustainable in the context of homes for local people. We would OBJECT to allocating this site with a further social homes allocation.

We believe this site should be developed to offer mix development of self-build, private sole tenure and a small element of affordable homes under a rent buy arrangement. This offer would provide opportunity for individuals who wish to reside in Eglwyswrrw to achieve their first step on the housing ladder. It would also allow individuals the opportunity to occupy a home in Eglwyswrrw who would not usually qualify to be listed on the social housing waiting list.

**Site 232 Red** – We would not support this allocation as we consider that it would be inappropriate in scale and proven need is not met. We further believe it would constitute overdevelopment within a service village with limited support services.

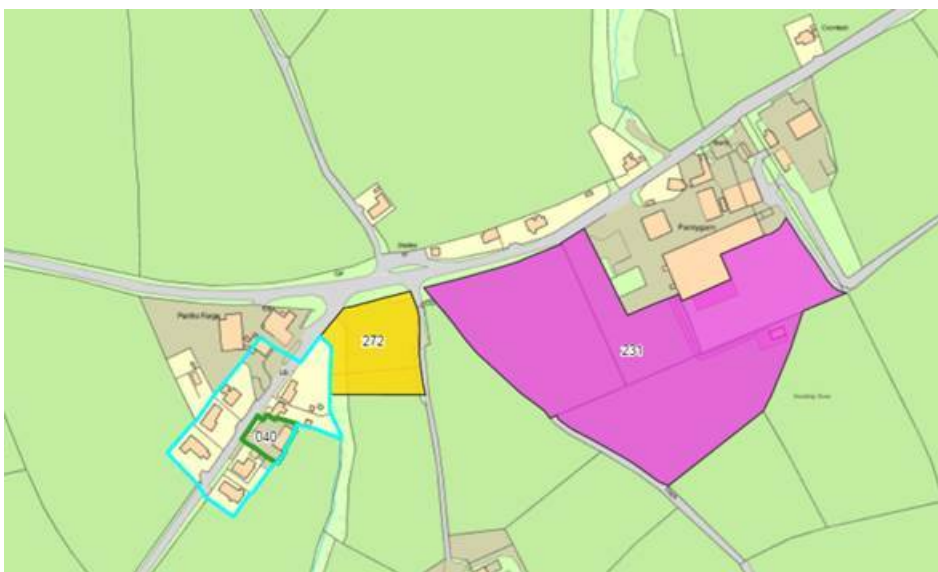


Map 3

**Site 231** – We would support the development of this site partly scaled back for employment purposes in the interest of sustaining a current employment site and to provide new sustainable economic opportunities within the period of LDP2.

**Site 272** – We would support the development of this site for tourism and hospitality in the interest of sustaining a current tourist attraction site and to provide new sustainable economic opportunities within the period of LDP2.

**Site 040** - We have no observations to make on this site as we believe it does not change the current use of the site.





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