

12 DEC 2024

Digital Mail Room



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Monday 9 December 2024

Subject: P.C.C.'s Local Development Plan – Neyland

Dear Sirs/Madam

This submission is made on behalf of Neyland Town Council regarding Pembrokeshire County Council's draft Local Development Plan (henceforth, the L.D.P.). The aim of this submission is to express our views and concerns about the potential impact of the Plan on Neyland and suggest areas for improvement.

As a minor local authority representing the residents and community of Neyland, we wish to provide feedback on the proposed Plan and offer recommendations to ensure that the future development of Neyland aligns with the needs and aspirations of the local community.

As a Town Council, we recognise the effort that has gone into developing the L.D.P. and understand the need for growth and development across Pembrokeshire. We believe, however, there are several areas where the Plan could be improved, particularly with regard to Neyland. As Neyland continues to grow and develop, it is essential that the unique needs of our Town are considered in detail within the Plan. The Town has experienced rapid growth in recent years, and we believe it is crucial that any future development is undertaken with due consideration for local infrastructure, the environment, and community facilities.

We detail below the areas of concerns which may affect the Town:

1. Housing Development

Whilst we support the provision of new housing, we are concerned that the level of development proposed for Neyland does not reflect the need of the local residents and area. As a Council, we believe that the number of houses, at the time of writing this letter, is 101 houses built on the land east of Poppy



Drive.¹ We support the number of houses being built here, but we also support the potential expansion westwards of the Town – the only real area which can provide for the furtherment of the Town. This is, realistically, the only option that the Town has, if it wishes to expand. A long-term strategy regarding this needs to be sought and implemented.

We also note that the availability of affordable housing is critical, but this should not come at the expense of quality of life for existing residents. We urge the Council to ensure that adequate housing standards and community integration measures are in place. We, therefore, request that the residents of Neyland have priority when P.C.C. come to the forefront of allocating spaces.

We urge P.C.C. to ensure that these developments are well integrated into the existing community and provide sufficient infrastructure to support the additional population.

Additionally, there is a clear need for more affordable housing in Neyland. We recommend that the L.D.P. places a stronger emphasis on the delivery of affordable homes, particularly for young families and those with limited financial means.

The Council would endeavour to stress the importance of Section 106 of the Town and Country Planning Act, 1990, which would secure certain benefits and advancements for the Town and the community.

2. Infrastructure and Transport

The current transport network in Neyland is already under strain, as a result of financial setbacks by P.C.C. We request that the L.D.P. include measures to enhance the road network, support sustainable transportation, and improve public transport services, particularly in connexion to nearby towns.

The Town's road infrastructure, including access to the A477 and, further afield, the A40, often faces congestion, particularly during peak travel times. The increased volume of vehicles resulting from new housing developments will exacerbate this issue unless substantial improvements are made.

The local School, Neyland Community School, will also need to be factored into the L.D.P.'s long-term sustainability strategy. The School, therefore, would need to be expanded and the securing of additional funding assured. The pupil growth and the capacity limit will need to be discussed at a later stage; it is imperative, however, that the only impact on educational quality for the children of Neyland, ought to be a positive one. Years 3 and 4 already

¹ Pembrokeshire County Council Local Development Plan 2 2017-2033 Deposit 2 Plan, p.126; HSG/093/00066 East of Poppy Drive Neyland.



have larger numbers of pupils per class – potentially as high as 34, with staff already stretched out.

It is also important to note that there is currently a petition of upwards of over 500 to change the secondary school catchment area from Milford Haven back to Haverfordwest. Milford Haven Secondary School is already at capacity and certainly needs to have P.C.C. re-invest and renovate the site. There are concerns over education quality at Milford Haven, but that is not the scope of this letter.

3. Environmental Considerations

Neyland is situated in a beautiful coastal area with rich natural resources and a range of important habitats. The Town benefits from proximity to the Pembrokeshire Coast National Park, and it is essential that the L.D.P. takes steps to preserve the natural environment.

Neyland is home to a number of important natural areas, including the Cleddau River and Waterway, which must be protected from over-development. We ask that the Plan recognises local environmental preservation, including the protection of green spaces and bio-diversity. Neyland has recently become part of a nationwide Nature's Neighbourhood Scheme, in which the local community are encouraged to protect the Town's natural environment, with particular reference to future generations.

We request that the L.D.P. places a strong focus on:

- Protecting local green spaces and ensuring that any new developments are in harmony with the natural environment.
- Ensuring that any proposed developments incorporate sustainable design principles, such as energy-efficient buildings, green roofs, and the use of renewable energy sources.

Speaking from personal experience, as a kid I grew up playing in the local near-by fields and woods. It is imperative that the woodland behind the already considered site east of Poppy Drive, is protected and assurance given that this will not be detrimentally or adversely affected by the planned building site.

It would be prudent for the L.D.P. to factor in the increase in sewerage which may place strain on the Town and potentially cause environmental problems.

4. Community Amenities

There is a clear need for investment in public amenities, particularly recreational facilities for young people and additional healthcare services. We



recommend that the L.D.P. ensures provisions for community spaces and facilities to keep pace with the growth in population.

The Town Council is currently undergoing a community asset transfer of various green spaces, and the only local public toilets have recently become the Town Council's responsibility.

As the population of Neyland grows, there is an increasing demand for community facilities. We recommend that the L.D.P. ensures that new developments are accompanied by plans to improve local amenities, including:

- Expanding healthcare facilities, such as G.P. surgeries and dental services, to meet the needs of a growing population.
- Increasing provision and re-investment of recreational spaces for children and young people, including sports fields, playgrounds, and youth centre.
- Expand funding for the local community school.

5. Economic Development

Whilst Neyland has a vibrant marina, more can be done to encourage growing the number of small businesses and encourage new enterprises.

We encourage P.C.C. to include and consider in the L.D.P.:

- Policies that support the expansion of local businesses, particularly in the marine, tourism, and technology sectors.
- The creation of more commercial spaces for small businesses and entrepreneurs, with specific reference to the actual area of Neyland Town Council.
- The development of a town centre regeneration plan to improve the retail and commercial offering in Neyland.

We suggest that the L.D.P. outline a more strategic and balanced approach to development in Neyland. While we support growth, it must be planned carefully to ensure that the Town maintains its character and that infrastructure and services are in place to support new residents and businesses. Further, this includes ensuring that housing developments are accompanied by improvements in infrastructure and public services. Moreover, any proposed commercial or retail developments should be scaled appropriately to benefit the local economy without overwhelming the existing businesses. The L.D.P. makes reference to the land north of Honeyborough Industrial Estate; this land, although beneficial to the Town, provides no benefits to the Town Council as this is situated in Llanstadwell Community Council's ward area.²

In summary, we urge P.C.C. to reconsider certain aspects of the L.D.P. as it pertains to Neyland. By addressing these concerns, we believe that Neyland can

² Pembrokeshire County Council Local Development Plan 2 2017-2033 Deposit 2 Plan, p.111; EMP/093/00001 North of Honeyborough Industrial Estate, Neyland.



develop in a way that is sustainable, environmentally responsible, and beneficial for the whole community.

We appreciate the opportunity to submit our views and look forward to further consultation. We thank you for the opportunity to provide feedback and look forward to further engagement with P.C.C. as the L.D.P. progresses.

Yours Sincerely, 



 Deputy Mayor, Cllr. Ash Phelan, Esq., B.A. (Hons), M.H.S.C.



Pembrokeshire
County Council

12 DEC 2024

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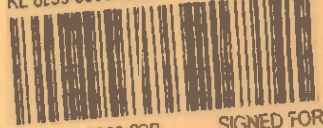


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