

Response to Local Development Plan 2 - Candidates Sites' Register - St Dogmaels Community Council

18.02.20

St Dogmaels Community Council supports the inclusion of Candidate site proposal 209, Land at Western Solar, Croft, Ti yn Western Sola.

The Community Council is well aware of the eco credentials of the company which it has incorporated in its' previous builds resulting in low impact homes built to a high standard at an affordable build cost. The Community Council would welcome such an initiative in its' ward.

The Community Council supports Pembrokeshire County Councils proposal not to include the following sites in the LDP2:

129 Adjacent to Dovepoint Fach
173 North of Bryncoed
205 Land at Cefn Farm, Longdown Bank
264 East of Y Glandy, Mwtshwr Lane
265 East of Y Glandy, Mwtshwr Lane

The above sites all have very poor access across largely single track road / track. The highways in the adjacent built up areas of the village could not support the additional traffic which would be generated if the sites were to be developed. There is little or no opportunity for developers to address the problems given the topography and current housing on the approaches.

In addition footpath 87/25c runs along the current access to sites 264 and 265 and the Council would require that the footpath be kept open and safe for use at all times should any development take place.

FURTHER:

The Council submitted a number of files, photographs and video footage as part of its original submission dated 30.01.19 which provide evidence of issues of flooding. St Dogmaels Community Council requests that this evidence is taken into account at all stages of the LDP2 formulation.

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Should there be any opportunity for verbal evidence to be given as to any of the above, at any time in the LDP2 process the Community Council would be happy to arrange for this to be provided. The Council is also happy to provide accompanied site visits should the opportunity arise.

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