

To: CCC

From: David R. Jones
39 Parc Pencrug, Llandeilo
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Housing development: Parc Pencrug, Llandeilo

Although I support the provision of new housing in Llandeilo, I write to express my concern that the existing proposal, currently under review is not a positive or effective way of achieving this. To the contrary it is poorly designed and unsafely targeted in terms of location.

The site was proposed in outline in 2009, originally scheduled for housing as part of a "Northern Residential Quarter for Llandeilo" with the main access point being at the northern end of Rhosmaen Street close to the junction with the A40. This was to include the provision of convenient pedestrian access routes into the town. For various reasons this site plan was not activated.

It seems now that all the road traffic for construction and all the subsequent vehicle and pedestrian traffic of the new residents of the planned high-density development would be funnelled directly through the restricted and overcrowded road and pavements of Parc Pencrug.

This would mean:

Negotiating a very steep hill which is particularly problematic in winter conditions, especially ice and snow.

Coping with a narrow road congested further by the available roadside space having many residents' cars parked on it in mornings and evenings as a consequence of inadequate parking space provision at their houses. There has also been a sharp increase in the presence of delivery lorries as shopping habits change.

The existing road is very steep as it goes down the hill and passes in close proximity to a children's park at one of its steepest and narrowest sections. This increases health and safety concerns for those children playing in the park.

Widening the access road through Parc Pencrug and the creation of more parking spaces by reducing the grassed areas and felling trees would have negative consequences for the appearance of Parc Pencrug, its residents, birds and other wildlife.

The designated field for the development has a steep slope, South to North, down towards the A40. The field is already heavily saturated with water and the risk of higher phosphate levels resulting from the building of the new housing could have serious consequences. There is a possibility that there could be “run offs” from the field permeating down and under the A40, straight into the Gurry Fach – an important tributary of the Towry river - a designated Special Site of Scientific Interest SSSI

Overall therefore this new housing development proposal is inappropriate, mis-directed and untenable.

For the reasons given above I believe that this development with proposed access through the narrow entrance of Parc Pencrug is not in line with the principles and accepted practice of sensitive planning.

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