

[REDACTED]

From: Les Bevan [REDACTED]
Sent: 07 April 2023 20:39
To: Rhodri D Griffiths
Subject: Parc Pencrug Development Llandeilo

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Rhybudd: E-bost allanol yw hwn ac nid oedd yn tarddu o'r Cyngor. Byddwch yn ofalus wrth glicio dolenni neu atodiadau agoriadol. Pan fyddwch yn ansicr, defnyddiwch y botwm 'Report Message'.

Dear Rhodri,

This email is intended to raise my concerns in relation to the proposed development of Parc Pencrug, Llandeilo. Many questions have arisen that are concerning me and my fellow residents in relation to the negative effect this development will have on us.

Although we support the provision of a suitable number of affordable housing. No justification has been articulated for the number of houses proposed. Therefore I shall appreciate if you considered the current requirements of the area and that these are limited to those who need them within our town without surplus houses being assigned to people from outside the area.

The questions raised in relation to this issue include:

Who will be eligible for the affordable housing?

Will the affordable housing only be made available to those eligible within the Llandeilo area?

Please also be aware that the access road through Lon Rhys and Parc Pencrug is inadequate for the volume and size of construction traffic during the development followed by the increased traffic to serve the new development. Therefore I suggest that suitable access is made from Rhosmaen Street to prioritise the safety of current residents but also to make the new developments more conveniently located to schools and the town.

What assessments to ensure the infrastructure of Llandeilo can accommodate the increased number of residents from the development have or will be carried out?

The design of the proposed development takes no consideration of the local context and is unsuitable for Llandeilo therefore we ask that it be referred for review by the Design Commission for Wales.

We are located within the Tywi Valley Area therefore how will the phosphates issue be resolved on the site to limit the effect on the environment and to ensure that the regulations are not broken.

Many thanks,
[REDACTED]