

Regarding: PORTH-Y-RHYD Proposed Site: SuV20/1ha

As owners of Maenllwyd and Nantlais – the two properties adjacent to the proposed development site SuV20/1ha – we strongly object to this site being included in the revised Local Development Plan 2018 – 2033 for the following reasons:

1. This land is not a suitable site for development. This was agreed in 2012.
For years this field has been saturated after heavy rainfall. Surface water flows down from surrounding area and drains in this field.
We are fully aware that it is usual for a developer to deal with surface water on the site itself but this does not always solve surface water problems as has already been evident following previous developments in this part of the village.
Any water tank installed on site will be overflowing in no time at all and surface water problems will be worse. The water will flow off site and onto the B4310 road.
2. Another concern is the fact there will be need of an entrance to a proposed development site. Will this entrance be located at some point along the narrow single track lane or off the B4310? If this entrance is to be located at the small junction there will be potential danger regarding poor visibility. There is a bend in the road towards the village square and also poor visibility in the other direction towards the fly over. The B4310 is a busy road especially during peak hours and when traffic is often diverted off the dual carriageway.
3. In the past numerous developments were refused based on the fact that they were considered as being out of character with the surrounding area. Does this still not apply?
Surely allowing houses to be built in front of two existing properties is out of character with the surroundings.
We rent out both properties as homes to young, local families.
Both properties are well maintained homes in a rural setting. The tenants would agree that living in such an environment is beneficial to health and well being.
4. We are aware that a right to a view is not taken into account nowadays as a planning issue and must therefore, accept and respect that.
However, we feel very concerned at this point in time as there is no knowing what could be built on that site should the 2012 decision be overturned and it be allocated in the plan.
Mention has been made of 'up to six houses' but there is no guarantee at all that six would actually be the final number of houses built on the site should

development proceed. The usual pattern is that numbers tend to increase at a later stage in the planning process as has been witnessed previously in relation to other developments in the area.

In addition, there is no way of knowing what type of houses will be built on the site – bungalows / two storey / three storey? How will the existing properties be affected regarding overlooking/ sunlight/ oppression?

Hopefully, you can appreciate that it is the sense of the unknown at present that causes deep concerns.

5. There is also a financial concern - another issue that is not taken into account by the Planning Authority. We have invested greatly in both properties to provide good homes for young local families to rent – not only the purchase price but paying costs for renovations and modernisations and general upkeep. Once these properties will have buildings in front of them and possibly surrounding them, they will devalue and that will result in a financial loss for us.

We would be most grateful if you could keep us informed about further meetings during the rest of this consultation process so that we can attend to express our deep concerns in person.

Thank you.
Yours faithfully,

