

FORWARD PLANNING MANAGER,
PLANNING DIVISION,
ENVIRONMENT DEPARTMENT,
3, SPILMAN STREET,
CARMARTHEN.
SA3 1 1UE.

9TH APRIL 2023

DEAR SIR / MADAM,

RE: PROPOSED PUBL HOUSING DEVELOPMENT AT
PARC PENCRUG, LANDENO

I UNDERSTAND THAT I NEED TO RESPOND
TO THE LDP CONSULTATION BEFORE
14TH APRIL 2023. HOWEVER, I SEEM
UNABLE TO ACCESS THE ONLINE FORM.

I THEREFORE ATTACH MY OBJECTIONS
TO THE PROPOSED HOUSING DEVELOPMENT
IN LETTER FORM BEFORE 14TH APRIL 2023.

I HOPE YOU WILL CONSIDER MY OBJECTIONS
ASWELL AS THOSE OF MY NEIGHBOURS
IN PARC PENCRUG LWS PENCRUG AND
LON RHY IN LANDENO ALL OF
WHOM WOULD BE AFFECTED

I LOOK FORWARD TO THE OUTCOME OF
YOUR CONSIDERATIONS.

YOURS SINCERELY,

SIAN REES-WILLIAMS

(1)

- 1) THE NEW LOCAL DEVELOPMENT PLAN (LDP) INCLUDES ONLY THE CARMARTHENSHIRE COUNTY COUNCIL LAND.
- 2) POBL'S PROPOSALS ASSUME THE INCLUSION OF PRIVATELY OWNED LAND.
- 3) THERE IS THEREFORE A RISK OF INCREMENTAL, PIECEMEAL DEVELOPMENT IF THE WHOLE OF THE NORTHERN RESIDENTIAL QUARTER IS NOT INCLUDED AND THE ESSENTIAL ACCESS FROM RHOSMAEN STREET WILL BE RENDERED IMPOSSIBLE.
- 4) RESIDENTS IN PARC PENCRUG, LWS PENCRUG AND LON RHYS WILL BE SIGNIFICANTLY AFFECTED BY THE PROPOSED DEVELOPMENT.
- 5) NOT ONLY BY CONSTRUCTION TRAFFIC FOR YEARS WHILE THE HOUSES ARE BEING BUILT AND THE SUBSEQUENT NOISE INVOLVED.
- 6) 84 NEW HOMES AS WELL AS 5 VERY BIG HOUSES IS NOT APPROPRIATE FOR THE SITE.
- 7) PARC PENCRUG ESTATE ALREADY HAS ISSUES WITH LACK OF PARKING SPACES.
- 8) PARC PENCRUG IS A UNIQUELY DESIGNED ESTATE AND THE POBL DEVELOPMENT WOULD NOT BE IN KEEPING WITH HOUSES IN LLANDILO AS A WHOLE.
- 9) THE SITE IS NOT APPROPRIATE AS THERE IS ALREADY ISSUES WITH TRAFFIC WITH THE MAIN ROAD THROUGH THE ESTATE ALREADY BEING INADEQUATE TO COPE WITH TRAFFIC. WITH NEARLY 90 NEW HOUSES PROPOSED THE TRAFFIC

(2)

SITUATION WOULD BE ALOT WORSE AND THE ROAD IS INADEQUATE AND WOULD NOT COPE.

- 10) ADDED TO THIS EXTRA CARS FROM THE NEW HOUSES BUT FROM HOME DELIVERY DRIVERS ETC AND WORKS TRAFFIC.
- 11) THE MAJOR ISSUE IS THAT IT IS THE WRONG ACCESS ROAD AS THE ROAD THROUGH PARC PENCRUG IS INADEQUATE FOR HOME OWNERS ALREADY.
- 12) ALSO THERE ARE ISSUES IN THE WINTER WITH ICE AND/OR SNOW WHERE VEHICLES CAN NOT GET UP THE MAIN ROAD FROM PARC PENCRUG.
- 13) THIS ISSUE WOULD AFFECT HOMEOWNERS FROM THE NEW POBL DEVELOPMENT ALSO.
- 14) IN THE PAST, IT HAS BEEN DISCUSSED THAT A NEW ACCESS COULD COME FROM RHOSMAEN STREET BY THE ROUNDABOUT RATHER THAN THROUGH PARC PENCRUG. CAN THIS BE INVESTIGATED FURTHER?
- 15) THE DEVELOPMENT WOULD ADVERSELY AFFECT THE TOWN OF LLANDILO GREUANT WITH LOCAL AMENITIES ^{SCHOOLS} IE SCHOOLS, DOCTORS ETC ^{ALL OF} WHICH ARE ALREADY AT CAPACITY.
- 16) THE NEW DEVELOPMENT PROPOSED BY POBL WITH AFFORDABLE HOUSING WOULD AFFECT HOUSE PRICES IN PARC PENCRUG, LLYS PENCRUG AND LON RHYD. THIS WOULD AFFECT HOMEOWNERS.
- 17) POBL NEEDS TO JUSTIFY ITS MIX OF HOUSING PROPOSED AS LLANDILO

(3)

DOES NEED AFFORDABLE HOUSING FOR "LOCALS" BUT NOT AT THE EXPENSE OF HOME OWNERS IN PARC PENCROG, LYS PENCROG AND LOW RIMS.

- 18) THE ROAD VIA PARC PENCROG IS JUST NOT SUITABLE AS AN ACCESS.
- 19) THE DEVELOPERS IE POBL ARE NOT RESPONDING OR LISTENING TO THE CONCERNS OF THE RESIDENTS.
- 20) WHAT IS THE DEMAND IE WAITING LIST FOR AFFORDABLE HOUSING IN LANDERLO? WE THE RESIDENTS DO NOT BELIEVE THE NUMBERS WOULD BE OVER 80 PEOPLE MORE LIKE 20-30.
- 21) THERE IS AN ISSUE OF PHOSPHATES ON THE LAND PROPOSED WHICH IS A SOURCE OF POTENTIAL POLLUTION TO THE LOCAL RIVERS.
- 22) THE POBL DESIGN IS NOT GOOD IN OUR OPINION WHILE PARC PENCROG IS A GOOD DESIGN AND FITS IN WITH HOUSING IN LANDERLO AND IS LANDSCAPED SYMPATHETICALLY.
- 23) CAN LANDERLO COPE WITH NEARLY 90 NEW HOMES? PUBLIC SERVICES WOULD BE AFFECTED DOCTORS, DENTISTS, OPTICIAN AND SHOPS + SCHOOLS.
- 24) ISSUES OF PARKING AND CHILDREN ON "THE SCHOOL RUN" ALL VIA THE ONE ROAD IN PARC PENCROG - THE ACCESS ROAD IS JUST NOT ADEQUATE.
- 25) THE PROPOSED DEVELOPMENT IS JUST NOT ACCEPTABLE.

- 26) THE DESIGN OF THE PROPOSED DEVELOPMENT DOES NOT SUIT LANDELLO.
- 27) NO JUSTIFICATION HAS BEEN GIVEN FOR THE NUMBER OF HOUSES PROPOSED.
- 28) HOW DOES THE NUMBER PROPOSED RELATE TO THE NUMBERS ON THE WAITING LIST FOR AFFORDABLE HOUSES IN LANDELLO?
- 29) IN FACT, WHO IS ELIGIBLE FOR THE AFFORDABLE HOUSING IN LANDELLO?
- 30) HOW WILL THE AFFORDABLE HOUSING BE SUSTAINED AND MAINTAINED IN THE FUTURE?
- 31) WILL THIS AFFORDABLE HOUSING BE MADE ELIGIBLE ONLY WITHIN THE LANDELLO AREA?
- 32) WE AS RESIDENTS THINK THAT ANY SUITABLE DEVELOPMENT NEEDS TO REINSTATE THE PRIMARY ACCESS FROM RHOSMAEN STREET.
- 33) WHAT ASSESSMENTS HAVE BEEN CARRIED OUT TO TEST IF THE LANDELLO PUBLIC SERVICE INFRASTRUCTURE CAN SUPPORT MANY MORE RESIDENTS?
- 34) THE DESIGN OF THE PROPOSED DEVELOPMENT TAKES NO CONSIDERATION OF THE LOCAL CONTEXT AND IS UNSUITABLE FOR LANDELLO.
- 35) RESIDENTS WILL BE ASKING FOR A REVIEW BY THE DESIGN COMMISSION FOR WALES.
- 36) HOW AND CAN THE PHOSPHATE ISSUE BE RESOLVED ON SITE?
- 37) THE DEVELOPMENT WOULD ADVERSELY AFFECT WILDLIFE AND NATURE IN THE AREA AS WELL AS THE HEALTH + WELFARE OF THE ^{EXISTING} RESIDENTS.