

## **Newydd Housing Association**

**Land South of Llancarfan Primary School, Llancarfan.**

### **Proposed Affordable Housing Development**

#### **Consultation**

#### **Llancarfan Community Council, points for consideration.**

- Proposed development is for 13 dwellings all to be for social rent. The initial public consultation was aimed at local people, either keeping them in the area or bringing them back to the area. This scheme does not do this. To achieve integrated affordable housing this development should have dwellings available for purchase on a shared equity basis to allow younger people to get on the housing ladder.
- Proposed development lies within the conservation area and it is a requirement of both national and local planning policy that development proposals must preserve the character or appearance of the area. This proposal does neither.
- Proposed development lies outside the Village boundary and is a stand-alone development with no relationship to the Village.
- No evidence to substantiate need for a development of this type in Llancarfan.
- Proposed development is for 13 dwellings. This is in excess of the 10 dwellings that the Local Development Plan dictates as the maximum for this type of development in a Minor Rural Settlement such as Llancarfan.
- Poor road access and no public transport. Roads are narrow, potholed and liable to flooding. The nearest bus routes are approximately 4 miles away and not in walking distance. This is not in compliance with the Local Development Plan.
- Lack of local facilities and amenities. This is not in compliance with the Local Development Plan.
- No consideration given to the impact on the wildlife habitat. The proposed development does not take account of the recommendations of the two Ecological reports produced.
- Risk of increased storm water flooding and drainage issues. This may impact on the Tennis Court and the existing houses on the road to Penonn.
- Design and layout take no account of the rural location. Raising the land nearest to the tennis court by 3m will make the site visually intrusive. This is not appropriate to this location.
- Insufficient car parking allowed for. All adult residents will need a car to travel out of the village for work and shops.
- Additional traffic will impact on the safety of pedestrians and children waiting for the school buses and the bottom of school hill.
- Density of the development is too high.