

## NOLTON AND ROCH COMMUNITY LAND TRUST (NRCLT)



Vice Chairman to NRCLT  
Rainbolts Hill Farm  
Roch  
Haverfordwest  
Pembrokeshire  
SA62 6AF

07738 881535

10 October 2022

Dear Mr Beynon,

### **Pre-Planning Application HSG/114/LDP/01**

I am writing on behalf of Nolton and Roch Community Land Trust ('NRCLT') in regards to the above Pre-Planning Application.

NRCLT was founded to help create affordable homes for people in our community. We note that the proposed development includes six affordable homes and we wish to ensure that any such properties are suitable and appropriate for local people as identified in a professionally overseen Housing Needs Survey for this area conducted just two years ago. The survey conclusions could be made available to you if desired but the primary need identified was for two and three bedroom homes with just a small number requiring one or four bedrooms.

We also have a number of observations regarding the specific proposal:

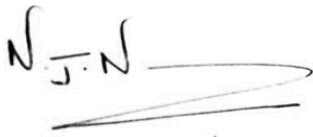
1. This development could not receive NRCLT support if the affordable homes don't meet local needs, are not made preferentially available to local people and, crucially, there isn't a cast iron guarantee that they will be built and made available in a timely fashion. There have been too many examples in Pembrokeshire where developers have sought some form of exemption from the affordable housing element, often after agreeing to it as part of the planning approval process.
2. Are the affordable homes intended for rent or to be sold?
3. If the new affordable homes are for sale, will they remain affordable in perpetuity or will they be sold on at market rates?
4. A clear understanding is needed about what "affordable" means.
5. Who will ensure the quality standards and affordability criteria are not watered down as the project progresses?
6. There is plenty of evidence in Roch that foul water drainage is a problem resulting in extremely unpleasant sewage overflows on domestic premises. Any additional housing in the area will inevitably exacerbate this problem unless Welsh Water takes steps to improve the drainage system. This needs to be addressed before a new development can be approved.

7. We have concerns over the suitability of the proposed access via Pilgrims Way. Is it suitable in its current form and, if changes are required, will these impact on the current amenity space or on local residents' property? There is an additional concern that the extra traffic will create a significantly increased hazard for local people, especially children.
8. Rainwater run-off from the non-absorbent surfaces created in any new housing estate must be attenuated before running into the local river system. The Brandybrook valley is prone to flash flooding and any new development must seek to minimise this.

NRCLT hope you will give our observations your serious consideration, and the board of directors would like to thank you for taking the time to consider the above.

It would be much appreciated if you could please acknowledge receipt of this letter.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'N. J. N.' followed by a long horizontal stroke.

**For and on behalf of Nolton and Roch Community Land Trust**

**Nick Neumann**  
Vice Chairman

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