

Emma Evans

From: [REDACTED]
Sent: 26 November 2024 12:09
To: LDP - For Enquiries
Cc: [REDACTED]
Subject: Re: Submission - Local Development Plan 2
Attachments: Submission to the LDP 2 public consultation..odt; Architect's Plan of Land at Pembroke.pdf; Norgans Hil - Confirmation of Interest.pdf; Norgans Hill-Confirmation of Interest by ATEB.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: D Rep

EXTERNAL EMAIL – Exercise care with links and attachments E-BOST ALLANOL – Byddwch yn ofalus wrth agor dolenni ac atodiadau.

I attach a submission under LDP2 Deposit Consultation on behalf of myself and my co-owners, [REDACTED] who own 3.11 acres of land fronting Norgans Hill, Pembroke and adjoining the existing development of South Terrace.

I also attach a letter from Ateb Housing Association confirming that they are in negotiation with us to buy the land, and a plan of the land with a suggested layout plan prepared by an architect (but this is only for illustration only in connection with another potential buyer, and was not drawn up by Ateb). Ateb will almost certainly have a different layout with probably a higher density of housing.

In view of the importance that our submission is registered, I would appreciate it if you would confirm receipt at your earliest opportunity.

If you have any questions arising from this submission, please contact me via E-mail or call me on [REDACTED].

Many thanks,

Huw Gibby

Submission to the LDP2 Public Consultation exercise
Representations/objection to the changes in the Pembroke Local Plan (LDP2)
Land adjoining South Terrace and fronting Norgans Hill, Pembroke

The Gibby family (which I am representing) own approx 3.11 acres of land (marked "GIBBY" on the attached plan. This land, together with the adjoining approx 6 acres, which the Saunders family own (marked "SAUNDERS" on the attached plan) has been zoned for future residential development since at least 2011 and is currently zoned for residential development on the extant Local Plan (LDP1). It is now proposed to remove this zoning designation under the Local Plan (LDP2) which is subject to public consultation.

Our family were only originally made aware of this change via the adjoining land owner, Mrs Saunders, and it appears that our names were not originally on a list of interested parties, despite several contacts with the Planning Dept over the last ten years or so. One problem is that my son & I live near Bristol and my sister-in-law lives in Gwent, so we don't necessarily see advertising about Local Plan proposals, public consultation time limits etc, although we were recently made aware of the current public consultation process. The failure of us to nominate our land as a "candidate site" was only because we were unaware of the requirement to do so.

We wish to formally object to the re-zoning of our land for the following reasons:-

1. The original initiative for the residential zoning did not come from us, but was done solely on the initiative of the Council's Planning Dept. I only learned of the zoning by accident, when a local builder contacted me wanting to buy a plot. The Council **must** have thought that the combined GIBBY/SAUNDERS 9 acres had various merits for this to happen **without any input from us**.

2. When I later discovered the residential zoning of the land, I had a meeting with the Future Development Dept of P.C.C. It was explained that the proposal was for the 9 acres to be developed as one cohesive unit, totalling 118 housing units, of which 10% were to be affordable housing. Access was via the GIBBY land because of the road frontage. The family had no objection to this, and in fact we met with the Saunders family's representatives to discuss drawing up a proposed housing scheme in order to market the site.

3. I subsequently over the next few years had three discussions with Persimmon Homes's Development Director, offering to sell them our land. His response was that, although they were very interested, it was premature, as they had to finish their (then) two existing developments, at Lamphey and Bush Hill, Pembroke, before they would consider purchasing our land, but he asked me to keep in touch with him.
4. I also had a discussion with the Director of Barton Willmore of Cardiff, who act as development & planning consultants for several Housing Associations, including ATEB (formerly Pembrokeshire Housing Association) in Pembrokeshire. They forwarded my letter offering the land for housing to ATEB.
5. I had had several meetings and discussions with Jonathan Cole (and his predecessor) of ATEB who are very interested in purchasing the GIBBY land initially, which would form Phase 1 of the whole development of 9 acres. In fact, negotiations have progressed to the stage where a price has been agreed and a conditional contract (subject to ATEB carrying out the necessary surveys etc and to them obtaining planning permission) is currently in the hands of the respective solicitors.
6. You will appreciate from the above initiatives, that neither the Gibby or Saunders families want to put up barriers to development - on the contrary, they actively want to progress the matter.

In my opinion, the land is ideally suited for the building of residential housing for the following reasons:

- (a) It immediately adjoins an existing Council development in South Terrace. These are

well-established council houses although many may now be in private ownership.

(b) It has existing road access, and the Planning Dept proposed that the GIBBY site should provide access to the whole 9 acres.

(c) It is within the natural boundary of Pembroke and is an easy distance from the centre of town. It is not an isolated rural location, nor could it be termed "ribbon development" as it nicely fills a gap between the existing urban areas of Pembroke and Monkton.

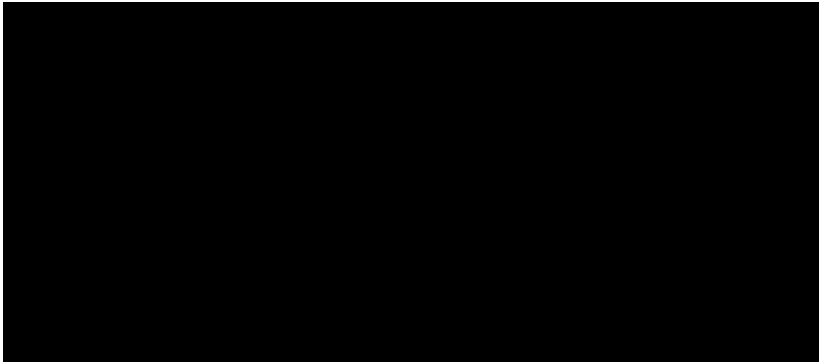
(d) The land is north-facing permanent pasture, so it is not high-grade agricultural land and has never been used for arable farming, being used for the grazing and fattening of beef cattle as a rented part of Windmill Hill Farm. My cousin farms the land on an agricultural tenancy and he has indicated his willingness to give up the approx 3 acres of the 21 acres he rents from us, as his farming business is almost secondary to his touring caravan site.

(e) As mentioned above, the Gibby family are in active negotiations with ATEB as they are keen to sell the land for residential purposes.

To summarise – in view of the various points outlined above, we believe that the land has been re-zoned in the erroneous belief that, as development has not been started since the original zoning (largely because the land was not "ripe" for development) this indicates that the land owners are not interested in realising the Council's original proposal for the land to be developed for housing. Nothing could be further from the truth! Both families are ready, willing and able to facilitate the development of the 9 acres for residential development (which according to the national and Welsh Governments, the UK is desperately in need of). So the Planning Authority is flying in the face of that by removing the zoning that they themselves initiated! We respectfully request that the proposed deletion of the housing zoning of the 9 acres under LDP2 be overturned, to fulfil the Council's original wishes under LDP1.

Should the Council decide not to reinstate the zoning under LDP1, we will make a formal appeal to the Planning Inspector, and if necessary beyond, which will only involve the Council and ourselves in unnecessary time and expense, at a time when Pembrokeshire is desperately in need of affordable housing.

Huw Gibby (on behalf of myself, Dr. Patricia Gibby and Alan Gibby).



06 November 2024



RE: LAND AT NORGANS HILL, PEMBROKE

Further to our previous correspondence, regarding your family's land at Norgans Hill in Pembroke, I am writing to re-iterate ateb's ongoing interest in purchasing part of that land, subject to certain conditions being met.

The land in question is the area bounded in pink on the attached Land Registry plan, comprising circa 3 acres. I understand from our legal advisors that negotiations have reached an advanced stage, and that the legal agreements are near to being issued for signature.

As you will be aware, one of the conditions of sale referenced within ateb offer, is achieving a satisfactory planning approval for the land in question. If the site was to lose its allocated position within Pembrokeshire's Local Development Plan, and therefore sit outside of the residential development limits for Pembroke, this would make this condition significantly harder to achieve. Failure to achieve the condition would bring our discussions to an end and prevent the development of the site for much needed affordable housing.

I hope that this clarifies ateb's position, and I would strongly encourage you to engage with the team at Pembrokeshire County Council that are currently leading the consultation regarding LDP2, in order to promote the inclusion of your land within this plan.



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ny of the above points, please do

Jonathan Cole
Land Manager





Rob Howell - Architect

TO PEMBROKE

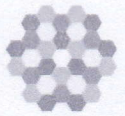
HM Land Registry
Illustrative plan

Title number CYM794663

Ordnance Survey map reference SM9700NE

Scale 1:2500

Administrative area Pembrokeshire / Sir Benfro



PEMBROKE

MONKTON

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This is the plan referred to in the accompanying letter dated 21/02/2020 Title no. CYM794663

OLD CONDUIT

SAUNDERS
(APPROX 6
ACRES)

GIBBY
(APPROX 3 ACRES)

SOUTH TERRACE

MERCHANTS PARK

SOUTH RD

NORGANS HILL



This plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.