

*Rosemarket Community Council Meeting
Ref: Rose Haven Gardens.*

1 - Should we experience a social issue with any of the council placed tenants e.g. nuisance noise / litter etc, will there be a nominated point of contact within the council and how should they be contacted?

The Council employ a New Homes Officer, who will provide support to new tenants on matter relating to their new home and engagement with the local community.

For all other tenancy related matters, these will be managed by the Councils tenancy management team. Contact with the tenancy management team (central) would be through the contact centre.

2 - When selecting tenants, will a process be adopted to select suitable tenants, who are most likely to fit into a village environment?

A Local Lettings Policy will be developed to set out specific local connection and priority criteria for the initial allocation of properties. All subsequent allocations will be managed in accordance with the Council's Choice Homes Allocations Policy (Rural Connections).

3 - Is there any chance the houses will be used to house asylum seekers?

No. Those eligible for access on to the Choice Homes Allocations register and are currently on the register waiting list for social housing will be eligible for allocation in to these properties.

The allocations will be in accordance with this Allocations Policy, and on first let using the Local Lettings Policy

4 - If the purchase proceeds what is the time frame between purchase and residency?

We anticipate completion at this development in January 2026, with allocation and occupancy taking place through into February. This is subject to any unforeseen delays in the project.

5 - Plans clearly give guidance on planting scheme to off set the destruction of original green space and meet the biodiversity requirements, will this planting be done prior to purchase?

The developer has confirmed the relevant hedging will be completed before we purchase the site, with the main period for planting hedging being restricted to between Nov-March. This is in accordance with planning conditions related to biodiversity.

6 - Green lane - This has been badly affected by the build with unnecessary over clearance of the hedging – who will be responsible for this?

The developer has fed back that works on Green Lane was completed in line with the planning requirements for the site as well as in line with what the ecologist had requested. The developer has offered to add additional hedging to this area also before purchase.

7 - Are all 10 houses to be bought, if so, how can the council warrant purchasing housing that are on the market at this price, with the most expensive being valued at £340,000 and I am sure would be considered unfair and a waste of taxpayers' money.

Currently the agreed purchase value is commercially sensitive. Once the purchase is complete we will be in a position to share the total scheme purchase cost. Both our Cabinet and Welsh Government have approved and supported the purchase of the site based on the agreed purchase price.

8 - The development was not designed for social housing. There are no amenities within the village.

The planning permission granted for Rose Haven Gardens does not impose any restrictions on the final tenure of the properties. The design of the properties are in compliance with the Welsh Government's Housing Quality Standards 2023.

From a wider community perspective, Rosemarket Village already provides a diverse mix of property tenures, including privately owned homes, private rental properties, and social housing, with a number of families living in the village currently occupy social housing within Westaway Park and St Leonards Park, Ellesmere Avenue.

It is recognised that rural locations may not be suitable for all households, as is the case across all tenure types. In this instance, applicants will have the option to select properties that best meet their individual family needs.

9 - For PCC to be aware of concern over number of cars entering the estate and coming out onto a single lane traffic. Presuming most likely to be young families living there with children accessing the park as green space on the site is very limited.

The potential impact of traffic would have been a consideration in the planning requirements for the site, and highways are a statutory consultee. The development has been delivered by a private developer rather than Pembrokeshire County Council. The developer is responsible for ensuring compliance with all conditions attached to the planning permission for the site, irrespective of the final tenure of properties at Rose Haven Gardens.

10 - Maintenance of the estate, refuse collection etc.

Following completion and purchase, any ongoing property maintenance obligations will fall under the responsibility of the Council. In advance of this, the developer is responsible for meeting all conditions attached to the planning permission, including those relating to refuse services and other site requirements. The main road into the estate will be adopted once completed.

11 - Discussion re drainage issues, concerns from Resource Wales re minerals going into streams, have heard this has to be re directed, how, and when will this take place. The Beacon has suffered from a year of upheaval due to the build. Roads blocked, debris on the road, large vehicles on small roads, and excessive parking from the builders. How will this drainage be installed? And will PCC be responsible, as presuming a new planning application will need to be submitted?

All drainage installed at the site has been completed in line with the agreed permissions. There is a large soakaway on the site, permeable parking area and the foul water has been adopted by Dwr Cymru.

12 - Will PCC do a Japanese Knotweed investigation? This issue was found before development and must be properly eradicated to avoid affecting the new houses.

We have been informed by the developer that the small amount of Japanese Knotweed identified on the site has been professionally removed and monitoring has taken place following the removal.

13 - Conditions stated that the builder would pay a pot of money £30,00/£40,00 to the council, would this still happen if the PCC purchase the estate.

This payment will still be made in line with the planning conditions.