

Peter and Brigitte Robinson; Watch Below, Ridgeway Close.

Arguments against housing development in Saundersfoot

*Sites Allocated: Sandy Hill Road: 68 houses; North of Whitlow: 54 houses; Penny Farm site A: 12 houses; Penny Farm site B: 36 houses - Total **170 houses**; approximately 360 people and 200+ cars (based on the ONS' estimates)*

Argument related to all developments at the sites mentioned above:

- 1- With more and more dwellings being built on the outskirts, Saundersfoot may lose its classification as a "Village" as per the ONS' Urban and Rural Area Definitions for Policy Purposes in England and Wales. This will have a major detrimental impact on the character and reputation of our village and its community.
- 2- The building of more "affordable" houses is not guaranteed; and in any case the definition of affordable houses (which is based on average house prices) does not mean it can be afforded by people working in Saundersfoot and its surrounding where wages are below the national average. Consequently, what will be built is more holiday homes or dwelling for people of retirement age. Only lifetime covenants with restrictions on types of purchasers and inhabitants can guarantee affordability for local people. The planning applications do not consider these restrictions.
- 3- The surgery is already oversubscribed; it is already difficult to make an appointment. This will not be helped by increasing the population of retirement age.
- 4- There is no easy walking between the outskirts of Saundersfoot where sites have been identified and its centre or community services. Moreover, there is no access for people with mobility issues.

Specifically for the sites at Penny Farm:

1. The sewage system for the North Close area is already overloaded, as houses located at No 30 and 31a have already experienced blockages and reduction in water flow. The sewage system is not at all suitable to accommodate further housing development.
2. There is no easy access to the site. Access via North Close would dramatically impact on residents who in their large majority oppose the development. Indeed, this site was considered previously and disregarded due to the dual issues of water/sewage system and transportation access, and nothing has changed since it was last considered.
3. Bats and badgers are seen in and around the site. Proper assessment of the impact on these specific endangered species will need to be conducted.
4. The Ridgeway is already a noisy, unsafe road with high traffic pollution. Moreover, there is no disabled-accessible access to the village centre, in particular due to irregular pavements and cars parked across pavements. Development of these sites and the inevitable increase in vehicular traffic along the Ridgeway will have a detrimental impact on the health, well-being

and safety of residents and visitors around the Ridgeway and this impact has not been properly evaluated.

To summarise, these planning applications are incompatible with the New Planning Policy Wales Edition 10 Dec 2018's objectives:

- The character of the village will be negatively impacted
- They cannot be accommodated in terms of infrastructure, access, habitat and landscape conservation.
- The locations do not encourage sustainable transport (walking and cycling)