Proposed Development of 12 Affordable Dwellings

LAND EAST OF WATERSIDE MEADOW, CREW GREEN, POWYS, SY5 9GR



Planning Statement

On behalf of Primesave Properties

August 2024

PRIMESAVE PROPERTIES
London House, Town Walls, Shrewsbury, SY1 1TX.

Tel: 01743 241135

David Parker Planning Associates
Planning & Property Development

David Parker BA (Hons), Dip EP.
4 Croeswylan Lane
Oswestry
Shropshire
SY10 9PN

01691-662943
07984-538002
dppa2016@gmail.com

OM
Offices 1&2, Ground Floor Offices
Sydney House, School Court, Castle Street,
Shrewsbury, SY1 2AJ
+44 (0) 7817 239 649
+44 (0) 1743 369 756
info@om-architecture.co.uk
architecture & design

Introduction

This statement describes a proposed development of 12 affordable dwellings on land east of Waterside Meadow, Crew Green, Powys. The application is brought forward in response to recognised need for affordable dwellings to purchase.

The Applicant intends to apply for outline planning permission for the proposed development, but must first of all carry out statutory Pre-Application Consultation with the local community and consultees.

This document describes the site and its surroundings, and the outline proposals for development. It assesses the proposals against the relevant policies in the adopted Development Plan (the Powys LDP 2018), and concludes that the proposals are justified and sustainable development.

The Site and its Surroundings

The site is situated adjoining an approved development of 23 dwellings at Waterside Meadow, which is currently being built by the Applicant.







It is situated on the edge of the village of Crew Green, and forms a small part of a much larger open agricultural field, with a frontage to the B4393 Llandrinio to Ford road.



Opposite the site is the Hafren View development of 9 dwellings.



The Bryn Mawr development forms the eastern boundary of the wider field.



The site also includes the proposed play area which formed part of the adjacent development, originally approved under permission 22/2032/FUL.

The Development Proposals

It is proposed to develop two dwellings on the site of the Waterside Meadow play area, replacing it within the new application site, along with a further 10 affordable dwellings on the remainder of the site.

A layout plan has been prepared which shows the site will be developed with 6 pairs of 2-bedroom semi-detached houses. They will be developed off the existing estate roads serving Waterside Meadow, by extending the existing cul-de-sac. The play area will be repositioned to the north-east corner of the site.

Proposed Site Plan



It is intended that the 12 dwellings will be provided as 'intermediate' discounted affordable housing for sale, with a significant discount on open market values, in line with the Council's affordable housing policy.

The Need for Affordable Housing

Bausley & Criggion Community Council has provided the Applicant with details of housing needs in the area. This is attached at Appendix 1.

The need for 'intermediate' affordable homes to buy is set out in the Tai Teg Register. An extract from the information provided by the Community Council is shown below. This shows that there are **18 households** in the Community Council area (or adjoining areas) with a need for 2-bedroom affordable homes to purchase.

Tai Teg Register for Affordable Housing, but not Social Housing

Approved households with a preference for the Community or Town Council area or adjoining areas.

	1-bed	2-bed	3-bed	≥4-bed	Total
interm rent		4	1	2	**7**
purchase		18	9	1	**28**
both		1	2		**3**
Total	**0**	**23**	**12**	**3**	**38**

The register only shows those households who have taken the time to register. It is almost certain that there will be further households in need of affordable housing to purchase, who are not registered.

The Development Plan and Other Planning Policy

The key policy within the Adopted Powys Local Development Plan is policy H6 on Affordable Housing Exception Sites, reproduced below.

Policy H6 - Affordable Housing Exception Sites

Proposals for the development of affordable housing to meet a proven, unmet local need in Towns, Large Villages, Small Villages and Rural Settlements will be permitted where:

1. **The proposed development is of a size, scale and tenure commensurate with the defined need and appropriate to the settlement tier, and accords with the requirements of Policy H1; and**
2. **The site is solely for affordable housing and there are clear and adequate arrangements to ensure that the benefits of affordable housing are secured for initial and subsequent occupiers, in accordance with the requirements of Policy SP3.**

It is considered therefore that there is evidence of sufficient proven unmet need for the proposed development, as provided by the Tai Teg register.

Furthermore, the development proposed is of a size and tenure which is commensurate with the defined need.

In terms of the Powys LDP Settlement Hierarchy, Crew Green is identified as a Large Village, as shown in the policy extract below. The village also has an Inset Map (Appendix 2), showing the settlement development boundary, also reproduced below.

Strategic Policy SP5 – Settlement Hierarchy

The LDP spatial strategy is based on the following sustainable settlement hierarchy which takes account of a settlement's size, levels of service provision and the capacity and suitability of a settlement to accommodate sustainable growth.

The sustainable settlement hierarchy comprises:

Towns
Large Villages
Small Villages
Rural Settlements
Open Countryside including the Undeveloped Coast

The development limits for Towns and Large Villages are set by designated Development Boundaries shown on the LDP inset maps.

Settlements across the Powys LDP area have been categorised into the hierarchy as follows:

Adopted Powys Local Development Plan 2011-2026

Settlement Tier	Settlements in the Powys LDP Area
Towns	Builth Wells (including Llanelwedd), Knighton, Llandrindod Wells, Llanfair Caereinion, Llanfyllin, Llanidloes, Llanwrtyd Wells, Machynlleth, Montgomery, Newtown, Presteigne, Rhayader, Welshpool, Ystradgynlais, Hay-on-Wye (part BBNP area)
Large Villages	Abercrave, Abermule, Arddleen, Berriew, Bettws Cedewain, Boughrood and Llyswen, Bronllys, Caersws, Carno, Castle Caereinion, Churchstoke, Clyro, Coelbren, Crewgreen, Crossgates, Forden and Kingswood, Four Crosses, Glasbury,



The Inset Map shows four parts of the settlement, where individual 'clusters' of development have a development boundary drawn around them. The application site is on the edge of by far the largest of these clusters, to the west of the settlement.

The Inset Map also shows that the application site (red cross on the map above) sits immediately adjoining the only 'allocated' housing site in the village.

The Powys Affordable Housing SPG (2018) deals with Exception Sites in more detail. It states :-

> *"Policy H1 enables affordable housing to be developed on sites outside the development boundaries of Towns and Large Villages where the site would form a logical extension to the settlement. Sites are expected to be located adjacent to the development boundary of the settlement and should be capable of connecting to the existing infrastructure serving the settlement (roads, footways, drainage, etc). Sites that are poorly related (physically or visually) to the existing built form of the settlement will not be permitted".*

The proposed development is visually part of the same field as the only allocated housing site in the village, and immediately adjoins the development boundary. It is therefore a logical extension to the settlement. It will have safe off-road footpath access to other parts of the village and to the Primary School.

The policy also states :-

> *"Proposals for affordable housing on exception sites in Towns and Large Villages must be supported by evidence based on the local need for affordable housing from within the Town/Community Council area or adjoining Town/Community Council areas. It is recognised that Towns, in particular, in the LDP area, often serve the needs of several surrounding Town/Community Council areas, and therefore evidence of local need from areas beyond may also be taken into account, particularly where the need is from within the same Local Housing Market Area".*

As stated earlier, there is evidence of need for the proposed development from within the community and adjoining ones.

Policy H4 - Housing Density

All housing development proposals should seek to make the most sustainable and efficient use of land. The density for any proposed housing development should be in accordance with the guide ranges below. Densities may be varied where justified by evidence of local circumstances or constraints.

	Units per ha.
Towns and Large Villages	27+
Small Villages	20-25
Rural settlements / single dwellings	10-15

The application site is 0.44 hectares. With 12 dwellings proposed, that represents a density of just over 27 per hectare, slightly above the target. It should be noted that the site also contains a significant play area, which is also a requirement of LDP policy.

Sustainable Development

The primary objective of Planning Policy Wales (PPW) (Edition 12 February 2024) (Paragraph 12) is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation. This approach also fundamentally underpins the policies in the LDP.

The application proposals are considered to be sustainable development, on the following grounds :-

- The site is situated immediately adjoining the development boundary of the largest of the four 'clusters' of development in the village;
- It forms a small extension to a site 'allocated' for housing development in the adopted LDP, and is physically part of the same field;
- It is appropriate in scale in terms of the settlement hierarchy;
- Of the four 'clusters' of development on the inset map, the application site is closest to (and within safe walking distance of) the settlement's main community facility – the Brynhafren Primary School and Community Hall;
- There are other facilities available within a short distance by car – including 3 public Houses, together with the combined petrol station and 'Spar' convenience Store at Llandrinio, 5 km to the west.
- The proposals will help to sustain rural communities and retain people in their local communities by allowing the development of small-scale affordable homes to meet local identified housing need.

Overall Conclusions

The application proposals are compliant with the adopted LDP and the principles of sustainable development in Planning Policy Wales.

David Parker Planning Associates, on behalf of Primesave Properties

August 2024