Bausley with Criggion Community Council
/ Cyngor Cymuned Basle hefo Chrugion

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1st September 2024

Dear Mr Parker,

Reference: Pre - Planning Application for a Residential Development Of 12 Affordable Dwellings on Land To The East Of Waterside Meadow, Crew Green, Powys, SY5 9GR.

As requested at our recent meeting on 27th August 2024, I have collated the views of the attending members of the public and that of the Community Councillors and have listed the issues raised, please can these all be included in your pre application response?

Community Response : –

Attendees at the meeting and other responses submitted via email were all generally supportive of this development; -

- It was recognised that this land is outside of the current Local Development Plan, and at this stage Affordable housing is the only housing that could be permitted, but it was repeated several times that this parcel of land was "always going to be built on" as it borders an ongoing development and is central to Crew Green. The public perception was that Crew green will inevitably face some development, and this site was the most suitable at this time.
- Attendees highlighted that a considered approach to Affordable housing was a far more acceptable proposition than other proposed schemes flooding our area.
- This development would work better with the existing 30mph limit and hopefully extension of this limit further Eastwards in providing better road safety to residents.
- This development was virtually central to Crew Green, abutting existing and ongoing housing which would assist with community identity, assimilation and cohesion, which were all deemed as benefits to our community and seems to contribute towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of our community.
- The development was on the South side of the B4393 which allowed residents to access the majority of Crew Green and importantly the one asset – the Primary School, safely and easily without crossing the B4393.
- Access to this development was already established and appeared to meet the highways requirements for safe visibility.

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Concerns raised

- The Recreation Allowance was questioned regarding size and new location. As the site is to become larger it was felt that the play area needed to be enlarged as well.
- Councillors later discussed that as there are mature trees in the centre of the remaining land, IF further development is to be considered, could a Play area be formed around those trees, to avoid their potential loss in the future, incorporate a play area with trees, and negate a developer having to work around trees safely without causing damage.
- Councillors felt that this whole site needed to be considered holistically if further development was envisaged to make one good site rather than 3 or 4 small sites eventually merging together in a potential ill-thought-out way.
- The suggestion of 12 Affordable houses was considered, Councillors felt that a figure of 14 dwellings were better and would meet the projected needs more effectively. The proposal for 6 x 2 bed properties does not reflect the need for 3 bed properties which the Council feel that there will be for families with 2 x children (boy / girl mix).
- Councillors asked for a 50/50 split for 2 and 3 bed properties, and suggested that as a minimum 4 x 3 bed and 8 x 2 beds need to be considered?
- One of the major concerns with previous developments were that the minimum standard of parking was allocated. I believe the minimum guideline is 1 vehicle per bedroom? The community's overall view on parking was that everyone will need to travel to seek employment, college, shops etc and this need will likely increase, therefore good (above minimum standard) parking should be factored in at the construction phase, to avoid overspill, cars on pavements etc. (Up in the main housing area of Bryn Hafren – constructed mid 1950's – parking is one of the greatest conflict points).
- Attendees asked for clarity regarding who was eligible for the Affordable housing and what criteria was applied. It was explained that local people with ties to the immediate Ward were considered first, and if availability remained then a 'cascade' system was implemented, offering out to neighbouring Wards, then wider throughout Powys. It was clarified that if vacancies remained then applicants from outside Powys could apply.
- Attendees asked how the market price was adjusted, and it was explained that the properties were priced at 72% of the market value and this continued through the life of the property (to prevent financial 'flipping' in the future). The ties on the property were not under Section 106 – which now has an unfavourable view of being reversed.
- Residents were concerned about the impact on the water and electrical services to our area. Historically we have been told that the Crew Green Sewage plant and the water reservoir at Bryn Hafren are both at full capacity of use, and many residents complain of issues with fluctuating electrical supplies. It was explained that bizarrely the infrastructure providers will only assess future capability when a formal application is submitted as part of the Planning process. at this point if it is not viable then Powys should refuse the application.

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Conclusion

Our interaction with the Community clearly identifies a desire to interact within a closer cohesive Village / Community spirit, Community based focus, drawing residents together, improving our 'Identity' and improving Interaction on a daily basis. This development appears to meet the Housing need whilst taking into account the needs of the Crew Green Community.

I hope you will be able to include all of this information in your Public Consultation Response.

Yours sincerely

Steve Eccleshall
Clerk to Bausley with Criggion Community Council