

Mae'r ddogfen hon hefyd ar gael yn Gymraeg / This document is also available in Welsh

Powys Replacement Local Development Plan (LDP) (2022-2037)

Candidate Sites Register

Representation Form

Please use this form to set out your comments on the candidate sites shown on the Candidate Site Register. Alternatively, comments can be made online via: **https://powys.oc2.uk Consultations \ Initial Site Filter.**

Please note that anyone can submit a Candidate Site for consideration by the Council. The submission of a Candidate Site does not guarantee that it will be allocated in the final Replacement LDP. All candidate sites that were submitted during the Call for Sites (undertaken in 2022) are in the process of being assessed against the **Candidate Site Assessment Methodology**. The results from the Initial Site Filter Stage of the assessment have been published alongside the Candidate Site Register.

It is worth noting the outcome / status of a Candidate Site following the Initial Site Filter before making comments on a Candidate Site. This can be done either by viewing the **'Findings of the Candidate Site Initial Site Filter Assessment background paper'** or visiting **https://powys.oc2.uk Consultations \ Initial Site Filter.**

On 25th May 2018 the General Data Protection Regulation (GDPR) came into force, placing restrictions on how organisations can hold and use personal data and defining rights with regard to that data. Any personal information disclosed to us will be processed in accordance with our Privacy Notice. The Council's Privacy Notice can be found at https://en.powys.gov.uk/article/12891/Planning-Policy-Privacy-Notice

All submissions will be handled in accordance with GDPR regulations. Please note however that comments may be made available for public inspection. This completed form can be returned via email to ldp@powys.gov.uk. All paper copies should be returned to:

Planning Policy, Powys County Council, County Hall, Llandrindod Wells, Powys. LD1 5LG

Deadline to submit comments: 5pm Monday 7th October 2024

The Preferred Strategy consultation also provides an opportunity for **new** candidate sites to be proposed. **A separate form is available for that purpose**. The Council recommends using the on-line process at **https://powys.oc2.uk**. If you require an alternative format, you can request a site submission (nomination) form from ldp@powys.gov.uk or collect in person from the consultation venues. Submissions for new sites must be made by the consultation deadline.

CONTACT DETAILS

	Contact details	Agents contact details (if applicable)
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COMMENTS

Please complete the table below for the Candidate Sites for which you have interest, providing your comments and whether you would support or object to the inclusion of the candidate site as an allocation within the Replacement LDP.

Site ID:	**Site Name**:	**Support / Object / Neither**:	**Comments**
			Please note that in the past 6 months Bausley with Criggion Community Council has held 3 previous meetings to discuss Preplanning Application Consultations on sites 297, the link to site 302 and separately site 364. These have been widely debated, and the views recorded in Community Council minutes. **Bausley with Criggion Community Council held a further very Public meeting on Monday 30th September to discuss these 6 candidate sites and the classification of Crew Green as a Tier 3 settlement. The views below are taken from the official minutes of that meeting and clearly represent all attendees and All of the Community Councillors. (Copy of minutes available if requested)**
297	**Land to the North of the B4393 & West of Oakland, Crew Green**	**Object**	Attendees immediately asked that sites 297 and 302 be considered jointly, as they were owned by the same person, immediately bordered each other and would ultimately be cojoined if development was authorised. All attendees voiced their disapproval at these sites and explained that recent public meetings regarding a proposal for Affordable houses on site 297 already highlighted that the site was not suitable for the following reasons: • The sites were closer to Coedway than the centre of Crew Green and there was no wish to elongate the village any further, with more ribbon strip development and that this location was not right to improve or develop a cohesive community feeling and spirit,

Site ID:	Site Name:	Support / Object / Neither:	Comments
			• The joint sites were 5.27 hectares, using an unrealistically low housing rate of 25 properties per hectare could lead to at least 131 properties or at a rate of 35 properties per hectare 184 properties. This would totally overwhelm Crew Green which has approximately 270 properties. • Even taken separately the increase in houses on Site 302 alone @25 x 1.4 hectares would equal 35 or @35 x 1.4 hectares 49 houses, on a site 'outside' Crew Green, and almost within Coedway, • This could form a virtually new village with no links to either Coedway or Crew Green, just planted between them, • Ribbon strip development did not improve the social, economic and cultural wellbeing of our community at all and offered no benefits, • There were issues regarding safe access from the highway to the sites, • The site was on the opposing side of the road to the main conurbation of Crew Green, and this posed safety issues for residents and school children in crossing to the South Side of the B4393 – to access the only facility Bryn Hafren School, and there were no proper pavements, • No infrastructure within our area to support this project, there are No immediate dental or GP Surgeries within our Ward, and doctors / dental surgeries outside our Ward are at capacity. There was **NO** support or any redeeming features for sites 297 and 302.
302	**Land to the North of the B4393 & West of Oakland, Crew Green**	**Object**	Attendees immediately asked that sites 297 and 302 be considered jointly, as they were owned by the same person, immediately bordered each other and would ultimately be cojoined if development was authorised. All attendees voiced their disapproval at these sites and explained that recent public meetings regarding a proposal for Affordable houses on site 297 already highlighted that the site was not suitable for the following reasons:

Site ID:	**Site Name**:	**Support / Object / Neither**:	**Comments**
			• The sites were closer to Coedway than the centre of Crew Green and there was no wish to elongate the village any further, with more ribbon strip development and that this location was not right to improve or develop a cohesive community feeling and spirit, • The joint sites were 5.27 hectares, using an unrealistically low housing rate of 25 properties per hectare could lead to at least 131 properties or at a rate of 35 properties per hectare 184 properties. This would totally overwhelm Crew Green which has approximately 270 properties. • Even taken separately the increase in houses on Site 302 alone @25 x 1.4 hectares would equal 35 or @35 x 1.4 hectares 49 houses, on a site 'outside' Crew Green, and almost within Coedway, • This could form a virtually new village with no links to either Coedway or Crew Green, just planted between them, • Ribbon strip development did not improve the social, economic and cultural wellbeing of our community at all and offered no benefits, • There were issues regarding safe access from the highway to the sites, • The site was on the opposing side of the road to the main conurbation of Crew Green, and this posed safety issues for residents and school children in crossing to the South Side of the B4393 – to access the only facility Bryn Hafren School, and there were no proper pavements, • No infrastructure within our area to support this project, there are No immediate dental or GP Surgeries within our Ward, and doctors / dental surgeries outside our Ward are at capacity. There was **NO** support or any redeeming features for sites 297 and 302.

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328	**Land Adjacent to Hafren view**	**Object**	Attendees accepted that this site was more central to Crew Green and was of a more reasonable size, however, residents noted that the terrain of the land slopes a lot and the adjoining properties at Hafren View / Belin Mount had had issues with drainage and sewage, and that those properties had had to be substantially built up at the rear during construction. These issues would apply to site 328. It was also noted that even if the speed limit was reduced to 30mph – currently at 50mph there was insufficient safe visibility to access the highway. Furthermore, directly opposite site 328, there is an ongoing development of 23 properties and a potential 12 affordable houses to be considered in the near future. Also, candidate Site 364 is opposite and if approved would appear to provide adequate housing stock without the need for 328 to be developed and would continue with the community aim to have a central core of Crew Green on the South side of the B4393. The overall consensus was that this site would not benefit the community for the reasons listed and that there was a more suitable site available.
329	**Land opposite Melverley View**	**Object**	Attendees raised issues regarding access onto the B4393 – speed limit 50mph – and on a bend - as being totally inadequate. Powys refused this application (P/2017/0302) before for these reasons. "Due to its location on a fast B-road and a road bend to the east it is unlikely that the serious concerns raised by Highways can be mitigated. The site is therefore not considered suitable for land allocation or for inclusion within the development boundary". The view of all present, was that Nothing has materially changed to alter the original findings and therefore the site must be excluded on the same grounds. Also, other Candidate sites in Crew Green are much better positioned to (more than) cover the villages growth requirements

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364	**Land Adjacent to Bryn Mawr, Crew Green**	**Support**	This was the only site that received overall support as a candidate site, not withstanding the majority view that Crew Green does NOT need any major development at all. <u>Attendees Concerns were that the plot of land was too large and extended too far back up a steep bank</u> • The site is currently sized as approximately 3.15 hectares which at a low housing rate of 25 properties per hectare could lead to at least 78 properties or at a rate of 35 properties per hectare 110 properties. This could totally overwhelm Crew Green which has approximately 270 properties at this time. • Attendees stated very clearly that although the site was the best candidate site – <u>reasons below</u> – the area for development needed to be drastically reduced, to avoid swamping Crew Green in a very large development. • In addition, the meadow is well loved as a green open area with mature established large oak trees, which no one wanted to lose. Many talked of their children and grandchildren using the slope to toboggan, slide or roll down as a generational feature, • The land has always been pasture and has never been ploughed and therefore has very mature grass species in existence, • Concerns were raised about the water run off from the slope and how and where this would be managed, in addition there is a well at the Southeast side that some properties have a right of access to, Attendees did note that: • This land is centrally placed at the core of Crew Green,

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			• It abuts 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. • It is on the south side of the B4393 allowing residents of All ages to use footways etc safely to access the playing field and school, • 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, • Access to this development was already established and appeared to meet the highways requirements for safe visibility. • It was recognised that this parcel of land was “likely to be built on” as it borders an ongoing development and is central to Crew Green. The overall public perception was that Crew Green will inevitably face some development, and if Crew Green had to have development this was the only site that that offered any benefit and chance of assimilation into the Community. The Attendees view was that if the development area was kept to a smaller area, perhaps that on the overall level then a balance could be achieved between development and retaining a Crew Green feature.

Site ID:	Site Name:	Support / Object / Neither:	Comments
380	**Land Adjacent to Windrush, Crew Green**	**Object**	An attendee asked about the potential use of such land and sceptically remarked on the proposed use; - "*Open Market housing, affordable housing, specialist housing (Including for older people and those with disabilities, green infrastructure / open space recreation, Biodiversity".* They asked if this meant that Powys had earmarked the land for such use? The Clerk explained that following a conversation with Powys he had been told that the 'Proposed Use' was nominated by the landowner / developer NOT Powys. The attendee suggested that this description may merely to be "sweetening the pot" to gain favour and that the description itself was so wide that it covered virtually every possibility for development. All attendees were against this site, for a number of reasons: • Dangerous access onto either the 50mph B4393 or the Melverley Bridge Road, which is a 60mph limit, • Insufficient visibility splays achievable, • Part of the site is well known for flooding, and the land is tiered, suggesting that any further development would push more water down into lower areas and cause the neighbouring properties in Melverley Bridge Road to be at risk of flooding, • The Melverley Bridge road leads to a number of country riverside footpaths and is used by residents and visitors to exercise and enjoy the local scenery, a development at this site would undoubtedly impact on this, • This site is again on the North side of the B4393, restricting easy access to the main hub of crew Green and the School with insufficient footways etc,

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			• Although closer to the centre of Crew Green, this site is still on the outskirts and would continue the “ribbon strip” development culture, which is unwanted by the community, • At this location, it would be easy for residents to use the Melverley Bridge Road, and journey through Melverley. The bridge currently has a weight limit in place of 7.5t but this is being reviewed and may drop to 3 tons. Although private cars are under that limit, an increase in traffic over a vulnerable structure would be very counterproductive Attendees also raised a more holistic view of this site and that of 297 and 302. Information circulating through the Community suggests that the developer / owners of 297 and 302, are trying to secure all the land between Salop Severn Oaks and Melverley Bridge with the intention to either build houses or extend the Severn Oaks site as far as Melverley Bridge Road. The overwhelming view of attendees was that this should not happen and would be the ruin of Crew Green. That such a plan would offer little to residents but would only benefit developers. Attendees all agreed that this site was not suitable for development for the main reasons above and that the secondary view regarding the ultimate aim of developers should be considered as well. **NOTE: -** Following the meeting one resident has contacted the Community Council Clerk supporting the site as it suggests the possibility of a care home, which they believe will benefit their family

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			The LDP process seems to have an overall aim of looking at candidate sites individually, however here in the community we are aware of how developers try to push projects and have a far reaching strategy for their own ends and looking at candidate sites individually, suits them and not the community. **Sites 297, 302 and 380 are known in our community to be linked and form part of a developers aim to cover the entire South bank of the River Severn at Crew Green in their development.** **We want the LDP to assess candidate sites holistically for the benefit of the community and not the financial benefit of developers.** The unanimous view by all in attendance, was that candidate Sites 297, 302, 328, 329 & 380 were totally unsuitable and not in keeping with how the residents and community of Crew Green wished their home and village to be, now or in the future. Site 364 was viewed as the least contentious of all the candidate sites with the benefits of its location etc being noted, but with the caveat that the overall site size needed to be made smaller, and certainly not extend up the bank to retain a known Crew Green feature and aid more controlled development
			Please Note – in June 2022 the Community Council formally submitted a response to Powys re "LDP Aspirations 2026" which I am unable to include in this document BUT have submitted our original response alongside this document. Our response from June 2022 supports the Community meeting response of 30th September 2024 and needs to be taken in conjunction with this process.

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			It clearly shows the history regarding several of the candidate sites and also clearly shows what the community would like to happen in Crew Green, in relation to dealing with Ribbon Strip development, over development, lack of infrastructure, poor public transport, no employment options, no commercial units to encourage same, lack of community centre, shop, and encouraging existing young residents to stay within the area.

Please note that by submitting this form your contact details will be added to our Replacement LDP database and you will be kept informed of progress on the preparation of the Replacement LDP. If you have any queries or would like to stop receiving information, please contact the Planning Policy team as detailed above.

THANK YOU FOR COMPLETING THIS FORM