

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

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

Pre-deposit Proposals (Preferred Strategy)

Representation Form

Please use this form to set out your representation to the Preferred Strategy, including those relating to the Initial Integrated Sustainability Appraisal (ISA) and the Habitats Regulations Assessment (HRA) Information Report. Alternatively, the Preferred Strategy consultation can be viewed on the Council's website, where you can make online Representations at: https://powys.oc2.uk

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 representations will be made available for public inspection. This completed Representation form can be returned via email to ldp@powys.gov.uk. All paper copies should be returned to the address below:

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

This is also the appropriate time to make representations on any of the sites identified in the Candidate Sites Register or identify new sites. Please note that the Council is providing a different representation form for those purposes.

Deadline to submit Representations: 5pm Monday 7th October 2024.

Please use one form per Representation.

Powys

CONTACT DETAILS

	Contact details	Agents contact details (if applicable)
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REPRESENTATIONS

To what document does your representation relate?

Preferred Strategy	☒
Initial Integrated Sustainability Appraisal	☐
HRA Information Report	☐

(Note that there is an alternative form for commenting on Candidate Sites).

Does your representation provide:

Support ☐ Comment ☐ Objection ☒

Please provide the section, page and paragraph number to which your representation relates:

The community view is that this is madness to try and get members of the public to read through comprehensive and very complicated documents and assign section, pages and paragraphs to their views! This is fully supported by the Community Councillors. It does not encourage engagement it denies engagement.

The community and the Community Council can easily list the objections to Crew Green being classified as a Tier 3 settlement, without the need to assign where it fits into a public Unfriendly document.

The Community Council's view is that Powys LDP wrote and understand the document and therefore are far better equipped to understand where the comments made by the "everyday person in the street" fit in.

It appears to our residents and the community Council this process is designed to exclude the communities to which it applies.

Please use the space provided below to outline your representation. If your representation is an objection, please stipulate what changes you would wish to see.

It appears that Crew Green was historically classified as a “Large Village” with no criteria being applied. The last / current LDP ending 2026 merely continued with that assumption.

The new proposed LDP 2026 – 2037 has continued that view – with some criteria – which the residents at Crew Green feel are misleading and have asked the Community Council to challenge the new proposal that Crew Green is a Tier 3 settlement as it would appear we are more likely to be a Tier 4 settlement.

Within the very complicated processes set out by the LDP document it would appear that the criteria applied is based on the following: -

1. **Population** – *the electoral role of 2023 suggests we have 589 residents and the criteria suggests 500 – 999 as a suggested factor.*

However, does it take into account demographics? Our village appears to have quite a lot of older residents or very young families with young children, which we feel affect the following criteria, the report states “a larger population is associated with a higher capacity to support services, employment, and infrastructure.”

2. Availability of Services and Facilities:

- *A "Large Village / Tier 3 settlement" typically offers a wide range of local services and facilities, such as primary schools, medical facilities (e.g., a GP surgery), retail options (e.g., convenience stores or small supermarkets), and community services (e.g., post offices, community centres).*
- *The presence of multiple key facilities, such as education, healthcare, retail, and other community services, is a strong indicator that a village can support its own population and surrounding areas.*

The one and only facility we have in our Ward is a Primary School – 31 students – many parents choose to school outside of Powys and into Shropshire, as they feel the school is largely unsupported by Powys. Proven by repeated attempts to close the school.

The nearest GP surgery used by the majority of the Ward is Westbury in Shropshire – England, approximately 6 miles away. We have no retail options, post office or community centres / services, healthcare and one small Public House (Admiral Rodney – which is about 1.5 miles down a secluded back road).

3. Sustainable Transport and Accessibility and Sustainable Environment:

- *A "Large Village / Tier 3 settlement" would generally have access to sustainable transport links, such as regular bus services, proximity to major highways, and perhaps even access to nearby railway stations.*
- *Active travel routes (for walking and cycling) and electric vehicle (EV) charging points also contribute to a village being assessed as more sustainable and thus classified as "Large / Tier 3".*

We have two bus routes. One route that arrives at 0952 for Shrewsbury and returns at 12.30 , approximately 1hr 45mins in Town, barely time to shop / attend an appointment etc.

We are about 7 miles from the A458 and 6 miles from A483 – routes to Welshpool (12 miles away), Shrewsbury (13 miles away) and Oswestry (12 miles away) and it is worth noting that Shrewsbury and Oswestry are Shropshire NOT Powys.

The Welsh Government are promoting the use of public transport as a preferred option to the use of vehicles, to assist the environment and public health. As stated, our public transport is virtually useless, and by virtue of our rural location the ONLY option for the majority of residents, to work, study or shop is to use a vehicle.

We do have a National Cycle route but due to terrain – very hilly - the main users are the lycra warriors on professional bikes, we have NO EV charging points or locations for them to be installed.

4. Employment Opportunities:

- *A "Large Village / Tier 3 settlement" might have employment opportunities either within the settlement itself or in close proximity. This could include local businesses, small industrial estates, or proximity to larger employment hubs.*
- *Settlements with higher employment options tend to rank higher in sustainability, as they reduce the need for long commutes*.

Other than Agricultural, we have no employment opportunities within Crew Green, there are no shops or commercial units for small businesses. As stated, we are central to Shrewsbury / Oswestry and Welshpool, BUT this requires driving out of our Ward as the public transport is so dire and I am not sure 12 miles counts as close proximity?

5. Broadband and Digital Connectivity:

- *In rural areas, broadband connectivity is a vital factor in the modern assessment of a settlement's sustainability. "Large Villages" typically have good broadband infrastructure, facilitating home-working and access to online services.*

Many of our residents still battle daily with non existent or poor Broadband Connectivity, despite the Powys information, this is corroborated by our County Councillor.

6. Cluster – Local Hubs

Crew Green has nothing to offer any smaller settlements near us – if any – to make it a hub for rural areas? Our neighbouring village Llandrinio is about 4 miles from centre of crew Green, however the only real access is by vehicle as the linking road is a 60mph limit – and had a fatality 2 weeks ago – motorcyclist killed by car overtaking lorry on a completely straight section of road. This is not walkable and dangerous to cycle.

Llandrinio is also classed as a Tier 3 settlement, however, the parallels in services and amenities are not comparable at all. Llandrinio has a large independent Community / Village Hall, a service station, Shop and Post Office and a very active Pub / restaurant.

Llandrinio then borders Four Crosses, classed as a Tier 2 settlement which again has far more amenities, and facilities than crew Green and is almost 6 miles from crew green, with the same access issues as we encounter reaching Llandrinio other than by car.

Conclusion:
Because of the points raised above, the Community and the Community Council feel the label of "Large Village / Tier 3 settlement" is totally misleading and suggests we have amenities and facilities that we simply do not have. Developers are quoting the label Tier 3 / Large village in an attempt to justify their development plans, which risks our small ill-equipped community the real risk of suffocating and being unable to absorb new residents, who will have the same issues crew green residents currently have accessing meaningful services, and arguably more residents will increase the drain on the surrounding services that we have to travel to access.

The titles "*Population, Availability of Services and Facilities, Sustainable Transport and Accessibility and Sustainable Environment, Employment Opportunities, Broadband and Digital Connectivity, Cluster – Local Hubs*" and the description within do not seem to match our circumstances and therefore the Community and Community Council would like the proposed label of "Tier 3 settlement" reviewed, and truthfully downgraded to "Tier 4 settlement" which far more accurately describes Crew Green.

We would like to know your views on the effects the proposals will have on the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be?

Because of our location on the Welsh / Shropshire Border, and the fact we are surrounded by England on 3 sides, means that the continuing expansion and development of Crew Green, inevitably brings more English residents into the area than Welsh. Therefore, this impacts greatly on Welsh identity and the Welsh language. At present we have 1 out of 8 community Councillors who speaks Welsh.

I have included this extra information as I could not see a suitable place for it. In June 2022 following a Community meeting the Community Council submitted a document to Powys LDP in answer to the request for the Crew Green Aspirations. The comments made then compliment the questions and answers above and the Community Council wish the content of this entire document to be formally noted and included in the LDP 2026 – 2037.

Name of Community Council:	Bausley with Criggion
Community aspirations in terms of:	Crew Green, Bausley, Criggion & Coedway

Would you like to see future growth (general) as part of the LDP in your town/community council area?

Councillors would like to see controlled growth, to retain the rural community but improve the area for residents

Aspirations in terms of housing (including affordable housing)

We do NOT want large 4 + Bed detached houses, that are not suitable for our community and purely generate more profits for developers. Any previous development has done its best to avoid affordable housing leaving our community worse off. We only require Affordable housing for young people, young families to help retain them in this area. We require bungalows to allow those older single occupiers of larger house (Bryn Hafren Estate) the opportunity to release that property and move into something more appropriate but still be within the immediate area of previous housing to ensure they are not isolated from friends and family and familiarity.

Our Ward is unusual in that it has been developed over the years in a "Ribbon development" with strips of single (largely unaffordable housing) following the course of the B4393 and has eroded green belt land with infilling. This fractures any "village" atmosphere. We have no village green, no memorial, no central gathering point, the community hall is only accessible by car 2 miles from crew green etc. There is no village shop and no village pub. We are merely houses, and need to re establish community identity. Affordable housing with more younger families integrated with older residents will help to achieve that.

Growth in terms of future employment opportunities

Alongside only affordable housing and bungalows, there is a need for small retail units or workshops to encourage small businesses to settle and develop.

Aspirations in terms of education provision (primary and secondary schools)

We have an excellent village school – Bryn Hafren, but they are dogged by the reducing numbers of students and the County Council wish to "silo" into central larger schools which this community does not want. We would like Bryn Hafren school to grow and support this communities families and lead to a local secondary school – currently secondary schools are 10 – 14 miles away. Because of the Unaffordable housing our younger families are being forced to move away to areas such as Telford (outside of Wales) to try and get a house suitable for a family. We are just losing another family with two children – parents are teachers who grew up in this ward but are being forced to move out of Powys which impacts on the existing school by reducing student numbers

Aspirations in terms of community facilities and services (e.g. community/village halls, sports centres, libraries, banks/building societies, post offices, public houses)

We would definitely like to create a focal point for the community, such as a shop / post office / public house, social meeting point etc however at this time the geography of our area does not lend itself to it and would require fresh development to create such a venue

Aspirations in terms of health care provision in your communities
The community has to travel out of our ward to access GP surgeries – which are always over booked and difficult to access. Furthermore, the easiest surgery is probably in England which creates the two tier care dilemma and is not helpful for the community or Powys.
Aspirations in terms of public open spaces, sports and play provision
The Community Council own the playing field at the rear of Bryn Hafren school, so the provision exists, however its locality does not help draw the community together particularly well.
Aspirations in terms of retail facilities (shops, supermarkets, cafes/restaurants, petrol filling stations, farm shops etc)
Any and all of those would be welcome within our community to help create a focal point. Sadly, the filling station and shop that we did have 30 years ago was sold off – before LDPs (?) – to create housing. This was a huge mistake and councillors at the time tried to reason with Powys to prevent this but as usual were unsuccessful.
Aspirations in terms of access and transport (such as active travel routes, public transport, community transport, park and share facilities, electric vehicle charging network)
Because we are a diminishing – unlinked community, the transport infrastructure seems to by pass us, with a bus service that collects you at 10am but needs you to return by 2pm, this does not allow residents to venture far afield and severely limits the travel and socialising of our older residents. Furthermore, it stops students from attending college and stops those without transport getting to work. We have approached Powys Corporate Fleet and Transport Highways, on a number of occasions but our concerns have not been addressed.
Please give a summary which describes the long-term vision for your town / community council area.
We appreciate that budgets are limited, and political pressure great, but as a Community Council, our wishes and suggestions regarding what sort of housing, transport & infrastructure is in place here is regularly ignored by Powys. In particular the Powys planning department obviously have an agenda in hand that seems to favour larger developments of UNAffordable housing by influential developers, who are primarily looking for profit rather than of benefit to our community. Developments are designed to avoid having to install affordable housing and avoid helping with infrastructure, whilst allowing those developers the opportunity to make a profit and leave the area. Any development should include a requirement to improve facilities and provisions within the community. Young families need to be encouraged to remain in Powys and not have to move elsewhere, local schools should be encouraged not amalgamated into central big schools. Agricultural families should have the option for their children to be able to afford to live locally rather than having to leave their family heritage.

If a genuine wish to improve the circumstances of residents in Powys does exist, this future LDP should be the start of it and recognise what the community actually need not want developers or central policy dictate.

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