

## Planning, Taxi Licensing and Rights of Way Committee Report

### UPDATE REPORT

<b>Application No:</b>	P/2017/0530	<b>Grid Ref:</b>	326880.85 318533.03
<b>Community Council:</b>	Llandysilio	<b>Valid Date:</b>	<b>Officer:</b> 19/05/2017 Tamsin Law
<b>Applicant:</b>	Mr Mervyn Jones		
<b>Location:</b>	Land West of the Street, Four Crosses, Powys, SY22 6RE		
<b>Proposal:</b>	Outline: Residential development, formation of vehicular access and estate roadway together with all associated works		
<b>Application Type:</b>	Application for Outline Planning Permission		

#### The reason for the update

A statement has been provided by the agent which is copied below.

When objecting to planning applications, people will often say that they do not believe there is demand or need for new houses. This is absolutely not the case.

Since the housing crash in 2007, very few new homes have been delivered against successive Governments' targets. There is now huge pent-up demand. People in their mid-to-late teens in 2007 are now at the stage where they are looking to purchase their first home. New homes are therefore urgently needed to make up this backlog in delivery.

The Applicant can confirm that agreement has been reached in principle for a local developer, Primesave Properties (based in Shrewsbury), to acquire the site, should planning permission be granted. A formal Option Agreement is currently being prepared.

Should Outline planning permission be granted, it is anticipated that a Reserved Matters application will be submitted within approximately 6-8 weeks. Development will commence as soon as possible after the necessary approvals. Primesave do not bank land - they deliver houses for sale quickly, in response to very high demand at the moment, on all sites.

Primesave also specialise in properties at the lower end of the market, and have several developments planned and already under way in the area. Their experience is that there is substantial unmet demand in the area for smaller more affordable 2 and 3-bedroom properties.

They are currently developing a site in Llanymynech – just a few miles up the road. Phase 1 of this development (11 homes) was recently released. Construction had barely got out of the ground when all but 1 of the properties were sold.

Primesave therefore had to bring phase 2 forward for a further 13 homes. These have not been officially released yet, but they already have 50% reservations. An increasing percentage are local buyers.

Primesave offer a no-deposit reservation for first-time buyers, with additional time allowed for buyers to save for the contractual deposit.

At their recent development in Penley near Wrexham, Primesave were offering 2-bed semi-detached houses at £119,500. These were all reserved before work had barely got under way. If approved, prices at Four Crosses will be the same.

Their small 3-bedroom detached homes are always competitively priced (similar to other developers' 3 bed semi-detached prices). This allows allow young families and first-time buyers the chance to get a detached home straight away.

Primesave are based nearby, and all of their labour force for this development will be Powys-based.

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