
Committee Update – 18/0581/FUL

Proposed affordable housing
development and all associated
works at Land 200 Meters West
Of Oldfield Farm, Llandysilio,
Llanymynech

Prepared for Mr N Savage



land & property
professionals

Roger Parry & Partners LLP
www.rogerparry.net
welshpool@rogerparry.net
Tel: 01938 554499

Update Statement

This update statement is in connection with the application 18/0581/FUL for 24 affordable dwellings and associated works at Land 200m West of Oldfield Farm.

We note the Community Council has provided an update, following on from the Officer's report and therefore this update is in direct response to that.

- The Community Council quite rightly welcomed the LDP in April 2018, which provides the framework and policies to enable Powys to meet their housing targets. Their response did not refer to Policy SP1 or H6 which are the identifiable policies of which the proposal is based on and adheres to.

As the committee will agree, the 2 years before the adoption of the LDP was painful for planning policies, where the Council could not prove enough housing land supply was available for the housing growth envisaged. Approving planning permissions for housing will only increase the housing land supply figures, to ensure the Council has a 5 year housing land supply.

Equating all Large Villages to have a growth of approximately 25 dwellings each is incorrect. Some large villages have only 60 dwellings, and therefore a 25-dwelling growth to that would be inappropriate.

- This scheme is for 24 affordable dwellings in the village of Four Crosses, which has an existing population of approximately 775 (open space assessment), this is proportionate and subordinate to the large nature of the settlement. There is no guarantees that the development's noted by the Community Council are going to be built, and therefore the 'capacity' of the settlement cannot consider developments that have not occurred.

Affordable houses are an important element of the new plan and policy H6 is at the heart in attempting to grow the number of affordable properties to over and above the figure depicted in the plan. The two properties they refer to in terms of getting the affordable restriction off, was not approved on the basis that there wasn't a demand for affordable housing. They were removed on the basis that the S106 was incorrectly worded, and therefore not serving a planning purpose.

The condition outlined in the officer report will ensure the development is undertaken by a Rented Social Landlord, and a number have shown interest (on the basis planning is approved).

- The archaeological work undertaken has confirmed that no impact will be made to Offa's Dyke or any monument, as confirmed by CPAT.
- The site is only a small proportion of agricultural land, next to the school and a number of dwellings, the loss of this agricultural land will benefit the amenities of these properties, in providing residential in the village instead of livestock.
- The application is only outline, and open space and play areas will have to be provided by the RSL's on the basis of complying with DQR.

Conclusion

I hope this update provides even further clarity on some of the issues raised by the Community Council.

To add to this, in recent months applications have been refused for affordable housing in rural settlements, given that they should be pushed towards larger villages, and therefore if affordable housing aren't allowed in rural settlements, and the Community Council don't want them in their large villages, Powys are going to struggle to fulfil the affordable housing growth required.

The Planning Officer's report quite clearly goes through the respective planning policies and factors, which confirms that the proposal fully complies with policy.