

Powys County Council

Local Development Plan (LDP) Examination

HEARING STATEMENT

Hearing Session 14: Alternative Sites

**Response by CME Developments Ltd (Reference 6196) Re: Land North of
Brynygroes Farm, Ystradgynlais**

April 2017



Preamble

Asbri Planning Limited has been instructed by CME Developments Ltd to submit this Statement and attend Hearing Session 14 – Alternative Sites scheduled for Thursday 4th May 2017.

The site in question was promoted as a Candidate Site (Ref: 852) and at subsequent stages of the LDP process.

The development of the site would represent a logical extension of the UDP Allocation at Brynygroes Farm which now benefits from outline planning permission and is identified as a commitment in the current, composite LDP documentation.

In traditional valley settlements such as Ystradgynlais there is a need to focus on larger comprehensive schemes given constraints that impede delivery on the other allocated sites. This point was raised at the earlier Session 3 on Housing Provision and Distribution.

Hearing Session 13 - Matters and Issues Agenda

The Matters to be Addressed for each site, under Question 3 of the Inspector's Matters and Issues Agenda are responded to below under the appropriate headings.

a) What is the current status of the site?

On the Unitary Development Plan (UDP) Proposals Map, the application site lies in open countryside but directly north of the proposed housing land allocation B31 HA1.

The site is not currently proposed to be allocated in the emerging LDP. However the land to the south, which was not proposed to be allocated in the Deposit version of the LDP, has been brought in through subsequent Focused Changes as P58 HA10.

It should be pointed out that subsequent to the adoption of the UDP the landowners immediately proceeded with the preparation of the outline application and continued commissioning various studies and supporting information, much of which seemed excessive in terms of what is normally required to support an outline planning application. Approval was eventually granted in 2015 (Application P/2014/1133) and the 106 Agreement was signed in 2016. Since that time the landowners have been tirelessly seeking to further the site and continuing with the necessary work in discharging conditions and preparing for a reserved matters application. CME Developments are now in negotiations with a major housebuilder with a planned start date of late 2017/ early 2018.

b) What is the size of the site and how many units will be delivered on site?

The site is 7.34 hectares in area. An Indicative Masterplan has been prepared (Appendix 1). Development would consist of up to 50 dwellings located at the centre of the site on roughly 1.6 hectares of land. A density range of between 30 and 40 units per hectare would be applied with a suitable mix of market and affordable housing. Urban form will be perimeter block in nature to ensure high levels of outlook, maximising views from the site and a clutter free street scene.

c) Would the site contribute to the aims and objectives of the Plan?

The release of the site for residential development would assist in meeting the following theme/objective:

Theme 1: Planning for Growth in Sustainable Places

Enabling the provision of land to meet the needs of our communities in accordance with a sustainable settlement hierarchy to support sustainable development.

The LDP Strategy disperses new growth proportionately around the Plan area to meet housing, retail and employment needs, concentrating development into towns and large villages and ensuring that development in less sustainable areas is closely controlled.

d) Is the allocation of the site consistent with the Plan's Spatial Strategy?

The town of Ystradgynlais is one of the 15 towns identified in Powys. These house 41% of the population of Powys and are identified as the principal locations for growth.

Policy SP6 – Distribution of Growth across the Settlement Hierarchy states that at least 50% of the Plan's housing growth and the Plan's employment land will be accommodated in these settlements.

The allocation of the site for housing would clearly be compatible with the provisions of the Plan's Spatial Strategy.

e) Are there any significant constraints or barriers to the development of the site?

There are no significant constraints or barriers to the development of this site.

The site extends to an elevated position where it is the intention to safeguard land for recreational and amenity use. In assessing the site Powys Planning Officers have previously commented as follows:

Adjacent existing settlement and development boundary (adjacent to CS 851). Would be a natural extension, highways - red although highways could be arranged through adjacent CS 851, but depends on internal layout already proposed in app P/2012/0346 on CS 851. Opportunity to create larger development with both CS sites, although potential encroachment on to open countryside. Site to remain in candidate site process. Access proposed for cs 851 could only serve max 200 dwellings. Consider only allocating southern part of site for max 50 dwellings to round off development. Upper part of site more elevated and visible.

The above indicates that, in assessing the site officers did not point to any other major issues and considered a potential allocation for 50 dwellings acceptable.

f) Are there any infrastructure requirements for this site and how / when will they be delivered?

The successful outline planning application involving the land to the south (P/2014/1133) has been accompanied by comprehensive studies. The main vehicular access would be via one entrance point off the A4067. (Planning permission has been obtained for the access and detailed drawings have been submitted to Powys Highways to approve with the intention to commence works in the Summer)

Other infrastructure requirements including drainage have also been addressed through the approved planning application. P2014/1133.

Ongoing negotiations have sought to ensure that when the UDP Allocation is under construction, services will be provided to meet any additional demands associated with a further fifty houses together with the necessary other infrastructure such as internal roads etc.

g) What are the proposed timescales for delivery of this site?

Active discussions are currently taking place with a major house builder regarding the land to the south. Following the signing of an agreement it is anticipated that a Reserved Matters planning application will be submitted with a start for development late 2017/early 2018. A build rate of 40 dwellings per year is anticipated following this date. As a subsequent phase work on the extended site would commence within a 3/4 year period. **It must be stressed that this is a deliverable site.**

h) Has a development viability assessment been carried out? If so, what are its conclusions?

No

i) What would be the implications of the site and/or supporting infrastructure not coming forward within the anticipated timescales for delivery of the Plan's housing and development strategy?

This site would be delivered in the required timescale as a subsequent phase of the committed development. It is highly unlikely that the site would remain undeveloped as a continuation of a large development rather than an isolated site with no infrastructure as other suggested allocated sites are.

4. Any Other Matters

The proposed extended site allocation is therefore deliverable site and reports including ground investigations, services etc that were commissioned for Application P2014/1133 included this land and confirmed that there are no constraints on the site. Also it has been agreed that when the developers are putting in place the infrastructure for P2014/1133 the sizes etc. will allow for the next phase.