



**Reserved Matters Supporting Statement**

*For*

**Development of Five Affordable dwellings**

*On*

**Land adjacent Uchel Dre, Kerry, Newtown, Powys, SY16 4PS**

*On behalf of*

**Mr and Mrs M Evans**

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## **Introduction**

Planning permission P/2017/1144 was issued on 3<sup>rd</sup> October 2019 for '*Proposed residential development of Five dwellings, formation of a vehicular access and all associated works (some matters reserved) on land adjacent Uchel Dre, Common Road, Kerry, Powys, SY16 4PS*'.

### ***Condition One – Reserved Matters Details***

The reserved matters application is submitted within three years of the outline approval and seeks to address the appearance, layout, scale and landscaping aspects of the residential development.

The full dwelling details including appearance, layout and scale are provided within drawing.....

The site layout details are provided within drawing .....

The landscape details are included within drawing .....

### **Condition Five – Affordable Housing**

All five dwellings are to be affordable homes and will therefore fully comply with the guidance of Powys County Council Supplementary Planning Guidance Affordable Housing October 2018.

The five dwellings will be designated as intermediate affordable housing for sale and this designation is fixed in perpetuity as defined within Powys County Council Supplementary Planning Guidance Affordable Housing October 2018 Appendix C, which reads as follows:

#### *APPENDIX C Local need assessment process*

There are two main elements to the assessment of the local need of a proposed occupier(s) for affordable housing, which is normally based on the need of the household:

- an assessment of the *Local Connection* of the household with the area within which the dwelling is proposed or is located
- an assessment of the *Financial/Personal Circumstances* of a household i.e the ability of the household to afford market housing.

This assessment process applies in the same way to initial and subsequent occupiers of affordable housing.

#### Local Connection

In order to demonstrate a Local Connection proposed occupier(s) of affordable housing must comply with the following criteria. The proposed occupier(s) must:

- Have lived in, volunteered in or studied in the Local Community for a period of at least 12 months at the time of application; OR
- Have previously lived in the Local Community for a period of at least 3 consecutive years and wish to live there; OR
- Have a firm offer of employment in the Local Community or be currently employed in the Local Community; OR
- Have close relatives who have lived in the area for the last 5 years continuously; OR

- Wish to provide full time care to a resident in the Local Community.

Evidence relating to the above circumstances must be submitted to the Council, such as evidence confirming the current and previous address, record of employment or employment offer, health records, etc. The submitted evidence will be treated confidentially and will be used solely for the purpose of assessing the applicant's need in connection with the planning application or eligibility to occupy an existing affordable dwelling.

The Local Community, as referred to in the above criteria, is defined as the Town/Community Council area where the dwelling (proposed or existing) is located, together with immediately adjoining Town/Community Council areas. This definition also includes adjoining Parish Council areas outside Powys, which takes into account the cross-border connections with adjoining areas outside of the County.

In order to ensure that priority is given to those in local housing need, but also to ensure that an eligible occupier(s) should be capable of being found for an affordable house for sale or rent, the LDP definition of local need includes an occupancy cascade. This allows for the definition of Local Community to be widened to cover parts of and then the entire Council area and adjoining local authority areas, in circumstances where an eligible occupier cannot be found within the Local community. The occupancy cascade is as follows:

- i) Initially, the Town/Community Council area together with immediately adjoining Town/Community Council or Parish Council areas (including those outside Powys);
- ii) Secondly, the respective shire (Montgomeryshire/Radnorshire/Brecknockshire);
- iii) Thirdly, the rest of Powys;
- iv) Fourthly, adjoining authority areas.

Substantial efforts must be made for at least 3 months and satisfactory proven prior to the widening of the eligible area in accordance with each step of the cascade set out above.

Therefore, such efforts must be made to find an occupier within or adjoining the Town/Community Council/Parish Areas where the dwelling is located for an initial period of 3 months, before the eligible area is widened to the respective shire for a further 3 months, and so on.

If, following the above efforts, an occupier has not been found after a 12 month period, the applicant may consider applying to remove/vary the condition or details within the Approved Housing Scheme or to discharge/modify the planning obligation (if entered into under a section 106 agreement). The application must provide evidence of the marketing of the dwelling for sale and rent for a minimum of 12 months in order to test the continuing need for the affordable housing. The housing must be marketed at a price that realistically reflects the occupancy restriction, the basis for which should reflect the set % discount on open market value (currently set at 28%) either as agreed or at the time of the marketing, and should be agreed with the Council prior to marketing.

NOTE: The above cascade will apply in all cases, except for situations where an approved mortgagee is in possession of an affordable dwelling (where the owner has defaulted on the mortgage). The Council recognises that re-possession is relatively rare, and also recognises the obligations of the approved mortgagee in these circumstances. Therefore, the approved mortgagee will not be required to follow the above cascade. However the approved mortgagee shall, instead, offer the Affordable Housing Unit, in writing to the SHA and to RSLs operating in Powys at the agreed or revised

Maximum Sale Price (currently 72%). If, after a 2 week period, the offer is not accepted, the approved mortgagee may dispose of the affordable housing on the open market and shall notify the Council of this in writing within 14 days of such disposal.

#### Financial/Personal Circumstances

In order to be eligible for affordable housing, it must be demonstrated that the proposed occupier(s) is not able to afford market housing. This will involve an assessment of the financial and personal circumstances of the proposed occupier(s) carried out by the Council. The Council will take certain principles into account in assessing whether a household is able to afford market housing in the local area and will take into account relevant evidence submitted in support of the application. In order to be in need of an affordable dwelling, the income of the household will be insufficient to purchase or rent a dwelling on the open market that would be suitable to meet the household's needs. This may apply in the following circumstances:

For social rented housing, the circumstances of a household will be assessed in accordance with Common Allocations Scheme. For intermediate forms of housing, in order to meet the eligibility criteria of the Affordable Housing Register (Tai Teg), the annual gross disposable income of the household should not be more than £45,000, however this will depend on the specific type of housing applied for. In assessing the financial circumstances of a household as part of the planning process, consideration may be given to local factors, including housing availability and house prices, particularly in high value areas of the County, subject to the submission of relevant supporting evidence.

AND the occupier(s) is a first-time buyer(s), however those who have already or recently owned a home may have exceptional circumstances, for instance where the current home is unsuitable to meet the household's needs due to affordability, family size, relationship breakdown or other specific needs. Also, where the occupier(s) currently owns an affordable dwelling, they will be allowed to move into a different sized affordable property where a change in household circumstance or household size is demonstrated.

To support a planning application, applicants or prospective occupiers are encouraged to register on the Common Housing Register or the Affordable Housing Register hosted by Grwp Cynefin (Tai Teg), as this will involve an assessment of their circumstances and will confirm their eligibility to occupy a particular dwelling/tenure. This will also enable occupiers to search for existing affordable housing in the local area that they may be eligible for.

The imposition of the above requirements as a charge on the dwellings Land Registry details will achieve Powys County Councils self-declaration requirements.

#### **Condition Six – Highways Engineering Drawings**

The required details have been designed by John Sumner Consultancy Ltd and are included within the reserved matters planning application.

#### **Condition 18 – Tree and Hedgerow Protection Plan and Hedgerow Replacement Plan**

The tree / hedgerow protection and replacement plan is included within the reserved matters plans and supporting statements.

**Condition 20 – Landscaping Scheme**

The landscaping plan and supporting statement is included within the reserved matters application.

**Condition 23 – Topographical Survey**

A topographical survey of the site was undertaken by Invar Mapping Ltd and the ground levels of the dwellings are included within the reserved matters plans.

Finished floor level Dwelling One: 218.50  
Finished floor level Dwelling Two: 218.00  
Finished floor level Dwelling Three: 217.35  
Finished floor level Dwelling Four: 218.35  
Finished floor level Dwelling Five: 218.75

**Condition 24 – Scale of the Dwellings**

Dwellings Two, Three and Four are three bedroom two storey properties measuring 90.0m<sup>2</sup> (measured internally).

Dwellings One and Five are four bedroom two storey properties measuring 100.0m<sup>2</sup>

A single storey garage is provided to all properties measuring 15.0m<sup>2</sup> (measured internally)