

Powys County Council
Local Development Plan
2011 - 2026

**Requested Information on – Affordable Rural
Dwellings in Rural Settlements for Hearing Session 4**



Table 1: Housing Completions on Windfall Sites between 1st April 2011 and 1st April 2016 (5 years) split by Unitary Development Plan (UDP) Settlement Hierarchy and Development Type

Small sites and large Sites	New Build within Development Boundary - Greenfield	New build within residential curtilage	Redevelopment of non-residential land	Conversion of non-residential buildings	Abandoned Dwelling Renovation	Subdivision of existing housing	Change of use from holiday let	Affordable Local Needs Dwelling	Rural Enterprise / Agricultural Worker	Departure	Totals	%
Area Centre	24	14	26	58		8					130	25%
Key Settlement	13	7	4	5	0	0	0	0	0	0	29	6%
L Village	29	11	2	6	0	1	0	0	0	0	49	10%
S Village	56	3	12	11	2	0	0	1	1	0	86	17%
Rural Settlement	1	1	1	2	0	0	0	21	0	1	27	5%
Open Countryside	0	0	0	94	2	2	1	30	40	23	192	37%
TOTALS	123	36	45	176	4	11	1	52	41	24	513	
%	24%	7%	9%	34%	1%	2%	0%	10%	8%	5%		

Table 1 above shows that in the five year period (01/04/2011 – 01/04/2016) there were 21 affordable dwellings completed in the Rural Settlements. It is also worth noting that 30 affordable units were completed in what was classed as the open countryside. The 30 units are primarily where the UDP permits affordable exception sites adjacent to development boundaries. Note the table is based on the UDP Settlement Hierarchy, it has not been adapted to reflect the LDP Settlement Hierarchy and cannot therefore be used to determine the future trends that project into table H2 of the Plan, this work has been done and can be read in topic paper - Housing Provision 3 – Windfall Allowance (EB42c).

Planning Permissions Granted for Rural Affordable Homes in Rural Settlements over the three year period 1st April 2014 to 31st March 2017.

Monitoring Year	Permissions	Numbers Granted
2016-2017	P/2015/0591, P/2015/1063 P/2015/1114, P/2016/0542 P/2016/1231	5
2015-2016	P/2014/0944, P/2014/1046 P/2014/1131, P/2014/1243 P/2015/0300, P/2015/0395	6
2014-2015	P/2013/0893, P/2013/0897 P/2013/1053, P/2014/0114 P/2014/0324, P/2014/0346 P/2014/0880, P/2014/1065	9

All units have been granted under the following UDP Policy:

POLICY HP9 - AFFORDABLE HOUSING IN RURAL SETTLEMENTS

AS AN EXCEPTION TO NORMAL HOUSING POLICIES, THE DEVELOPMENT OF SINGLE DWELLINGS WITHIN RURAL SETTLEMENTS WHICH PROVIDE AFFORDABLE HOUSING FOR LOCAL NEED WILL BE PERMITTED WHERE THEY COMPLY WITH THE FOLLOWING CRITERIA:

- 1. THE DWELLING WOULD BE SENSITIVELY LOCATED AND DESIGNED AND WOULD BE CAPABLE OF BEING INTEGRATED INTO THE SETTLEMENT WITHOUT UNACCEPTABLY ADVERSELY AFFECTING THE AMENITY AND CHARACTER OF THE AREA.**
- 2. SATISFACTORY ARRANGEMENTS HAVE BEEN MADE THAT ENSURE THE HOUSING REMAINS AFFORDABLE IN PERPETUITY AND THE DEVELOPMENT WOULD COMPLY WITH POLICY HP7 CRITERIA (B), (C) AND (D).**
- 3. THE PROPOSAL COMPLIES WITH UDP POLICY HP10.**

UDP Supporting text:

5.14.10 Powys has a very dispersed settlement pattern including many small Rural Settlements where it would not be appropriate to encourage significant new housing development on sustainability grounds. Nevertheless, in order to support deeply rural communities, it is considered that individual affordable local need houses could be acceptable in these settlements as an exception to normal housing policies. Given the high landscape quality of rural areas in Powys, it is important that any houses permitted in Rural Settlements should be sensitively located and designed and be in keeping with the character of the area. Once again it is important that any houses permitted under the following policy should remain affordable in perpetuity. The Rural Settlements to which the policy applies are identified in Appendix 1 -Rural settlements in Powys.

5.14.11 In circumstances where an individual household or person wishes to construct a house on the grounds of affordability, the applicant must demonstrate their personal need and will be expected to provide evidence of the following:

- The household's financial and personal circumstances.
- Efforts sought to obtain suitable housing on the open market.
- The price (mortgage) or rent the household is able to pay for accommodation.
- The need to locate in a particular area.
- The constraints of obtaining alternative accommodation.