

Iles, Nicholas (LGHCRA - Planning - Planning)

From: [REDACTED]
Sent: 05 July 2021 14:07
To: Iles, Nicholas (ESNR-Planning)
Subject: RE: qA1476505 S77 Call In request - [REDACTED] A200773
Attachments: PPW 9.2.22.pdf; A200773 Agent & Applicant Committee Submission.pdf; Public Footpaths.pdf; A200773 Planning & Affordable Statement.pdf; Properties for sale 2021-05-17.pdf; 2240 1.05 Proposed Site Plan + Landscaping (1-500 A3).pdf; A200773 Planning & Affordable Statement.pdf; Carmarthen LDP AH3 Affordable Housing - Minor Settlement in the Open Countryside.pdf

Dear Mr Iles

Thank you for taking the time to speak to me last week, despite the poor signal!

As mentioned, it is extremely concerning that you do not have access to all the pertinent information, including exchanges of emails and our submitted Planning Statement in this matter. You mentioned that you only have access to the Council's public portal. I therefore attach a full email trail of the relevant discussions with the LPA, including the various attachments referred to - in particular the last attachment is our Planning Statement. Indeed, we had to also make this information available to Committee Members for the same reason that it was not available on the Council Portal.

We are a little confused as to how this matter can fall within the terms for call-in - it is a matter of only local interest and in our opinion does not appear to contravene either local or national policies. We are of course aware of other call-in instances recently in the County, however these were all new dwellings in *completely isolated locations* and therefore contrary to both local and national policy - indeed this *fact* has already been confirmed by the LPA in this application. This application is within a recognisable hamlet / settlement of 9 dwellings within a wider cluster of 12, and is an infill of only 1 plot immediately between existing dwellings. In particular:-

- The current LDP (Policy S05) provides for affordable housing rural exception sites in line with the *intentions* of para 9.2.22 of PPW
- Those *intentions* at the time of adoption of the LDP stated (PPW Para 9.2.22) "*Many parts of the countryside have isolated groups of dwellings. Sensitive filling in of small gaps, or minor extensions to such groups, in particular for affordable housing to meet local need, may be acceptable.....*" (full extract attached).
- Even the latest version of PPW does not exclude affordable housing "*within or adjoining existing settlements*".
- We also point to adjoining County's policies which have also stood the test of examination by Inspector.
- In particular, Carmarthen LDP Polic AH3 (attached) is similarly worded, so this is not a policy unique to Ceredigion.

I very much look forward to discussing further with you how / if this application meets the requirements of a Call-in. One of the other matters I was seeking to confirm was whether the call-in request came from the Council or a member of the public?

Again, thank you for your consideration and I look forward to speaking to you further once you have had the opportunity to consider the below / attached.

Many Thanks

[REDACTED]
[REDACTED]

Planning Consultant &
Chartered Architectural Technologist for
ArchiSpec ARCHITECTURAL CONSULTANTS LTD

Email: [REDACTED]
Mobile: [REDACTED]

18 May 2021 12:53 (To Committee)

Annwyl Aelodau

**NB all information already presented to Planning Dept nevertheless this email copied to the Department as requested*

I refer to Main Item number 4 before you all this coming Wednesday. I have prioritised my Client's personal statement to Members over my technical input as Agent on Wednesday due to the limitations currently in place.

There is no need for me to add to what has already been presented to the Case Officer, and we are grateful for the considerable engagement and liaison on this case.

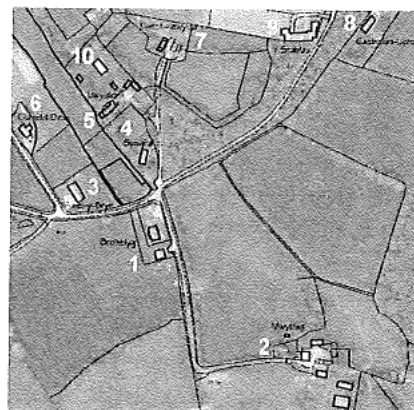
However, this information may not be evident to you on the day, so I take this opportunity to attach the following documents which the Department have received:-

- Planning Statement (attached - including history, affordability and financial assessment)
- Email trail of pertinent conversations with the Case Officer (below)
- Copy of our/our Clients' combined 500-word presentation to Committee (attached)

We believe the case is straightforward since the need for Affordable Housing is agreed with the Department.

The key factor is location.

- The site is a single plot infill between existing properties in a hamlet of 9 dwellings (possibly 10)
- [REDACTED]
- Sustainable due to multi-generational support (4 generations will be on-site - children, applicants, parents, grandparents)
- [REDACTED]
- Sustainable as within walking distance to Aberaeron (public footpath direct to Aberaeron School)
- NOT sustainable by conventional Policy interpretation - however this is very subjective and it is arguable that a multi-generational family support group is much more sustainable than simply living on a bus route!
- Plus we all know that interpretation of Policy requires flexibility to support younger generations in our County.
- Additionally Covid has taught us the sheer folly of herding everyone into towns & cities and overloading services
- The Inspector's comments presented in the Report are out-of-context - the third paragraph (not in the report) made it clear that his comments related to an *isolated site*, not within an existing group



All other matters (design, size etc) are secondary and are largely agreed

- Design (including height / protection of privacy) has been accepted & agreed with the Case Officer
- Neighbour objections on height / overlooking dismissed by Case Officer
- Size - 152m² / 166m² (*slight difference of opinion*) for a family of 6 - only slightly over the "maximums" quoted
- "Maximum" of 137m² quoted is not stated in Policy - only features in the SPG - (therefore has never been scrutinised by Inspector/Committee?)
- 180m² agreed as "maximum" with Officers in other cases
- No 4-bed houses within 5 miles of Aberaeron under £210,000

We believe this application was potentially capable of Delegated approval under Policy SO5 and PPW Para 9.2.22, and therefore invite your approval under these same provisions.

Dialch yn fawr

17 May 2021 13:58

Dear ██████████

Firstly, thank you for letting us know of the forthcoming Committee - given the change of dates this was much appreciated.

Having now reviewed your Report, I would be very grateful if Members could be made aware of the following facts during the meeting:-

- The extensive comms & negotiations between us
- The contents of our comprehensive Planning Statement & supporting matters
- That this is the site of a former dwelling
- That we have provided full financial mortgage calculator disclosure
- That we have discussed the difference between the 3-bed (submitted) and 5/4 bed now required, due to the arrival of twins, and that these additional bedroom can be accommodated within the existing plans (study / sub-division of master) - I believe you understood this from our discussions and did not require an amended plan as this did not change the overall footprint
- Hence all market indicatives are for 4-bed - please also note that given your comments we have brought the search up-to-date - consequently, within our Client's £200k budget there are now no 4-bed properties available within 5 miles of Aberaeron (only 2 plots! - see attached)
- Contrary to the spirit of the Report, the site is served with a footpath direct to Aberaeron Comp School (specifically 38/403 recently upgraded by CCC - a Bridleway therefore suitable for walking & cycling) - less than 2km
- Also a direct footpath to Aberarth (38/16) approx 2km

Also with regards your objections on size, we were under the impression that you had no objection in this regards following our representations and discussions. Nevertheless:-

- Net areas stated in the report are incorrect at 166m². Actual net area is 152m² as stated in our Statement, comprising 84m² GF & 68m² FF as stated on our plans (FF only 63m² if measuring to a headroom of 1.5m (dormer) inline with established practice)
- This could be reduced be a further 10m² (thus only 5m² "over" or at exactly 137m² if measuring to a height of 1.5m as above) by the omission of the En-suite if required (although this would seem a little churlish since it is little more than using some "dead" roofspace)
- Correct method of measurement was established with Rhydian under A200260 as follows:-

net floor area [ˈnet ˈflɔːr ˌer é ə]

(building construction)

Gross floor area of a building, excluding the area occupied by walls and partitions, the circulation area (where people walk), and the mechanical area (where there is mechanical equipment)

"CITE" ⇨ McGraw-Hill Dictionary of Scientific & Technical Terms. 6E. Copyright © 2003 by The McGraw-Hill Companies Inc.

- Thus circulation areas (hallways, landings & stairs) should be omitted. If you also omit the Utility area (as in this case that is entirely for services), we would fall under your "maximum" notwithstanding our previous comments / case precedent for 180m² (DQR standards are minimums and there is no maximum for Housing Associations!!!

I will be informing Members of these matters, but wanted to bring these points to your attention as well given the high level of engagement we have enjoyed with you on this case.

Many Thanks

[REDACTED]

12 March 2021 11:00

Hi [REDACTED]

Apologies I missed your call.

I can confirm that my Officer's recommendation will remain as a refusal for A200773 [REDACTED] and the application will be taken to Development Control Committee. Each application is assessed on a case by case basis and application A200773 is considered to be contrary to local and national planning policy.

Best regards,

[REDACTED]

10 March 2021 14:24

Hi [REDACTED]

Tried to reach you on the 'phone - could we possibly speak at your earliest convenience please?

Just observed with interest A200849 near Aberporth removed from Committee today due to last-minute agreement with [REDACTED] for an affordable under delegation.

It strikes me that the circumstances are identical to [REDACTED] inasmuch as the only remaining issue was location / cluster. In all other matters I believe you remain satisfied?

Additionally, Aberporth is adjoining other development, [REDACTED] is infill with development on 3 sides, so even more positive.

I am also mindful that [REDACTED] (who presented Aberporth today at Committee) has also been involved with this case, so could we now look once again to delegated approval now? I cannot see any material difference between the two sites. [REDACTED] has been submitted as Affordable from the offset, not amended from open market during the application!

Hope we can now work together to achieve a similar delegated approval without the need for Committee. Look forward to hearing from you.

Many Thanks

[REDACTED]

17 February 2021 16:59

Dear [REDACTED]

As agreed, I now have pleasure in enclosing our full statement including Affordable Assessment for your further consideration.

Please note that we still consider this site to be an infill location with a group of 9 dwellings and would again ask you to reconsider this aspect. We have previously agreed that is the only factor standing in the way of a Delegated approval under the affordable rural exceptions policies S04 & S05 and would remove the need for Committee time.

This infill aspect also sets the application apart from the majority of applications which are considered by Committee and certainly is in stark contrast to the recent call-ins for individual non-infill sites.

Thanking you for your careful consideration. If you now require anything else, please return to me.

Many Thanks

11 December 2020 16:22

Hi [REDACTED]

Sincere apologies for the delay in responding - I have been on leave.

In our previous discussion, I did confirm that I would see if there is a definition of 'group' however, I did note that the LPAs recommendation would remain the same, which is a refusal. We did also discuss the wording of the LDP and PPW in our recent telephone discussion. Since this discussion, one call-in decision has been received, which I believe the Inspector explains the situation of PPW 10 superseding the previous PPW (which is noted in the Policy SO4). The Inspector notes the following on separate occasions throughout the report:

- *Turning to affordable housing, LDP policy SO4 states that in Other Locations, in terms of affordable housing, new housing should be located immediately adjacent to existing groups of dwellings in line with the intentions of paragraph 9.2.22 of PPW and paragraph 10.13 of TAN 2. The reference to paragraph 9.2.2 is to edition 9 of PPW which has now been superseded by the publication of Edition 10. However, paragraph 3.56 of Edition 10, referred to above, largely reflects that of paragraph 9.2.2 of the previous edition although has been amended to refer to the infilling or minor extension of settlements (my emphasis) rather than groups (my emphasis) of dwellings. Paragraph 4.2.34 of Edition 10 and paragraph 10.13 of TAN 2 reiterate that rural exception sites for affordable housing should be on land within or adjoining existing rural settlements. Affordable housing on such sites should meet the needs of local people in perpetuity and count towards the overall level of housing provision.*
- *The proposal fails to accord with the adopted development plan as it would constitute a housing development that is neither within or adjacent to a defined settlement boundary. It would not comprise suitable infilling or a minor extension of an existing settlement.*
- *In this case I do not find that the proposal for a dwelling on an isolated greenfield site meets the placemaking principles set out in PPW and would not achieve the right development in the right place or align with the primary principle of delivering sustainable development.*

Therefore, this supports the point previously made that the LPA do not consider application A200773 [REDACTED] to comprise suitable infilling of an existing settlement. However, as I noted in a previous discussion, even with taking the wording of 'groups of dwellings', we consider the application to be contrary to local and national policy and therefore, are unable to support the application.

However, to progress, as you've noted in your email, we do require an Affordable Housing Statement. Would it be possible for you to please submit this by Friday, 18th December.

Best regards,

02 December 2020 20:22

Hi [REDACTED]

Sorry to press you, but I am mindful it is fast approaching a month since we spoke - also of the need to submit the affordable housing statement as requested by the Local Member. However you did promise first to review your definition of "group of dwellings" within the context of S04, and especially the "isolated groups" referred to by PPW relevant at the time of LDP adoption.

As we discussed and you yourself agreed, if you were to share our view on "group", this would then become a delegated matter capable of approval for an affordable (subject of course to the AH justification). Whereas if you still disagree, we would like to ask the Local Member to take the matter to Committee since we are convinced that Committee would share our view. But either way, clarification of your interpretation of "group" is essential as this goes to the heart of the application.

I believe all other matters we agreed on (i.e. scale & design) following our discussion Thursday 12th November, subject to provision of the AH Statement.

I look forward to hearing from you so that we may move forward with our response and supporting statement.

Many Thanks
[REDACTED]

18 November 2020 11:21

Hi [REDACTED]

I refer to our conversation last Thursday when we discussed our mutual thoughts on the suitability of the location for affordable infill under S04 highlighted below and the PPW reference to "isolated groups" applicable at time of publication / adoption (highlighted attached). You agreed to give that some further thought with your team and come back to me.

As you know, we feel that this is a suitable location which could be supported under delegated powers for an affordable. I am mindful that we need to get that supporting affordable justification into you, so would appreciate your further feedback first as discussed.

Many Thanks
[REDACTED]

10 November 2020 15:09

Hi [REDACTED]

Thanks for coming back to me yesterday - as you know I was hoping to have had the opportunity for discussion before we had reached this stage of progression, so I feel a little on the back-foot now. Nevertheless, following our helpful discussion yesterday (thankyou) I confirm the following:-

Affordable Housing Statement

I have no issue in providing a fuller Affordable Housing Statement (and expected to). As I summarised in my previous email, by Clients comply with the eligibility criteria and you confirmed yesterday that it would not be appropriate / necessary for them to be signed up on the Council's database since this is designed for social rather than market housing. However this is not the key issue in seeking delegated approval.

Size

Also with regards size of the dwelling, we have been guided by our most recent precedence whereby the size limit was 180m². Whilst the outline in that case (A181181) was granted at Committee, the size limit was agreed with the Officer and not prescribed by Committee (incidentally this was also only for 2 occupants, not 4 - shortly to be 6 in this case). We have ensured the design fits comfortably within this, at 152m², not significantly over the thresholds

you have referred to. I would add that these Design Quality Requirement thresholds are MINIMUM space standards based on number of occupants, aimed specifically at Social Housing. Please also note that these are NET internal usable floor space. Neither these DQRs, the LDP Policies nor even the SPG states maximum sizes - indeed it is only your SPG Help Sheets which suggest 20% above. This can hardly be called a policy limit. Please also note that our Clients' family is due to expand from 4 to 6! Again though, we do not see this the key issue and we are open to discussion.

Height

Contrary to your assessment, we were very much guided by the neighbouring properties in setting the heights of this property. There are 3 bungalows and 1 dormered property immediately adjoining our Client's land. It is a well-known fact that a single storey bungalow costs more per square metre of usable space than a corresponding house (half the foundations / roof etc). However mindful of the single-storey / dormered properties adjacent, we have specifically designed the property predominantly as "room-in-the-roof". Indeed, considering a traditional pitch of $37\frac{1}{2}^{\circ}$ on a single-storey property, the eaves are only 1ft (300mm) higher and the ridge little over 2ft (600mm) higher. So we see no harm here, whilst noting that a full 2-storey dwelling has been recently approved to the East of the site.

Style

As a beneficial consequence to this approach, dormered windows are necessary which add architectural interest, and are paid for by some of the savings referred to above. Therefore we do not concur from a cost-point-of-view that this makes the property less "affordable". And we must be careful not to condemn all affordable homes to mundane "square box" architecture simply due to misconceptions surrounding cost of build. As stated above, keeping the height down and employing "room in the roof" design creates a more interesting roof-scape as a bi-product, if you like, paid for by the inherent cost-savings in materials.

Similarly, we do not concur with the preconception that large areas of glazing increase the cost. In fact with uPVC glazing systems, it has now become just as cost-effective to build "glazed walls" as it is to build a cavity block wall, insulate, render externally, plaster internally and decorate!!! Therefore cost / affordability need no longer restrict access to light, views and general "healthy" architecture which promotes a sense of well-being.....

Again though, we do not see this as the key issue and are open to discussion.

Location / Infill

In the first instance, we feel the key issue to gaining delegated support (which we feel is possible in this instance) is the location. Your email below states that the LPA's stance remains, however we have never seen what this is!! However, from our discussion yesterday, it became clear that you do not necessarily believe that a cluster of 9 dwellings in a wider group of 12 constitutes a "settlement". To our knowledge, there is no definition of what consists a "settlement", and in discussion, it became clear that you were not referencing the local policies in this, rather the latest national guidance. Interestingly the Local Policy (LDP S04 criterion 4b) does not use the word "settlement" (presumably for this very reason!) and instead requires affordable housing to be located "*immediately adjacent to existing groups of dwellings.....*", which this location is. Further explanation of what the LDP considers to be a "group" is further clarified by the remainder of that sentence "*..... in line with the intentions of Para 9.2.22 of PPW.....*". Therefore, these "*intentions*" are defined by specific references to national documentation available at the time of writing the LDP, and includes the following wording:- "*Many parts of the countryside have isolated groups of dwellings. Sensitive filling in of small gaps, or minor extensions to such groups, in particular for affordable housing to meet local need, may be acceptable.....*" (full extract attached). Ergo, we believe the location does meet this definition.

We believe it is a very dangerous and slippery slope to suggest that these "intentions" should be retrospectively "re-defined" simply because of new national policy guidance. The LDP Policies are approved for a 15-year period and are based on the published information available at that time. If it had been the aim of the LDP that the approved policy would be subject to later amendments in national guidance, then wording would have been included to this effect. It was not (and understandably so, since otherwise it would have been impossible to formally adopt these policies). It cannot be right *nor equitable under common law* to suggest that the public, the Inspector, and ultimately the Council Members agreed to adopt wording which was not before them at the time of examination, indeed had not even been written, let alone published! This is called moving the goalposts, and whilst it is accepted that national guidance moves on, that guidance is only there where there is no local policy. Local Policy always takes precedence due to the additional scrutiny it has received commensurate with its local importance and relevance - here we have a

local policy which is capable of supporting this application, we feel, at Office level under Delegated powers, without relying on the additional remit afforded to Committee.

As discussed, if you can kindly further reconsider this last point, we would be happy to provide any other supporting documentation that you may feel is helpful. However, the suitability of the location has to be the starting point, and we firmly believe that the location absolutely complies with local policy and is therefore capable of attracting delegated support at officer level for an affordable dwelling (subject to additional needs statement as agreed).

Many Thanks

[REDACTED]

09 November 2020 15:43

Good afternoon [REDACTED]

Sincere apologies for the delay in responding, I believed I had replied however, have found the email in my drafts.

I have discussed the application at [REDACTED] Aberarth with the Local Member and he has requested that the following documents and amendments be submitted:

- An Affordable Housing Statement to demonstrate an unmet affordable housing need in the locality. No information has been submitted with the application.
- Amendments to the scale and design of the proposed dwelling. The maximum floor area for an affordable dwelling is 137sqm however, the proposed dwelling does not comply with this. The dwellings nearby the site are single storey dwellings. Therefore, I would suggest that the design of the dwelling be altered.

You may wish to withdraw this application and re-submit following the above documents and amendments being completed. Re-consultation will be required following receiving the above.

Please be mindful that the LPA's stance will remain as the proposal is contrary to policy due to its open countryside location.

If you have any queries, please do not hesitate to contact via email or telephone on 01545 574116.

Best regards,

[REDACTED]

29 October 2020 09:47

Good morning [REDACTED]

Mindful of the closing date today for 3rd party representations, please kindly find attached two letters of support received from members of my Clients' [REDACTED] who live around the site - I would be grateful if these could be added onto the representations. I see also an on-line supporting representation from [REDACTED]

For reference, I also attach a marked-up map referencing these properties as follows:-

Red
Blue

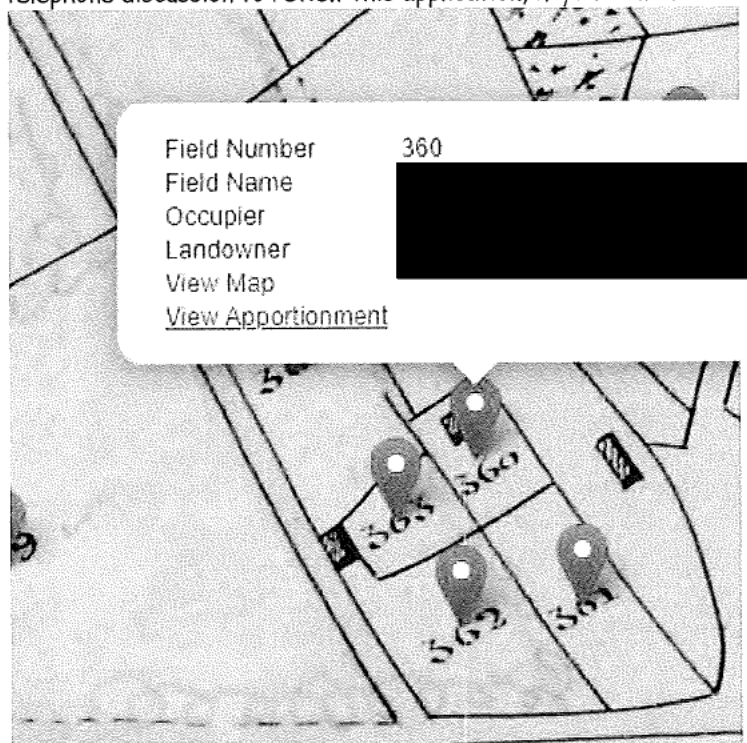
[REDACTED]



As you can see, extended family is key to my Clients' wishes to build on [REDACTED] especially as they are currently [REDACTED] (primary school age) who will be the 6th generation to live on the land over a 120 year period (corrected from 5th in [REDACTED] on-line submission). Open-market properties of sufficient size to accommodate a 6-person household are by definition not "affordable", and their existing property is insufficient in size for their forthcoming needs!

I would be grateful if we could arrange a zoom or telephone discussion to review this application, if you could let me know a convenient time. The designs and application before you were completed prior to my Clients' [REDACTED] on the way so we are currently looking at some amendments!

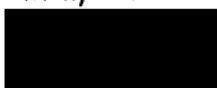
On policy grounds, we believe this site to be an infill within a recognisable group of dwellings (an immediate cluster of 9 dwellings and wider group of 12 dwellings) and therefore capable of support under delegated powers under the provisions of adopted LDP Policy **S04 criterion 4b** in that "in terms of affordable housing it is located immediately adjacent to existing groups of dwellings". My Client accept the restrictions imposed on an Affordable Dwelling and would comply with the Eligibility Criteria and consequently agree to the signing of a S106 in that regard. Reference to historic records also indicates that there was previously a dwelling known as "Bryndewi" situated on Tithe Parcel 360 as attached.



I have copied the Local Member in for reference and transparency and look forward to discussing the application further. I note that there are no technical objections on file.

I look forward to discussing the application with you at your convenience.

Many Thanks



for **housing in rural areas** it is important to recognise that it should embody sustainability principles, benefiting the rural economy while maintaining and enhancing the environment. There should be a focus on meeting the housing needs of all, including those in need of affordable housing, to safeguard the character and appearance of the countryside, rural areas and to economise on the provision of services, new houses in rural settlements recognised in development plans or from other areas should be strictly controlled. **Many parts of the countryside have isolated villages, hamlets or small settlements, and the provision of housing should be based on a filling in of small gaps, or minor extensions to such groups, in order to meet local need, may be acceptable,** but much depends upon the pattern of development in the area and the accessibility to



WRITTEN SUBMISSION TO THE DEVELOPMENT CONTROL COMMITTEE

Any representations submitted should comprise of a **maximum of 500 words** and must follow the guidance found within the “Operational Procedures for Members of the Public Addressing the Development Control Committee”. The matters which are raised must only pertain to relevant planning considerations.

The written representation must be submitted to the Clerk of the Committee as soon as possible and not later than 5pm on the Monday before the Committee (which usually meets on a Wednesday). This form should be e-mailed to democracy@ceredigion.gov.uk

Application Reference:	A200773
Proposal:	Proposed Local Needs (Affordable) Dwelling
Site Location:	[REDACTED]
Please state your role e.g. Applicant / Agent / Objector:	Agent
Name:	[REDACTED] ArchiSpec
Daytime telephone number:	[REDACTED]
E-mail address:	[REDACTED]
Written submission (maximum of 500 words):	
Annwyl Members	
I will be brief in favour of my Clients statement. Instead, kindly refer to our Planning Statement.	
I invite support for the following reasons:-	
<ul style="list-style-type: none"> • S05&PPW compliant • Not isolated – infill in 9 dwelling hamlet (S05) • PPW supports “infilling of small gaps in isolated groups of dwellings” • [REDACTED] • [REDACTED] • Sustainable – halves travel compared to living elsewhere due to childcare • Footpath to Aberaeron 	



My Client's statement now follows:-

Annwyl aelodau, diolch am y cyfle hwn i ddweud ychydig wrthyich amdanom a pham bo'r cynnig hwn yn golygu cymaint i ni.

Yn ddiweddar mae ein teulu wedi tyfu o bedwar i chwech gyda genedigaeth ein efeilliaid ym mis Chwefror – mae gennym bellach bedwar bachgen rhwng 3 mis a 6 mlwydd oed. Nid yn unig ydym ni wedi tyfu'n rhy fawr i'n cartref presennol, ond rydym hefyd nawr yn dibynnu'n fawr ar deulu am gefnogaeth, yn fwy nag erioed. Gyda rhieni, neiniau a theidiau Sarah yn union gyferbyn â'r safle arfaethedig, byddai'r gefnogaeth holl-bwysig sydd ei hangen yn fawr ar hyn o bryd wir ar y stepen ddrws. Gan ein bod yn deulu clos, byddwn yn gallu eu cefnogi hwythau hefyd yn y blynyddoedd sydd i ddod.

Byddai'n golygu cymaint i ni pe gallem adeiladu yn y lleoliad hwn oherwydd y cysylltiadau teuluol sydd gennym â'r tir. Roedd hen-hen-famgu Sarah yn byw ar yr union dir hwn, mewn bwthyn nad yw bellach yn sefyll, gyda chwe cenhedlaeth yn byw yn y pentrefan hwn dros y 120 mlynedd diwethaf.

Treuliodd Sarah ei blynyddoedd cynnar ym Mro Helyg a'i breuddwyd erioed oedd dychwelyd. O'r diwrnod y symudodd Sarah o Fro Helyg, mae hi bob amser wedi teimlo hiraeth ac yn dyheu am ddychwelyd un diwrnod. Mae'r freuddwyd hon bellach wedi dod yn fwy o anghenraid oherwydd dyfodiad yr efeilliaid gan y bydd ei rhieni'n darparu gofal plant pan fydd yn dychwelyd i'r gwaith.

Yn gynnar yn ein perthynas, roeddem yn ffodus i dreulio dwy flynedd yn byw ym Mro Helyg ynghyd â chwaer a brawd yng nghyfraith Sarah, a alluogodd pob un ohonom i gynilo ar gyfer blaendaliadau ar ein cartrefi cyntaf. Ni fyddem wedi gallu fforddio prynu ein tŷ oni bai am y gefnogaeth hon gan rieni Sarah.

Yn ddiweddar, mae prisiau tai wedi saethu fyny, sy'n golygu na allwn fforddio brynu tŷ sy'n addas ar gyfer anghenion ein teulu mwyach – ar hyn o bryd nid oes tai 4-gwely ar y farchnad o fewn ein cyllideb. Nid yw'n fforddiadwy i ni allu addasu ein cartref presennol yn Llanarth gan ei fod yn dŷ teras ac yn Adeilad Rhestredig – nid oes gennym lawer o ecwiti chwaith. Gyda rhieni Sarah yn darparu'r tir i ni adeiladu arno, byddai hyn yn ein galluogi nid yn unig i fforddio tŷ sy'n diwallu ein hanghenion, ond byddai hefyd yn darparu rhywle tawel a diogel i fagu ein 4 plentyn mewn lleoliad sydd â chysylltiadau teuluol dwfn.

Rydym yn diolch yn fawr iawn i chi am ystyried ein hachos a gobeithiwn y byddwch yn gallu cefnogi ein cais.

Diolch o galon,



Status: 3

Type: Bridleway

Path Category: 2

Ranger Area: Area 3

Length: 1054.3164

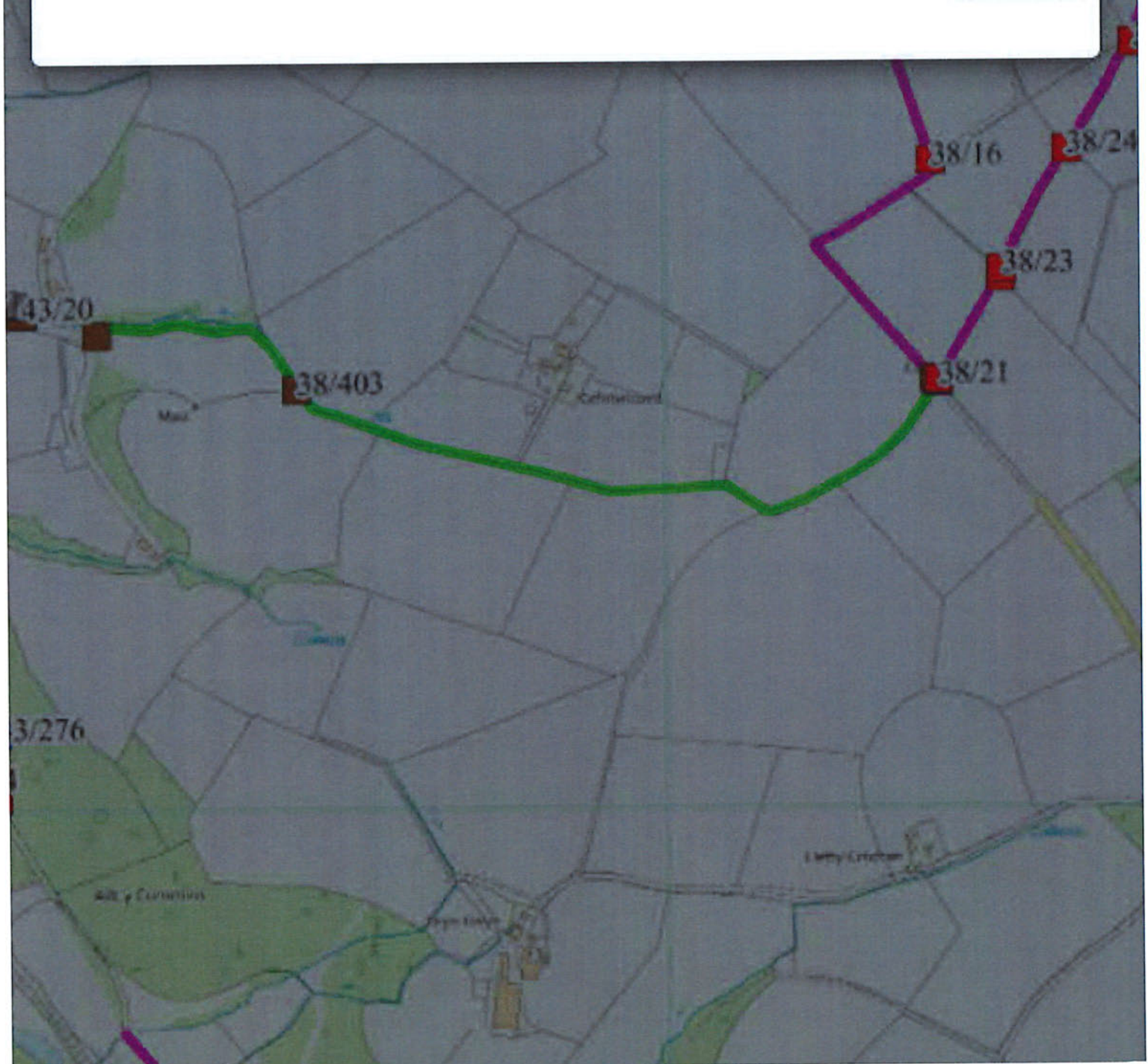
Community: Dyffryn Arth (38)

Promoted Route: Llanerchaeron, Llanerchaeron, Paths for People

Modification:

Disclaimer: This map indicating Public Rights of Way is NOT the Definitive Map and may be open to minor error

Close



Status: 1

Type: Footpath

Path Category: 2

Ranger Area: Area 3

Length: 833.4556

Community: Dyffryn Arth (38)

Promoted Route: Aberarth, Llanerchaeron, Paths for People

Modification:

Disclaimer: This map indicating Public Rights of Way is NOT the Definitive Map and may be open to minor error

Close



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PLANNING, DESIGN & ACCESS STATEMENT

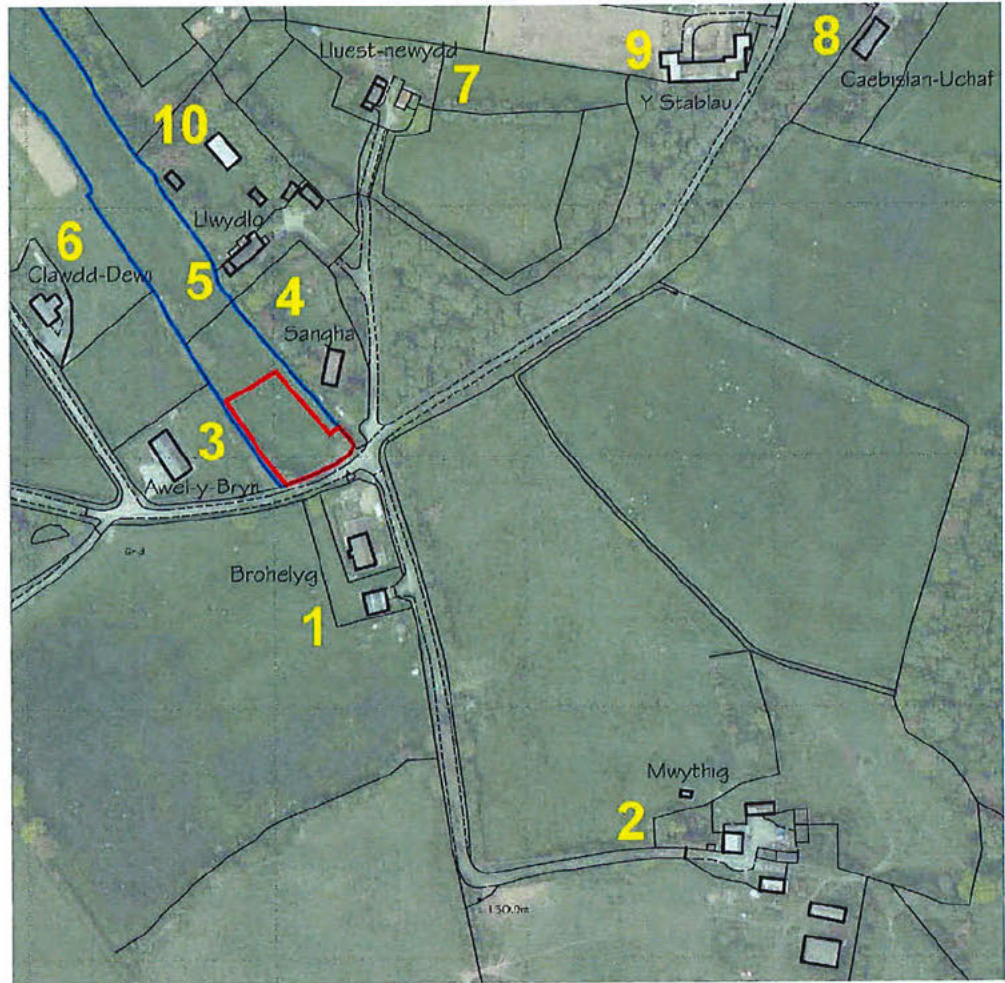
Full Planning Application for Local Needs (Affordable) Dwelling

Jan 2021 v1

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PLANNING & AFFORDABLE HOUSING STATEMENT

to accompany a Full Planning Application for
New Local Needs (affordable) Dwelling



ArchiSpec Architectural
Consultants Ltd
Registered in Wales
Company Registration N^o: 10079392

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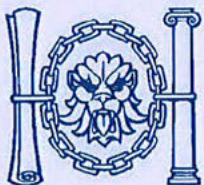
DIRECTORS:

Chartered
Architectural Technologist

Architectural Technician

For

****NB ADDENDUM****



Chartered Institute of
Architectural Technologists

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PLANNING, DESIGN & ACCESS STATEMENT

Full Planning Application for Local Needs (Affordable) Dwelling
Llwydlo Fach, Aberarth, Aberaeron A46 0JX

Jan 2021 v1

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- A Open Market Valuation
- B Maximum Mortgage Calculation
- C Market Search of available properties


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1 INTRODUCTION & DESCRIPTION

- 1.1 Full Planning Permission is sought for a new affordable dwelling on an infill plot within a small cluster of 9 dwellings (wider group of 12) located to the south of Aberarth.
- 1.2 The application seeks to meet the needs of a [REDACTED]
- 1.3 The Applicants, [REDACTED] are both local borne Welsh speakers. Their current children [REDACTED] and are first-language Welsh.
- 1.4 They seek to locate the new dwelling (highlighted orange on the map adjoining) next to [REDACTED] property [REDACTED] (land edged red), [REDACTED] blue) and [REDACTED] (yellow) as an extended multi-generational [REDACTED]
- 
- 1.4 This will initially assist [REDACTED] with childcare as they are currently [REDACTED] in addition to their [REDACTED]. In future years, they will similarly be on hand to return that care to their [REDACTED]
- 1.5 This extended family concept is key to the Applicants, whose parents are to move back to their property known as Brohelyg opposite to assist with childcare.
- 1.6 The Applicants' current property in Llanarth involves significant daily travelling for family childcare and is of insufficient size for their forthcoming needs. Extension is not viable plus it sits adjacent to the busy A487 trunk road.
- 1.7 Selling their existing house is consequently their only option. Open market properties to accommodate a 6-person household are by definition not "affordable" and open market plots are in excess of £100,000. Building on [REDACTED] will negate that cost. **The Applicants comply with the occupancy criteria and will enter into a S106 Agreement.** See Affordability Assessment.
- 1.8 The location has been chosen for the following reasons:-
- Infill between existing properties to minimise impact
 - Recognisable group of 9 dwellings (see plan on report cover)
 - The site of a former cottage
 - Proximity to Applicant's parents for child and future care
- 1.9 [REDACTED] can trace her [REDACTED] living in the area back to 1795. [REDACTED] was owned by his [REDACTED] when he moved to the South Wales for the coal mines. His Grandson [REDACTED] Planning Consent will enable the Applicants to be the 6th generation of [REDACTED] to live on the land over a 120 year period and allow them to raise their [REDACTED] in safe and quiet surrounds as the 7th generation.

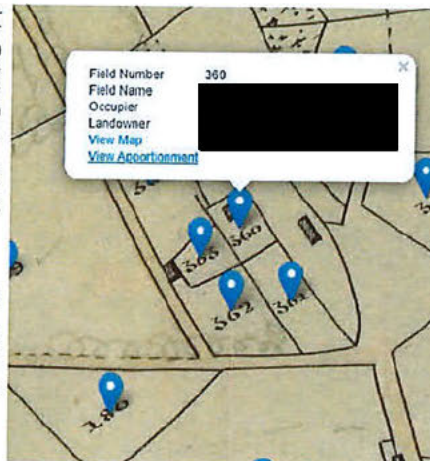
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2 History & Justification

- 2.1 As mentioned at 1.8 above, the property will sit near the site of an historical dwelling referred to as [REDACTED] on Tithe Parcel 360, located forward from this in Tithe Parcel 361 so as to observe the existing apparent "building line" and reduce impact on adjoining properties. This cottage is recalled in living memory by the Applicant's [REDACTED]
- 
- 2.2 The Applicants are in local need with a young family attending primary school in Aberaeron, and as a family of 6 will require at least 4 bedrooms initially, 5 bedrooms in time as their children get older.
- 2.3 As mentioned at 1.6 above, their current home cannot be sufficiently extended to suit their needs, and even if it could be, the costs would be prohibitive due to its Listed status. Therefore their own option is to sell their current family home.
- 2.4 It should be noted that at the time of preparing plans for the property, only 3 bedrooms were required. Subsequently to the submission of the application, the Applicants discovered they were [REDACTED]. Thus it is anticipated that whilst the property is sufficiently adaptable for their needs at present (including a ground floor study / fourth bedroom), 5 bedrooms may be required in the future which can be achieved through adaptation and possible extension. The spacious plot provides for this.
- 2.5 There are currently no 4/5 bedroom properties within their price-range sufficiently close to Aberaeron (see section 4).
- 2.6 Building on their [REDACTED] represents an affordable option as there are no land costs. It also represents a sustainable option, since assistance with [REDACTED] will be on their doorstep instead of requiring a 20 minute drive as at present. Distance to the childrens school will also be approximately halved.
- 2.7 As a Welsh-speaking family with their children in 1st language Welsh education, their continued location within Ceredigion and in particular close location to Aberaeron will encourage and support the Welsh language.
- 2.8 Both Planning Policy Wales and the adopted Local Development Plan acknowledge the need to retain and encourage young families to remain in their communities and offer a number of mechanisms to provide assistance (see section 3).
- 2.9 The site is a single-plot **infill** between existing dwellings. As such it will not give rise to further infilling opportunities nor "ribboning" and is thus permitted by the above-mentioned policies, provided a local need can be demonstrated and the LDP Affordable Housing Policies can be met (section 3).
- 2.10 Thus it is considered that the application is capable of support within Policy subject to the provisions of a Section 106 Agreement securing the property as affordable in perpetuity.

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3.0 Planning Policy Summary

3.1 As set out in preceding sections, the site presents as a single width plot infill between existing dwellings within a recognisable group of dwellings / small cluster / hamlet. The immediate cluster consists of **9 dwellings**, namely:-



The latter, [redacted] was granted as an Agricultural Dwelling replacing existing stables for a 3-bedroom 2-storey house of some 180m² in 2019

3.2 Adopted LDP Policy S04 Criterion 4b provides support for "*affordable housing located immediately adjacent to existing groups of dwellings*"

3.3 Consequently it is considered that the application is capable of support under LDP S04 as an infill within an existing group of dwellings.

3.4 Discussion at Officer level has demonstrated disagreement with this assessment, on the grounds that the group does not constitute a settlement.

3.5 However, other policies deal with settlements and S04 & S05 are by definition exception policies outside of defined settlements. S05 in particular clarifies this in relation to "Other Locations" as an Affordable Housing Exception policy on Rural Sites.

3.6 Moreover, LDP S04 provides even greater clarity with reference to "the intentions of Para 9.2.22 of Planning Policy Wales". At the time of adoption of the LDP, this read as follows:-

9.2.22 In planning for **housing in rural areas** it is important to recognise that development in the countryside should embody sustainability principles, benefiting the rural economy and local communities while maintaining and enhancing the environment. There should be a choice of housing, recognising the housing needs of all, including those in need of affordable or special needs provision. In order to safeguard the character and appearance of the countryside, to reduce the need to travel by car and to economise on the provision of services, new houses in the countryside, away from existing settlements recognised in development plans or from other areas allocated for development, must be strictly controlled. Many parts of the countryside have **isolated groups of dwellings**. Sensitive filling in of small gaps, or minor extensions to such groups, in particular for **affordable housing to meet local need, may be acceptable**, but much depends upon the character of the surroundings, the pattern of development in the area and the accessibility to main towns and villages.

3.7 Extended discussion at officer level has led to the suggestion that the latest wording of PPW instead refers to settlements. Whilst there is no definition of settlements to negatively impact on this case, caution should be exercised in retrospectively applying latest wording to a Local Development Plan which has been adopted for a 15 year period, the purpose of which is to provide some certainty at local level.

3.8 Irrespective of which version of PPW is used, it is considered that this site represents and infill to a recognisable group / settlement and is **capable of support under the rural exception policies S04 & S05** without offending either nation or local policies.

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4.0 Affordable Housing Assessment (LDP S04 & S05)

- 4.01 As stated above, since the site is located in an "Other Location", LDP Policy S04 dictates that any dwelling must provide meet an affordable housing need in accordance with Policy S05.
- 4.02 S05 permits affordable housing exception sites in relation to "Other Locations" provided the affordable housing is secured in perpetuity through a **S106 Agreement**. The property is intended to provide a "forever home" for the family and consequently the Applicants **are willing and able to enter into such an agreement**.
- 4.03 In order to qualify for an Affordable Dwelling under the terms of the S106, applicants must meet a number of conditions / tests.

Financial Means Condition

- 4.04 Essentially the Applicant must not be able to afford a mortgage any greater than 10% of the discounted Open Market Value of the property. To assess this, an OMV has been prepared by local valuers confirming an OMV of **£260,000** (see appendix A). This would give a discounted valuation of **£182,000**
- 4.05 Using the Barclays online mortgage tool, the Applicants have ascertained that their maximum mortgage based on their current income would be **£175,673** (see appendix B) which is **below** the discounted valuation.
- 4.06 Therefore the Applicants **comply** with the Financial Means Condition.

Local Connection / Key Worker / Care Condition

- 4.07 The Applicants **meet the Local Connection criteria** in that both were born in Ceredigion and have lived in the County all their lives.

Sole Residence Condition

- 4.08 The Applicants will occupy the new dwelling as their sole residence and will therefore **comply** with this condition.

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Evidence of Unmet Need

- 4.09 In order to comply with LDP S04, it is necessary to prove a need for Affordable Housing.
- 4.10 It has been demonstrated in the preceding sections that their circumstances qualify them for affordable housing under the terms of the S106 Agreement, therefore confirming their need.
- 4.11 In practical terms, it has been set out that the Applicants' current property is incapable of extension to meet their needs of a 4-5 bedroom property due to site constraints, cost and Listed status.
- 4.12 With schooling requirements for [REDACTED] it is essential that they are within a short drive from Aberaeron. To assist them to meet their short - medium term childcare arrangements with their [REDACTED] they also require a short travel distance from their parents. This will have the greatest effect in reducing travel and thus improving the sustainability of the location
- 4.13 Their current property is subject to a mortgage, meaning the residual value upon sale will only be sufficient to meet minimum deposit requirements of mainstream lenders.
- 4.14 As evidenced at 4.05 above, the maximum mortgage available to them has been calculated at £175,673, giving a total budget of £200,673 including said deposit.
- 4.15 A general search of 4-5 bedroom properties within a 5-mile radius of Aberaeron confirms that prices start at £220,000 (see Appendix C). Therefore there are no suitable properties available within the Applicant's affordable price range.
- 4.16 Consequently it is considered that **evidence of need of an affordable home is demonstrated.**
- 4.17 **It is also therefore demonstrated that this need cannot be met elsewhere through the available housing stock**

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5.0 Summary

- 5.01 It is demonstrated that the Applicants are in need of Affordable Housing.
- 5.02 It is demonstrated that this need cannot be met in a suitable location elsewhere within the Applicants price range.
- 5.03 The site is an infill location within a recognisable group of 9 dwellings
- 5.04 The location is affordable by virtue of no land / plot purchase costs
- 5.05 The location is sustainable as it will remove all travel for childcare and halve the daily travel distance for [REDACTED]
- 5.06 The application will add to and improve community cohesion in infilling a single plot between existing dwellings.
- 5.07 The application will meet aspirations for Care in the Community, initially for the Applicants new younger generation, and in later years provide return care for [REDACTED] as part of a multi-generation extended family group.
- 5.08 Providing a forever home for a new generation of 1st language Welsh speakers will support and encourage uptake of the Welsh language in community in line with local and national aspirations.
- 5.09 In providing for the current needs of a new growing family, and also the later-life care for 2 generations of aging relatives who already live in this hamlet, a dwelling at this location will meet the aims and requirements of the Well-being of Future Generations (Wales) Act 2015.
- 5.10 The application is capable of support under LDP Policies S04 & S05 in accordance without offending Planning Policy Wales.
- 5.11 The LPA are therefore invited to approve the application subject to a Section 106 Agreement securing the dwelling as Affordable in perpetuity.

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Appendix A

Open Market Valuation £260,000:-

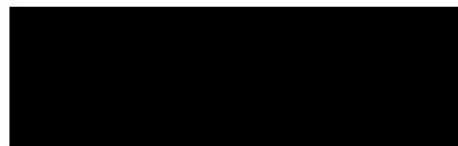


www.evansbros.co.uk

onTheMarket.com

1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS

Valuation of the proposed dwelling at



Date of Inspection: 17th November, 2020

Date of Report: 20th November, 2020

EVANS BROS.

39 HIGH STREET, LAMPETER,
CEREDIGION, SA48 7BB
Tel: (01570) 422395

EVANS BROS.

MART OFFICE, LLANYBYDDER,
CARMARTHENSHIRE, SA40 9UE
Tel: (01570) 480444

EVANS BROS.

5 NOTT SQUARE, CARMARTHEN,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611

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[REDACTED]

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1.0 Terms of Reference:

We have been instructed by [REDACTED] who we understand is submitting a planning application to provide a valuation of the proposed dwelling to accompany the planning permission. We confirm our valuation is being carried out in accordance with the RICS Red Book and is based on a comparable analysis of similar property transactions in the locality. The valuation is being carried out by [REDACTED] MRICS FAAV who we confirm has the necessary experience of valuing this type of property in this particular locality and further confirm that there is no conflict of interest in this matter.

2.0 Property to be valued: [REDACTED]

3.0 Interest to be valued: Freehold vacant possession basis

4.0 Location:

The property is located adjoining a council maintained no through road, some 2 miles from the harbour town of Aberaeron. The site can be considered to be in an elevated, exposed position, being an infill type development between existing dwellings.

5.0 Description:

From the plans provided, the property is to be constructed to provide a 3 bedroomed detached dwelling of a dormer style. Our valuation is based on the plans being a relatively modest type property arranged over two storeys, providing to the ground floor –

Living Room

Hallway

Study

Kitchen/Dining Room

Utility Room

First Floor: - 3 Bedrooms

2 Bathrooms

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[REDACTED]

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6.0 Construction:

Our valuation is based on the property being constructed in a modern type of construction with external elevations in facing brick and part rendered. The property will be contained under a tiled roof.

7.0 Services:

For the purpose of this valuation, it is assumed that the property be connected to mains water, mains electricity, private drainage, modern form of heating (not yet confirmed).

8.0 Planning:

Our valuation is based on an open market planning assumption with no occupational restrictions.

9.0 Highways:

It is assumed the property has direct access from a local authority maintained highway and will not be subject to any rights of way.

10.0 Environmental Matters:

10.1 Contamination:

There was no evidence of land contamination or the dumping of hazardous materials on the subject or adjoining land, and accordingly in our opinion has no potential liability under the Environmental Act 1990. However, if it is brought to our attention that contamination does exist then we reserve the right to amend our valuation on receipt of a report that deals with the contamination of a property to enable the property to be marketed.

10.2 Noxious and Invasive Weeds:

There was no evidence on any noxious or invasive weeds such as Japanese Knot Weed growing in the area which could affect marketability and subsequently the value of the property.

10.3 Mining:

There are no historic records of mining within this particular locality.

10.4 Flooding:

The NRW flood register has been perused to confirm that the land and properties are not included in within the flood zone.

10.5 Radon gas:

The National Radiological Protection Board has identified the area in which the property lies as one in which in more than 1% of the properties, the level of radon gas potentially entering a

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property/dwelling may require action.

11.0 Sustainability and Energy Performance Legislation:

Our investigation for an EPC has not been prepared for the house.

As from 1st April 2018 there will be a requirement for any properties rented out in the private rented sector to normally have a minimum energy performance rating of E on an Energy Performance Certificate (EPC). The regulations came into force for new lets and renewals of tenancies with effect from 1st April 2018 and for all existing tenancies on 1st April 2020. It will be unlawful to rent a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption.

14.0 Restriction on publication:

The report and valuation are for the use of Mr. [REDACTED] and his advisors for the submission of a planning application only. It may not be published or reproduced to any other party than those mentioned and for the purpose confirmed without the prior written approval of Evans Bros.

14.1 Third party Liability:

This publication is for the use of Mr. [REDACTED] and his advisors only, for the context of the instruction received. Evans Bros accept no responsibility whatsoever to any party other than their client or any approved bodies or any other person or body who may rely upon the report.

15.0 Special Assumptions:

Our valuation is provided on the basis that the property has a marketable root of title that includes the right to use the access lane for all purposes at all times. Our valuation is provided based on the assumption that the property is unencumbered and that possession can be obtained on completion.

16.0 RICS Valuation International Standards:

The Valuation and Report has been prepared in accordance with the RICS Valuation – International Standards 2017. (The Red Book) in accordance with VPS-1-4 and the guidance notes as contained in UKGN 3. Valuation for Capital Gains Tax, Inheritance Tax and stamp duty, Land Tax and/or Land Transaction Tax.

17.0 Valuation:

17.1 Basis of value:

Our opinion of the Market Value of the freehold interest in the property being the estimated amount for which an asset or liability should exchange on the valuation date between willing buyer and a willing seller in an arm's length transaction after proper marketing and where the

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parties had each acted knowledgeably, prudently and without compulsion.

17.2 Method of valuation:

Our valuation has been based on the sale of comparable properties in the area taking into account the condition of the property and the local market at present.

17.3 Valuation:

It is our considered opinion that the freehold interest in the property can be fairly valued on the following basis.

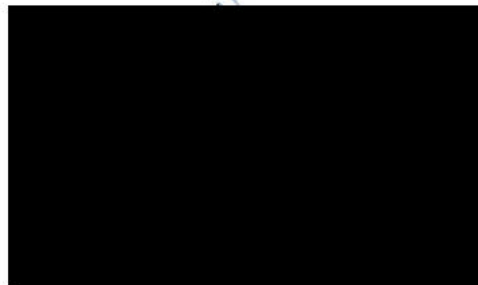
£260,000 (Two hundred and sixty thousand pounds).

18.0 Comparables:

— a detached 4 bedroomed house being larger than the subject with direct sea views together with detached garage, sold in October 2020 at £285,000. This would be a larger property than the subject, in our opinion a more convenient and better location

— a 3 bedroomed detached bungalow with significantly larger grounds than the subject property, again probably in a more convenient village location than the subject, sold November 2020 at £280,000.

— a detached 3 bedroom bungalow, directly overlooking the sea together with large double garage, currently under offer at £260,000. A similar 3 bedroom type bungalow albeit of a similar size, in need of some improvement works.



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Appendix B

Maximum mortgage calculation **£175,673**

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Bank Borrow Credit cards Save and invest Mortgage Insure Service and support Fraud and privacy Life's moments

How much can I borrow?

Get a rough idea of how much you could borrow for a residential mortgage based on your personal circumstances.

How many applicants? 1 2 3 4

Applicant 1 income Yearly

Applicant 2 income Yearly

Regular spending The amount you spend to repay credit and store cards, catalogue purchases, loans, overdrafts, maintenance and your pension. You don't need to tell us about general household spending, such as groceries, travel and utility bills. Monthly

Reason for mortgage

Our deposit

Calculate

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Your rough mortgage borrowing estimate

Change the deposit you can provide or the amount you want to borrow to see how that affects your result.

Your rough property budget
£200,673

Loan to value of 87%

My deposit You could borrow up to

Recalculate

Back

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Appendix C

Search of properties for sale - 5 mile radius of Aberaeron.


No 4-bed properties available under £220,000.

No 5-bed properties available under £369,000

rightmove 

Aberaeron + 5 miles ▼ Filters (5) ▼

Properties For Sale in Aberaeron, Cardiganshire, Ceredigion, Mid Wales, within 5miles, 4 – 5 bed, 5 property types Create Alert



1/6

4 bedroom semi-detached house for sale



[REDACTED] REF#00012204

Pinkmove are pleased to offer this new 3 and 4 bed Enzo Homes site, Enzo Homes have built a reputation for high-quality homes in some of the UK's most beautiful locations, and the latest development 'Stad Craig Ddu' is no exception. Based in

NEW HOME


Added on 01/12/2020 by Pinkmove, Newport

£220,000

Pinkmove  

✕

♥



1/6

4 bedroom semi-detached house for sale



[REDACTED] REF#00012203

Pinkmove are pleased to offer this new 3 and 4 bed Enzo Homes site, Enzo Homes have built a reputation for high-quality homes in some of the UK's most beautiful locations, and the latest development 'Stad Craig Ddu' is no exception. Based in

NEW HOME


Added on 01/12/2020 by Pinkmove, Newport

£220,000

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♥



1/6

4 bedroom semi-detached house for sale



[REDACTED] REF#00012202

Pinkmove are pleased to offer this new 3 and 4 bed Enzo Homes site, Enzo Homes have built a reputation for high-quality homes in some of the UK's most beautiful locations, and the latest development 'Stad Craig Ddu' is no exception. Based in

NEW HOME


Added on 01/12/2020 by Pinkmove, Newport

£220,000

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✕

♥





1/20

4 bedroom bungalow for sale

[REDACTED]

Quaint cottage style 4 bed bungalow. Edge of village location. 3 Miles from the Coast at New Quay - West Wales.

Reduced today by Morgan & Davies, Aberaeron

MORGAN & DAVIES  

✕

♥

Sale in Aberaeron, Cardiganshire, Ceredigion, Mid Wales, within 50 miles, at least 4 bed

>  Create Alert

Sort: Highest Price   List  Map

properties with...  Add keyword



Land for sale

[Redacted]

On the spectacular Cardigan Bay Coast 2 miles from the Georgian Harbour Town of Aberaeron. A Freehold Service Building Plot with Planning Permission to build a Detached 4-Bedroom Family House on a split-level

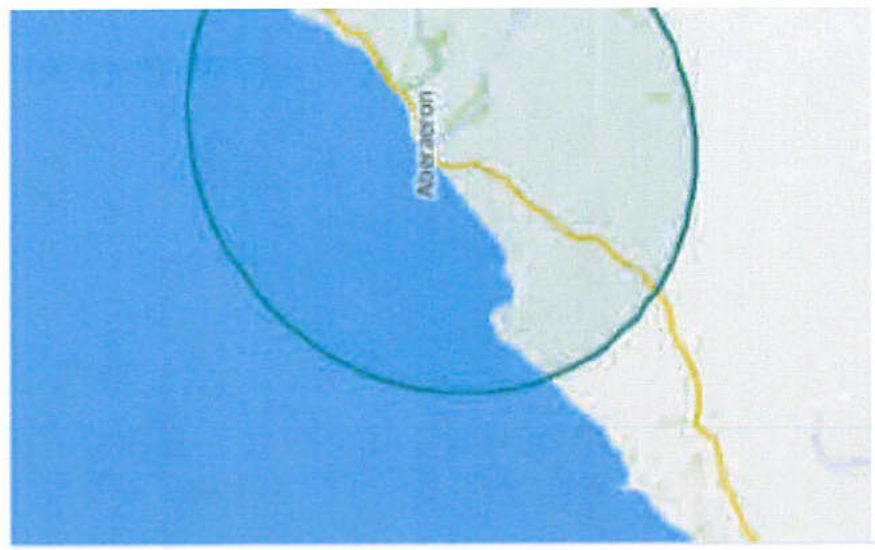
Marketed by Lloyd, Herbert & Jones, Aberystwyth



01970 595002
Local call rate



 Edit this area



Plot for sale

[Redacted]

A rare opportunity to acquire a building plot with consent for a 4 bed 3 bathroom detached house with views over the beautiful Cardigan Bay. Being only a mile from the Georgian market town of Aberaeron.

[→ See properties to rent in](#)

How much can I borrow?

