

# **SARN VILLAGE DEVELOPMENT**

**POWYS COUNTY COUNCIL**

**02.07.91**

# INTRODUCTION

Initial announcements about the intention to develop Sarn were made by the County Council early in 1989 and subsequently there was a Public Meeting in the Village. At the meeting it was agreed that the Community would be consulted regarding the envisaged plans.

Three options were discussed: small, medium and large. After an exhaustive design study by the County Council's professional staff only one overall design has been proposed (the one illustrated in this document and on display in the Village Hall) because of the restraints both physical and financial.

This proposal provides a flexible approach to the development within which it is felt :-

- It will be possible to accommodate the wishes of the community in terms of the parameters of the development and its phasing.
- The development can be reviewed as it progresses thus allowing a natural selection of the overall size of the development within certain defined limits.

Having said this, however, certain critical points occur during the later stages of the project. These relate to the requirement for new drainage systems and the By-Pass. These will be explained in detail at the meeting.

# WHY IS POWYS DOING THIS ?

- The County Council owns large tracts of land in and around Sam and it is taking the initiative to meet the local needs for new affordable housing. Powys recognises the need to achieve a 'balanced' community, so a proportion of other types of housing would be included as well. The proposals must be self financing overall.
- The Council is seeking to provide an example of the direction taken by the local authorities in creating a sensitive response to environmental considerations too often ignored by the developers.
- The County Council's ownership of the land enables total control to be exercised over the development thus avoiding piecemeal estates and ensuring high standards and compatibility of the local environment.
- The County Council wishes to promote limited growth in the Village which is in keeping with the existing settlement, helps to sustain the present community and education facilities and provides an improved physical environment.

income to the County Council from the sale of the

# BENEFITS TO THE LOCAL COMMUNITY

- The provision of affordable housing for local people.
- Improved road junctions.
- The provision of a southern relief road with all the benefits that this will have in taking high speed traffic out of the Village, provide safe bussing and drop off areas for the school, and the reduction in atmospheric and noise pollution.
- Safeguard the future of the school. Pupil numbers are likely to rise from 29 to about 45 over the development period.
- The creation of a village square.
- The provision of a new bowling green, tennis court, and school playing field of a higher standard.
- Growth will be natural, as demand requires. The later phases (5&6 for example) are optional.
- The scheme will be self financing

# HOW WILL THIS BE ACHIEVED ?

New single and two storey houses planned in phases over 0 to 15 years with batches of approximately 13, 16, 16 and 9 units respectively.

- All designed around existing features: for example, the existing buildings, views, slopes, valleys, orientation, roads, drainage, hedges, trees and pedestrian desire lines.
- The focal point being the village square and the old water pump.
- In the traditional way, everything designed around this pedestrianised area, a gathering and meeting place.
- The first houses will be developed by a local Housing Association after the infrastructure has been provided by the County Council.

the County Council development will be closely controlled to ensure it achieves a high standard. Houses will either be designed by the Architects in the Department of Architecture and Planning or strict conditions imposed on the people who will be buying plots to develop themselves.

In illustration of the proposals in the form of plans, sketches, photographs and a model will be on display in the Village Hall.

Local residents of Sam are asked to make a visit to the exhibition so that your views can be heard on the proposed development. Staff will be on hand to answer your queries and to discuss the proposal and its concepts in detail.

Attached to this report is an illustrative drawing of the proposed development.

## Sarn

Sarn is located along the A489 between Kerry and Churchstoke and within easy reach of Newtown. It has been classified as a Principal Settlement in recognition of its capacity to accommodate further small to medium sized housing developments on sites consisting of up to 30 dwellings.

Residential planning permission has already been granted in three locations following a wide ranging consultation exercise carried out by Powys County Council to discuss the future of the village. These are located close to the rear of the Sarn Inn, to the west of Forest Lodge and opposite the school. The consultation exercise with the local community also identified further areas onto which the village may expand. This land has now been allocated for residential development, the main part of which lies to the east of Rose Villa. With residential permission having been granted to the north, this site will be infilling between the main body of the village and the Min-y-Sarn estate. To compensate for the loss of car parking elsewhere in the village, a new car park has been provided on the enclosure opposite the Sarn Inn and this should accommodate approximately 30 cars.

Powys County Council are giving consideration to the provision of a Sarn by-pass which would improve road safety and provide an opportunity to access other areas where development would not be feasible otherwise. An area has been allocated for village workshop use but the development of the site would be dependent on improvements being carried out to the lane to the west to provide satisfactory access. Some additional land could be released in the vicinity for employment purposes but only if the by-pass is constructed, thereby allowing direct access onto the new road and avoiding the school site. This option could see the playing fields relocated on the land with existing residential permission to the north of the school. The workshop site and any other future developments will help to balance the housing allocations by providing locally based employment opportunities. The construction of the new road would also leave areas between the present and proposed road that could be suitable for residential development at a later date. In order to cater for local need, the Council may also give favourable consideration to small scale affordable housing schemes on appropriate sites adjoining the development boundary and to single dwelling low cost housing proposals in the nearby rural settlement of City, as exceptions to normal housing policy.

Lleolir Sarn ar yr A489 rhwng Llanfihangel yng Ngheri a'r Ystog ac o fewn cyrraedd rhwydd i'r Drenwydd. Fe'i dosbarthwyd fel Prif Anhediad i gydnabod ei allu i dderbyn datblygiadau ar raddfa fechan i raddfa gymhedrol ar safleoedd yn cynnwys hyd at 30 o dai.

Rhoddyd caniatâd cynllunio ar gyfer tai mewn tri lle eisoes yn dilyn ymarferiad ymgynghorol eang a gyflawnwyd gan Gyngor Sir Powys i drafod dyfodol y pentref. Lleolir y rhain yn agos at gefn Sarn Inn, i'r gorllewin o Forest Lodge a gyferbyn â'r ysgol. Tynnodd yr ymarferiad ymgynghorol gyda'r gymuned leol sylw hefyd at gyfeiriadau eraill y gallai'r pentref ymestyn iddynt. Dyrannwyd y tir hwn bellach ar gyfer datblygiad preswyl, ac mae'r than fwyaf ohono i'r dwyrain o Rose Villa. Gan fod caniatâd ar gyfer tai wedi ei roi i'r gogledd o'r safle, codir tai ar y safle hon i fewnlenwi rhwng prif ran y pentref a stâd Min-y-Sarn. Er mwyn gwneud iawn am golli lleoedd i barcio ceir mewn mannau eraill yn y pentref, darparwyd maes parcio newydd ar y tir amgaeëdig gyferbyn â Sarn Inn a dylid gallu rhoi tua 30 o geir yno.

Mae Cyngor Sir Powys yn rhoi ystyriaeth i adeiladu ffordd osgoi ar gyfer Sarn a fyddai'n gwella diogelwch ar y ffordd ac yn rhoi cyfle i gael mynediant i ddarnau eraill o dir lle na fyddai datblygiad yn dderbyniol fel arall. Dyrannwyd tir i'w ddefnyddio ar gyfer gweithdy pentrefol ond byddai datblygu'r safle hon yn dibynnu ar wneud gwelliannau i'r ffordd fach tua'r gorllewin er mwyn darparu mynediant rhwydd. Gellid rhyddhau rhywfaint o dir ychwanegol yn yr ardal i bwrrpas cyflogaeth ond dim ond pe bai'r ffordd osgoi yn cael ei hadeiladu, gan roi mynediant uniongyrchol i'r ffordd newydd ac osgoi safle'r ysgol. Pe derbynnyd y dewis hwn mae'n bosibl y byddai'r meysydd chwarae yn cael eu had-leoli ar y tir sydd â chaniatâd arno ar gyfer tai preswyl i'r gogledd o'r ysgol. Bydd safle'r gweithdai ac unrhyw ddatblygiadau eraill yn y dyfodol yn gymorth i daro cydbwysedd gyda'r dyraniadau ar gyfer tai drwy ddarparu cyfleoedd ar gyfer gwaith o fewn yr ardal. Byddai adeiladu'r ffordd newydd yn golygu y ceid darnau o dir rhwng y ffordd bresennol a'r ffordd arfaethedig a fyddai'n addas ar gyfer datblygiad preswyl yn ddiweddarach.

Based upon the Ordnance Survey of 1:25000 scale map with the permission of the Controller of Her Majesty's Stationery Office.

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**Cynllun Lleol Maldwyn — gan gynnwys polisiau gwastraff  
Montgomeryshire Local Plan — including waste policies  
Mewnosodiad y Map Argymhellion  
Proposals Map Inset**

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Sarn

Graddfa 1 : 5000 Scale      Hydref 1993 October  
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