TREFONEN – NEW DWELLING COMPLETIONS & BUILD RATES 2006-2016

Shropshire Council (SC) Report Development Strategy page 153
Para 17.59 *Average completions have been around 2 homes per year during the period 2006-2016*
Taking 2 x 10years = **SC say 20 completions between 2006 – 2016 inclusive**

Known completions 2006-2016

- The Willows, Sandrock Lane = 1
- 1-5 Bellan Place (former Efel pub car park) = 5
- Conversion of The Efel public house =1
- Conversion of The Old Forge behind The Efel = 1

Total 8 new dwellings completed between 2006 and 2016 inclusive
That is a build rate of **less than 1 per year.**

This has been accommodated into the village with some but less impact than the Gallier's Homes development (Whitridge Way, Onnen Garden, Carneddau Close)

From SC, **20** estimated completions = **12** remaining unaccounted for??

The final house completions of the Gallier's Homes development were completed in 2006.
They might make up that remainder.

Consents Ref. OS/02/12179/FUL & OS/03/12892/FUL of 22 open market and 7 affordable dwellings totalling 29 dwellings which received planning consent in 2003 and was **substantially completed in 2005** with a final few dwellings completed/occupied in 2006.

That was a **major** development of **9% growth** on the village size in a single, high density, high value, high impact, out of character development for the village.

Considering both these points, we believe that any final numbers from the Gallier's Homes development in 2006 should be discounted from the 2006-2016 build rate.

Proposed Build Rate
Para 17.59 *Average completions have been around 2 homes per year during the period 2006-2016.*
This is similar to the annual build rate required over the LPR period
i.e. SC saying 55 houses 2016-2036 = **2.75** per year is ***similar*** to **2 per year**…

SC Proposal **50** additional dwellings in period 2020-2036 = **3 per year.**

Actual Build Rate between 2006 and 2016 inclusive was less than 1 per year –
Proposed 3 per year is **not** "*similar".*

We believe that a build rate of **1dwelling per year** = **16 for the period 2020-2036,** in addition to the 5 dwellings already committed, would be a similar level of growth for meeting "*identified local needs"* whilst minimising the impact on the rural character of Trefonen and its surroundings.

Para 17.59 includes ***Outstanding Commitments for 5 houses***
& **Table** includes ***Dwellings committed as at 31st March 2017 = 5***
Those known with consent granted / started but **not completed at 31st March 2017**

- New house adjoining Offa Cottage, Chapel Lane – started before 2010 but only up to floor slab
- Dormer bungalow in grounds of Bryn Celyn Old Post Office Lane - nearly finished / just occupied 2018
- Lynstead - Garage conversion to dwelling - converted 2017
- Self build Single Plot Rural Exception in field end of School Lane – under construction 2018
- Carneddau Chapel - conversion to dwelling - converted 2018
- New House in grounds of Richmond / Silverdale, Little London Lane – under construction 2019