

CADNANT

PLANNING

**LAND ADJOINING GWEL Y LLAN, LLANDEGFAN
DESIGN, ACCESS AND PLANNING STATEMENT**
CLWYDALYN HOUSING LTD & DU
CONSTRUCTION LTD
NOVEMBER 2023
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DRAFT FOR PRE-APPLICATION
CONSULTATION

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Design, Access and Planning Statement



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1. Introduction

- 1.1 This Design, Access and Planning Statement accompanies an application by ClwydAlyn Housing Ltd and DU Construction Ltd, for full planning permission for the erection of 30 affordable dwellings, alterations to existing access, construction of new access and internal access road together with associated works on land adjoining Gwel y Llan, Llandegfan.
- 1.2 Following the enactment of the Planning (Wales) Act 2015 (the Act) the requirement for pre-application consultation on major development schemes was implemented. This includes the provision of 10 residential dwellings or more. The proposed development exceeds the 10 dwelling threshold.
- 1.3 The requirement to carry out pre-application consultation falls under Section 17 of the Act and the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) as amended by the 2016 Order. Guidance on carrying out the pre-application consultation requirements within the Act has been provided by the Welsh Government set out in Article 1 of the Town and Country Planning DMPWO (Amendment) 2016 'Guidance on Pre-application Consultation'.
- 1.4 This Design, Access and Planning Statement is issued as part of a suite of documents for Pre-Application Consultation prior to the submission of a formal planning application.
- 1.5 As required by the Town and Country Planning (Development Management Procedure) (Wales) Order (Amendment) 2016 the statement aims to address the following matters;
- Explain the design principles and concepts that have been applied to the development;
 - Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
 - Explain the policy or approach adopted as to access, and how policies relating to access in the development plan have been taken into account; and
 - Explain how any specific issues which might affect access to the development have been addressed.
- 1.6 The adopted development plan consists of the Anglesey and Gwynedd Joint Local Development Plan (JLDP), which was adopted in July 2017.

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- 1.7 Pre-application discussions were undertaken with the Local Planning Authority prior to the commencement of Pre-Application Consultation on a draft application. Advice and feedback received during pre-application discussions has been taken into account whilst formulating the application.

2. The site and context

- 2.1 The application site comprises of a rectangular agricultural field off the residential estate of Gwel y Llan on the northern edge of the village of Llandegfan and extends to a field to the north where it is proposed to provide a surface water drainage area. The application site is currently undeveloped and is used for grazing.
- 2.2 The main part of the application site (where dwellings are proposed) is identified in Figure 2.1 below.

Figure 2.1 Aerial image identifying the application site in the context of its surroundings

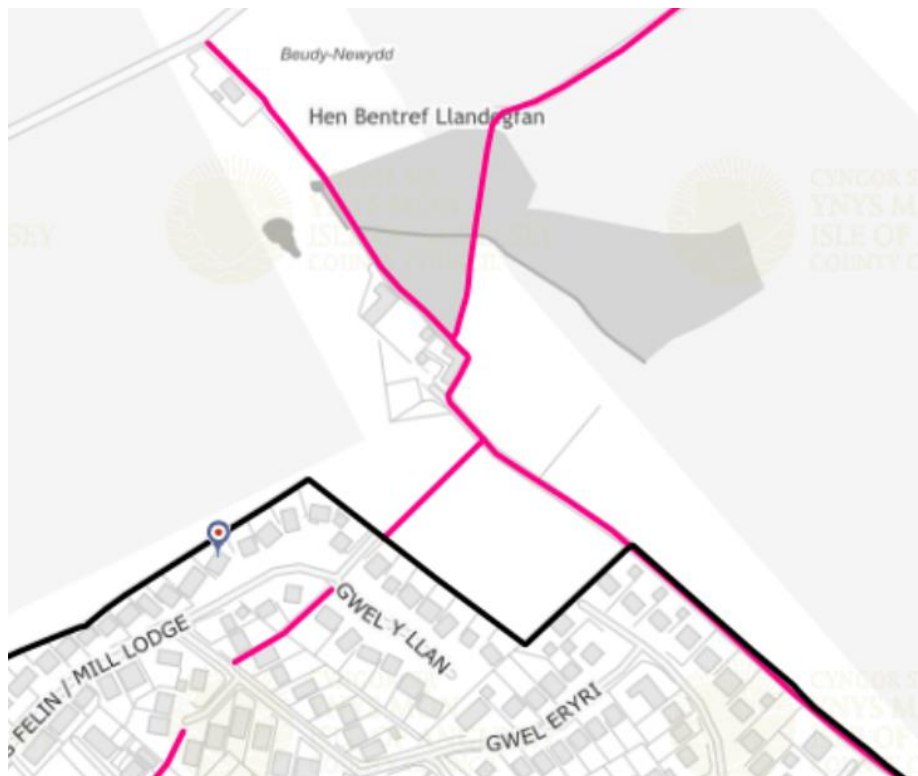


- 2.3 The residential estate of Gwel y Llan lies to the south-west of the application site and access is available to the site through Gwel y Llan. The residential estate of Gwel Eryri lies to the south-east however there is no direct access from Mill Bank Estate to the site. The landowner of the application site benefits from right of access to the application site from Gwel Eryri. Land to the north-east and north-west is agricultural land. There is an access track to the north of the site's north-eastern boundary which provides access from the village to the neighbouring property (Cytir Bach) directly to the north of the application site.

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- 2.4 The application site lies outside but directly adjoins the development boundary of Llandegfan along its south-western and south-eastern boundaries. The extent of the development boundary is identified by a thick black line in Figure 2.2.
- 2.5 A Public Right of Way (PROW) runs across the application site and also runs along the access track along the site's north-eastern boundary. The route of the PROW is identified in pink in Figure 2.2.

Figure 2.2 Extract of map showing PROW in pink across and near the application site



- 2.6 The rear gardens of residential dwellings at Gwel y Llan adjoin the application site to the south-west and the site are bounded by wooden panels and post and wire fencing. An area of overgrowth runs along the site's south-eastern boundary with Gwel Eryri. The side elevations of two dwellings at Gwel Eryri directly adjoin the site's boundary. A clawdd runs along the site's north-western boundary with a group of trees within the site's northern corner near Cytir Bach. Trees and a hedgerow run along the site's north-eastern boundary together with a wall.

3. The proposed development

Use, amount, scale, layout and access

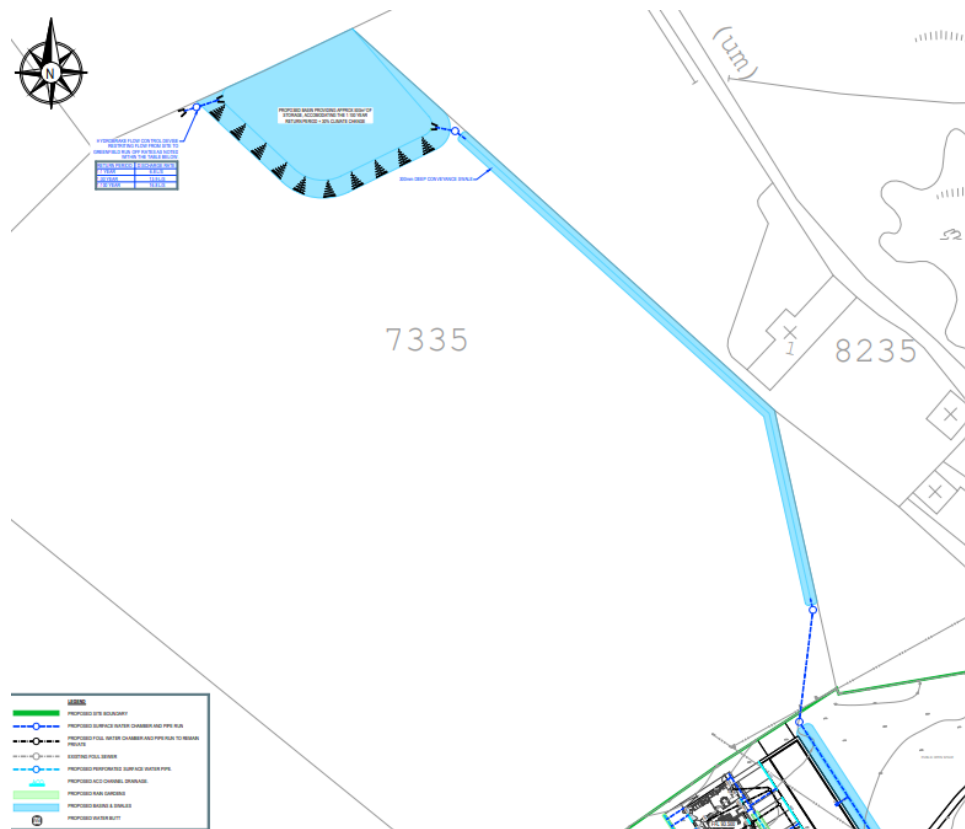
- 3.1 The proposed development relates to the erection of an affordable housing scheme of 33 dwellings as an exception site on land directly adjoining the development boundary of Llandegfan.
- 3.2 The proposed affordable dwellings would comprise of the following mix:
- four one-bed flats;
 - 13 two-bed houses;
 - eight three-bed houses;
 - One four-bed house; and
 - Four two-bed bungalows.
- 3.3 Each dwelling would have parking to the front/side with a small area of front/side garden with the main garden located to the rear. A patio area and garden shed would be provided within each plot.
- 3.4 Vehicular access to the proposed development would be gained from the residential estate of Gwel y Llan and Gwel Eryri, with an internal access road and pedestrian pavements within the site linking the proposed development to both existing residential estates. An extract of the proposed site layout plan is provided in Figure 3.1.

Figure 3.1 Extract of proposed site layout plan



- 3.5 The layout of the site comprises of residential dwellings along the northern boundary following the line of development at Gwel Eryri. Some residential dwellings would back onto residential properties within Gwel y Llan and others would have a side elevation facing the existing properties at Gwel y Llan.
- 3.6 An area of open space would be provided in the site's northern corner providing a total area of 1,492sqm. A footpath would be provided across the area of open space and the existing PRow would be diverted to run along the internal pavements provided within the site, then crossing the area of open space and through an area of existing hedge and stone wall which would need to be removed to allow pedestrian access to link to the existing PRow running along the site's north-eastern boundary.
- 3.7 A surface water basin is proposed to be located in the field to the north of the main part of the application site, connected to the proposed residential layout by a deep conveyance swale. An extract of a plan showing the proposed route and basin is provided in Figure 3.2.

Figure 3.2 Extract of plan showing the proposed route and basin



Appearance

3.8 The proposed dwellings would be semi-detached properties comprising of a mix of unit sizes and types including two-storey houses, bungalows and apartments/flats designed to reflect the appearance of semi-detached dwellings. The materials proposed would be render with some green cladding and slated roofs, which would be in-keeping with and would complement the design and appearance of other properties nearby.

Landscaping

3.9 Some trees area proposed for removal, including tree T7 which needs to be removed to accommodate the development. This tree is exhibiting Ash Dieback and the Arboricultural Impact Assessment confirms that it would be inappropriate to retain the tree as part of a residential development. Other trees along the northern boundary are also proposed to be removed based on their condition as Ash trees also suffering from Ash Dieback.

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- 3.10 The hedges along the site's northern and eastern boundaries would be retained. New tree planting is proposed within the area of public open space as well as some new tree planting in front and rear gardens. Hibernacula features are also proposed within the area of public open space. Hit and miss fencing is proposed as a boundary treatment between residential gardens.

4. Policy context

4.1 National and local planning policy guidance considered relevant to the principle of this development is set out in this section.

National planning policy and guidance

4.2 The proposal relates to a residential development and relevant national planning policy is set out in:

- Planning Policy Wales (PPW) Edition 11, (2021);
- Future Wales: The National Plan 2040 (FWTNP);
- Building Better Places: The Planning System Delivery Resilient and Brighter Futures (July 2020);
- Technical Advice Note (TAN) 5 'Nature Conservation and Planning';
- Technical Advice Note (TAN) 12 'Design' (2016);
- Technical Advice Note (TAN) 18 'Transport' (2007); and,
- Technical Advice Note (TAN) 20 'The Welsh Language' (2017).

4.3 PPW Ed. 11 aligns national planning policy strategy with the objectives of the Well-being of Future Generations (Wales) Act 2015, which is centred around achieving sustainable development. The proposed development is in line with PPW as it provides housing in a sustainable location.

4.4 Relevant national planning policies are listed in table 4.1.

Table 4.1: Summary of relevant national planning policy and guidance

Policy	Summary
Planning Policy Wales, Edition 11, (2021) Chapter 2 Assessing the Sustainable Benefits of Development	Paragraph 2.21 advises that; "Planning authorities should ensure that social, economic, environmental and cultural benefits are considered in the decision-making process and assessed in accordance with the five ways of working to ensure a balanced assessment is carried out to implement the Well-being of Future Generations Act and the Sustainable Development Principle. There may be occasions when one benefit of a development proposal or site allocation outweighs others, and in such cases robust evidence should be presented to support these decisions, whilst seeking to maximise contributions against all the well-being goals." Paragraph 2.22 goes on to advise that the key factors in an assessment relate to social considerations, economic considerations, cultural considerations, and environmental considerations.

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<p>Planning Policy Wales, Edition 11, (2021) Chapter 4 Housing</p>	<p>Paragraph 4.2.2 advises that; “The planning system must:</p> <ul style="list-style-type: none"> • identify a supply of land to support the delivery of the housing requirement to meet the differing needs of communities across all tenures; • enable provision of a range of well-designed, energy efficient, good quality market and affordable housing that will contribute to the creation of sustainable places; and • focus on the delivery of the identified housing requirement and the related land supply.” <p>Paragraph 4.2.1 advises that; “New housing development in both urban and rural areas should incorporate a mix of market and affordable house types, tenures and sizes to cater for the range of identified housing needs and contribute to the development of sustainable and cohesive communities.”</p> <p>In terms of Housing Delivery, paragraph 4.2.10 guides that; “The supply of land to meet the housing requirement proposed in a development plan must be deliverable. To achieve this, development plans must include a supply of land which delivers the identified housing requirement figure and makes a locally appropriate additional flexibility allowance for sites not coming forward during the plan period. The ability to deliver requirements must be demonstrated through a housing trajectory. The trajectory should be prepared as part of the development plan process and will illustrate the expected rate of housing delivery for both market and affordable housing for the plan period.”</p> <p>Paragraph 4.2.15 relates to the delivery of a 5-year housing land supply, it states that; “Planning authorities must ensure that sufficient land is genuinely available or will become available to provide a five-year supply of land for housing judged against the general objectives, scale and location of development required in the development plan. This means that sites must be free, or readily freed, from planning, physical and ownership constraints and be economically viable, in order to support the creation of sustainable communities. For land to be regarded as genuinely available it must be a site included in either a Joint Housing Land Availability Study (JHLAS) or, until a JHLAS is required to inform the first Annual Monitoring Report (AMR), in the housing trajectory agreed as part of an adopted development plan. The housing trajectory demonstrates how the planning authority will maintain a five-year supply of housing land over the plan period.”</p> <p>Paragraph 4.2.16 guides that; “Planning authorities, land owners and house builders must work together constructively to identify deliverable housing land in sustainable locations for development. When identifying sites to be allocated for housing in development plans, planning authorities must follow the search sequence set out in paragraphs 3.37-3.38, starting with the re-use of previously developed and/ or underutilised land within settlements, then land on the edge of settlements and then greenfield land within or on the edge of settlements. This process should be undertaken for housing market areas and will require collaboration between planning authorities where these areas cover more than one authority. The aim should be to make the best possible use of previously developed land in preference to greenfield sites across the market area as a whole.”</p>
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	<p>In terms of density, paragraph 4.2.22 guides that;</p> <p>“Planning authorities will need to ensure that in development plans and through the development management process they make the most efficient use of land and buildings in their areas. Higher densities must be encouraged on sites in town centres and other sites which have good walking, cycling and public transport links.”</p>
<p>Planning Policy Wales, Edition 11, (2021) Chapter 3 Access</p>	<p>Paragraph 3.46 states that;</p> <p>“A broad balance between housing, community facilities, services and employment opportunities in both urban and rural areas should be promoted to minimise the need for long distance commuting. Planning authorities should adopt policies to locate major generators of travel demand, such as housing, employment, retailing, leisure and recreation, and community facilities (including libraries, schools, doctor’s surgeries and hospitals), within existing urban areas or areas which are, or can be, easily reached by walking or cycling, and are well served by public transport.”</p> <p>Paragraph 3.6 advises that;</p> <p>“Development proposals must address the issues of inclusivity and accessibility for all. This includes making provision to meet the needs of people with sensory, memory, learning and mobility impairments, older people and people with young children. There will often be wider benefits to be gained through the sensitive consideration of such provision, for example, whilst the presence of visual cues will be invaluable in assisting those with hearing loss to engage in a noisy environment, a navigable environment will benefit all. Good design can also encourage people to meet and interact with each other, helping to address issues surrounding loneliness. Good design must also involve the provision of measures that help to reduce the inequality of access to essential services, education and employment experienced by people without access to a car. Design measures and features should enable easy access to services by walking, cycling and public transport.”</p>
<p>Planning Policy Wales, Edition 11, (2021) Chapter 3 Amenity</p>	<p>Paragraph 3.21 states that;</p> <p>“The planning system must consider the impacts of new development on existing communities and maximise health protection and well-being and safeguard amenity.”</p>
<p>Planning Policy Wales, Edition 11, (2021) Chapter 3 Design</p>	<p>Section 3 relates to design and Placemaking in action. It considers that good design makes better places. Paragraph 3.3 advises that;</p> <p>“Good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surroundings area.”</p> <p>Paragraph 3.4 goes on to state that;</p> <p>“Design is an inclusive process, which can raise public aspirations, reinforce civic pride and create a sense of place and help shape its future. For those proposing new development, early engagement can help to secure public acceptance of new development. Meeting the objectives of good design should be the aim of all those involved in the development process and applied to all development proposals, at</p>

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	all scales. These objectives can be categorised into five key aspects of good design”.
Guidance	Summary
TAN 5 Nature Conservation and Planning	<p>Technical Advice Note 5 ‘Nature Conservation and Planning’ provides advice about how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation.</p> <p>Paragraph 1.6.1 states that;</p> <p>“Biodiversity conservation and enhancement is an integral part of planning for sustainable development. The planning system has an important part to play in nature conservation. The use and development of land can pose threats to the conservation of natural features and wildlife. Past changes have contributed to the loss of integrity of habitat networks through land-take, fragmentation, severance, disturbance, hydrological changes and other adverse impacts. But development can also present significant opportunities to enhance wildlife habitats and the enjoyment and understanding of the natural heritage.’</p>
TAN 12 Design	<p>The guidance in TAN 12 has been considered in formulating the proposal and in reporting on the Design and Access issues. The Welsh Government is strongly committed to achieving the delivery of good design in the built and natural environment which is fit for purpose and delivers environmental sustainability, economic development and social inclusion, at every scale throughout Wales. Paragraph 5.5.1 of TAN 12 identifies that an understanding of landscape and townscape quality, including its historic character, is fundamental to the design process.</p> <p>The relationship between all elements of the natural and built environment. To create sustainable development, design must go beyond aesthetics and include the social, environmental and economic aspects of the development, including its construction, operation and management, and its relationship to its surroundings. Good design is also inclusive design. The principles of inclusive design are that it places people at the heart of the design process, acknowledges diversity and difference, offers choice where a single design solution cannot accommodate all users, provides for flexibility in use, and, provides buildings and environments that are convenient and enjoyable to use for everyone.</p> <p>Paragraph 5.5.1 of TAN 12 states;</p> <p>“The distinctive settlement patterns which characterise much of Wales have evolved in part in response to the country’s diverse landscape and topography. The way in which development relates to its urban or rural landscape or seascape context is critical to its success. Because of this, an understanding of landscape quality, including its historic character, is fundamental to the design process.”</p> <p>Paragraph 5.8.1 states;</p> <p>“The special qualities of the rural landscape and coastline of Wales should be recognised. The qualities should be enhanced through conservation of the character of the countryside and by achieving quality in new development.”</p> <p>Paragraph 5.8.2 states;</p> <p>“Policies and guidance should take account of the need to steer activity to avoid negative impact on distinctive rural landscapes and the best agricultural land and to conserve and enhance diversity of species and habitats. Managing change by means of a landscaping strategy based on a thorough landscape assessment is</p>

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	<p>one means of safeguarding a rural sense of place. This should analyse key issues and put forward guidelines for design themes, palettes of materials, and briefs for specific sites.”</p>
TAN 18 Transport	<p>TAN 18 has also been taken into consideration. The main aim of TAN 18 is to ensure that new development is located where there is, or will be, good access by public transport, walking and cycling thereby minimising the need for travel and fostering social inclusion.</p> <p>Paragraph 2.4 of TAN 18 identifies that the inter-relationship between land use planning and transport is complex and varied. The development of land is dependant, in part, upon transport infrastructure and services to function efficiently. By influencing the location, scale, density and mix of land uses and new development, land use planning can help reduce the need to travel and length of journeys, whilst making it easier for people to walk, cycle or use public transport. TAN 18 also considers people with disabilities. TAN 18 identifies that it is important to consider their needs in terms of parking, ensuring that adequate numbers of suitably designed parking spaces are provided in appropriate locations.</p> <p>TAN 18 expands on the importance of accessibility in future developments. TAN 18 provides guidance on providing good accessibility with objectives such as; <i>“ensuring new development is located where there is, or will be, good access by public transport, walking and cycling thereby minimising the need for travel and fostering social inclusion;”</i> and; <i>“ensuring that new development and major alterations to existing developments include appropriate provision for pedestrians (including those with special access and mobility requirements), cycling, public transport, and traffic management and parking/servicing;”</i></p> <p>TAN 18 focuses on ensuring future developments consider the importance of the relationship between land use and transport. TAN 18 places an emphasis on reducing the need to travel and the need to provide sustainable modes of transport such as cycling, walking and public transport.</p> <p>TAN 18 also considers people with disabilities. TAN 18 identifies that it is important to consider their needs in terms of parking, particularly ensuring that adequate numbers of suitably designed parking spaces are provided in appropriate locations.</p>
TAN 20 Planning and the Welsh Language	<p>TAN 20 provides guidance on how the planning system considers the implications of the Welsh language when preparing LDPs and making decisions. The LPA should consider the needs and welfare of the Welsh language, and in so doing, contribute to its well-being. Changes introduced in the current version of TAN 20 are as a result of bringing into force provisions contained in the Planning (Wales) Act 2015.</p> <p>The main changes relate to the following matters:</p> <ul style="list-style-type: none"> • The link between planning for the Welsh language through land-use planning and community planning; • Providing clarification that decision makers may take the language into account where it is material to the application; • Allow language impact assessments in certain specified circumstances, though in this case the site is allocated for housing so the impact of the proposed houses has already been assessed as part of the development plan process.

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'Building Better Places – The Planning System Delivering Resilient and Brighter Futures'(July 2020)	<p>Emphasises the importance of where we live and the quality of the environment around us. This provides further emphasis on the 'Placemaking' principles and in particular the eight following issues that need to be resolved:</p> <ul style="list-style-type: none"> • Staying local: creating neighbourhoods • Active travel: exercise and rediscovered transport methods • Revitalising our town centres • Digital places – the lockdown lifeline • Changing working practices: our future need for employment land • Reawakening Wales' tourism and cultural sectors • Green infrastructure, health and well-being and ecological resilience • Improving air quality and soundscapes for better health and well-being.
Future Wales The National Plan 2040	<p>Future Wales provides evidence of the need for housing across Wales at both a national and regional level. This evidence demonstrates the need for a focus on increasing the delivery of social and affordable homes. The Welsh Government is targeting its housing and planning interventions towards achieving this aim within the broader context of increasing supply and responding to different needs, including our ageing society and climate change.</p>

Local planning policy

- 4.5 The development plan consists of the Anglesey and Gwynedd Joint Local Development Plan (JLDP). The JLDP establishes a policy framework and makes provision for the development needs of the Counties of Anglesey and Gwynedd for the period from 2011 to 2026.
- 4.6 Relevant planning policies within the JLDP are listed in table 4.2.

Table 4.2 Local planning policy

Policy	Summary
Strategic Policy PS 2: Infrastructure and developer contributions	<p>The Councils will expect new development to ensure sufficient provision of essential infrastructure (either on-site or to service the site) is either already available or provided in a timely manner to make the proposal acceptable, by means of a planning condition or obligation.</p> <p>Where the essential, enabling, and necessary infrastructure is required as a consequence of a scheme and cannot be provided on site, financial contributions will be requested, within limits allowed by legislation, to get essential investment off site. If the effect of the development is cumulative, the financial contributions may be accumulated, within legislative constraints, to alleviate the cumulative effect.</p>
Policy ISA 5: Provisions of open spaces in new housing developments	<p>New housing proposals for 10 or more dwellings, in areas where existing open space cannot meet the needs of the proposed housing development, will be expected to provide suitable provision of open spaces in accordance with the Fields in Trust benchmark standards of 2.4 hectares per 1000 population.</p>

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	<p>In exceptional circumstances, where it is not possible to provide outdoor playing spaces as an integral part of a new housing development, the developer will be required to:</p> <ol style="list-style-type: none"> 1. provide suitable off site provision which is close to and accessible to the development in terms of walking and cycling, or, where this is not feasible/practical; or 2. Contribute financially towards new facilities including equipment, improving existing facilities on readily accessible sites or improving accessibility to existing open spaces. <p>Developer contributions will be subject to a legal agreement in line with Policy ISA 1.</p>
Policy PCYFF 1: Development boundaries	<p>The Plan identifies Development Boundaries for the Sub-regional Centre, Urban Service Centres, Local Service Centres, Service Villages and Local / Rural Coastal Villages. Proposals within Development Boundaries will be approved in accordance with the other policies and proposals of this Plan, national planning policies and other material planning considerations.</p> <p>Outside development boundaries development will be resisted unless it is in accordance with specific policies in this Plan or national planning policies or that the proposal demonstrates that its location in the countryside is essential.</p>
Policy PCYFF 2: Development Criteria	<p>A proposal should demonstrate its compliance with:</p> <ol style="list-style-type: none"> 1. Relevant policies in the Plan; 2. National planning policy and guidance. <p>Proposals should make the most efficient use of land, including achieving densities of a minimum of 30 housing units per hectare for residential development (unless there are local circumstances or site constraints that dictate a lower density); must provide appropriate amenity space to serve existing and future occupants; should have regard to the generation, treatment and disposal of waste; includes, where applicable, provision for the appropriate management and eradication of invasive species.</p> <p>Additionally, planning permission will be refused where the proposed development would have an unacceptable adverse impact on the health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance; and land allocated for other development/uses.</p>
Policy PCYFF 3: Design and Place Shaping	<p>All proposals will be expected to demonstrate high quality design which fully considers the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. Innovative and energy efficient design will be particularly encouraged. Proposals, including extensions and alterations to existing buildings and structures will only be permitted provided they conform to all of the listed criteria.</p>
Policy PCYFF 4: Design and Landscaping	<p>All proposals should integrate into their surroundings. Proposals that fail to show (in a manner appropriate to the nature, scale and location of the proposed development) how landscaping has been considered from the outset as part of the design proposal will be refused.</p>

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Policy PCYFF 6: Water Conservation	<p>Proposals should incorporate water conservation measures where practicable, including Sustainable Urban Drainage Systems (SUDS). All proposals should implement flood minimisation or mitigation measures where possible, to reduce surface water run-off and minimise its contribution to flood risk elsewhere.</p> <p>Proposals greater than 1,000 m² or 10 dwellings should be accompanied by a Water Conservation Statement. The application is for seven dwellings and does not need to be accompanied by a Water Conservation Statement.</p>
Strategic Policy PS 17: Settlement Strategy	<p>Housing development is distributed in accordance with the settlement strategy based on a settlement's level of service provision, function and size (population) and subject to its environmental, social and infrastructure capacity to accommodate development.</p> <p>22% of the Plan's Growth located within Local Service Centres.</p> <p>This will be through commitments and new allocations including allocating housing sites (open market housing with a proportion of affordable provision). In addition, windfall sites within the development boundary can be permitted.</p>
Policy TAI 4: Housing in Local, Rural and Coastal Villages	<p>In Local Villages such as Llandegfan, subject to the provision of affordable housing for local need, proposals for open market housing will be granted subject to size, scale, type and design of development corresponding with the settlement's character and the site being within the development boundary.</p>
Policy TAI 8: Appropriate housing mix	<p>The Councils will work with partners to promote sustainable mixed communities by ensuring that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. Proposals should contribute to creating sustainable mixed communities by:</p> <ol style="list-style-type: none"> 1. Maximising the delivery of affordable housing (including for local need) across the Plan area in accordance with Strategic Policy PS 18; 2. Contributing to redress an identified imbalance in a local housing market; 3. Ensuring the sustainable use of housing land, ensuring an efficient density of development compatible with local amenity in line with Policy PCYFF 3; 4. Ensuring the correct mix of housing unit types and tenures to meet the needs of the Plan area's current and future communities; 5. Making provision, as appropriate, for specific housing needs such as student accommodation, homes for the elderly, Gypsy & Travellers, supported accommodation, nursing, residential and extra care homes, needs of people with disabilities; 6. Improving the quality and sustainability of the existing housing stock; 7. Ensuring high standards of design that create sustainable and inclusive communities in line with Policy PCYFF 3.
Strategic Policy PS 18: Affordable housing	<p>Development opportunities have been identified to provide a minimum target of 1,572 new affordable homes.</p>
Policy TAI 15: Affordable	<p>The Councils will seek to secure an appropriate level of affordable housing across the Plan area by working in partnership with Registered</p>

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housing threshold and distribution	<p>Providers, developers and local communities to meet the minimum target presented in Strategic Policy PS 18.</p> <p>1. Threshold</p> <p>Housing development, both new build and conversions, in settlements identified within the settlement hierarchy as shown in Strategic Policy PS 17 will be expected to make an affordable housing contribution in line with the threshold figures.</p> <p>Within local villages, housing developments of 2 or more units will be expected to make an affordable housing contribution.</p> <p>2. Percentage of affordable housing</p> <p>A proposal including an alternative affordable tenure mix should yield a higher percentage of affordable provision subject to consideration of the following criteria:</p> <ul style="list-style-type: none"> i. All developments will be required to achieve an appropriate mix in terms of tenure, types and sizes of local need affordable housing, determined by the local housing market assessment or any alternative Council or partner assessment. ii. Affordable units should be fully integrated within a development and indistinguishable from non-affordable housing. iii. Where the viability of individual schemes fall short of the policy requirements specified, the onus will be on the applicant / developer / landowner to clearly demonstrate on a viability assessment pro-forma the circumstances justifying a lower affordable housing contribution or tenure mix. iv. Where, following the submission of a viability pro-forma, disagreement remains between the applicant / developer / landowner and the Local Planning Authority as to the affordable housing provision within a scheme, an independent external assessment of the scheme (e.g. by the District Valuers Service) will be undertaken at the applicant's expense. The number of affordable housing provided will reflect the conclusion of this assessment. v. That there are suitable mechanisms in place to manage the occupation of the affordable housing unit(s) upon initial occupation, and in perpetuity, to those who can prove a need for an affordable dwelling. vi. If it can be demonstrated that there are no eligible occupiers for rural enterprise dwellings then the housing will be occupied by those eligible for consideration for affordable housing. vii. Extensions and adaptations to affordable housing will be permitted provided that the alterations or adaptations allow the house to remain as an affordable dwelling. viii. Dwellings are of a size, scale and design compatible with an affordable dwelling. ix. Within local, rural and coastal villages the affordable housing provision should only be for affordable housing for local need (as defined in the Glossary of Terms). <p>Where the affordable housing requirement of a particular scheme falls below a single dwelling on the site, providing an affordable unit within that development will remain the priority.</p> <p>However, if it is deemed that this is not possible, a pro-rata payment will be expected rather than no affordable provision on the site.</p>
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	<p>Affordable housing for local need in local villages is defined in the Glossary of Terms as follows:</p> <p>People in need of an affordable house who have resided within the Village or in the surrounding rural area for a continuous period of 5 years or more, either immediately before submitting the application or in the past.</p>
Policy TAI 16: Exception sites	<p>This policy relates to exception sites for affordable dwellings on land outside development boundaries.</p> <p>The policy advises that where there is a proven local need for affordable housing (as defined in the Glossary of Terms) that cannot reasonably be delivered within a reasonable timescale on a market site inside the development boundary that includes a requirement for affordable housing, as an exception, proposals for 100% affordable housing schemes on sites immediately adjacent to development boundaries that form a reasonable extension to the settlement will be granted. Proposals must be for a small scale development, which are proportionate to the size of the settlement, unless it can be clearly demonstrated that there is a demonstrable requirement for a larger site, with priority, where it is appropriate, given to suitable previously developed land.</p>
Strategic Policy PS 1 Welsh Language and Culture	<p>The Councils will promote and support the use of the Welsh language in the Plan area. This will be achieved by:</p> <ol style="list-style-type: none"> 1. Requiring a Welsh Language Statement, which will protect, promote and enhance the Welsh language, where the proposed development falls within one of the following categories: <ol style="list-style-type: none"> a. Retail, industrial or commercial development employing more than 50 employees and/or with an area of 1,000 sq. m. or more; or b. Residential development which will individually or cumulatively provide more than the indicative housing provision set out for the settlement in Policies TAI 1 – TAI 6; or c. Residential development of 5 or more housing units on allocated or windfall sites within development boundaries that doesn't address evidence of need and demand for housing recorded in a Housing Market Assessments and other relevant local sources of evidence. 2. Requiring a Welsh Language Impact Assessment, which will set out how the proposed development will protect, promote and enhance the Welsh Language, where the proposed development is on an unexpected windfall site for a large scale housing development or large scale employment development that would lead to a significant workforce flow; 3. Refusing proposals which would cause significant harm to the character and language balance of a community that cannot be avoided or suitably mitigated by appropriate planning mechanisms; 4. Requiring a bilingual Signage Scheme to deal with all operational signage in the public domain that are proposed in a planning application by public bodies and by commercial and business companies; 5. Expect that Welsh names are used for new developments, house and street names.

5. Main considerations

Principle of development

Exception site

- 5.1 Llandegfan is identified as a Rural Village in the JLDP. The application site lies outside, but directly adjoining the development boundary for Llandegfan. As all dwellings are proposed as affordable units, the development can be considered as an exception site under policy TAI 16 of the JLDP, subject to there being a demonstrated proven local need for affordable housing.

Need for affordable housing

- 5.2 Initial discussions with the Council's Housing Team back in October 2021 confirmed a need for affordable housing in Llandegfan which is set out below. These figures are also included in the Housing Need Survey undertaken by the Rural Housing Enabler Service, Isle of Anglesey County Council and Cwm Cadnant Community Council.

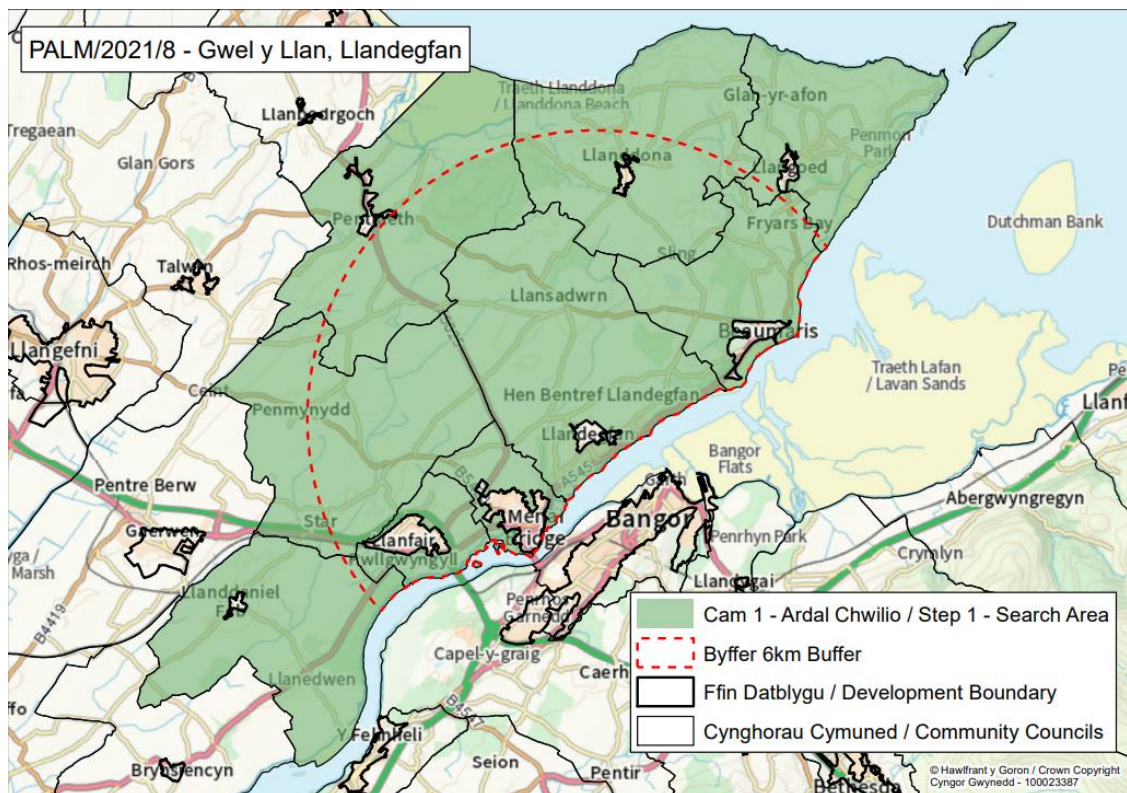
1. Social Housing Register:

- 5.3 40 households on the Council's waiting list for social housing in Llandegfan (15 households are willing to live anywhere on the Island):
- 11 need 1 bedroom (9 general needs; 2 older person's accommodation)
 - 18 need 2 bedrooms (18 general needs)
 - 6 need 3 bedrooms (6 general needs)
 - 3 need 4 bedrooms (3 general needs)
 - 1 needs 5 bedrooms (1 general needs)
 - 1 needs 7 bedrooms (1 general needs)
- 5.4 25 households who specifically chose Llandegfan as an area they would like to live:
- 5 need 1 bedroom (4 general needs; 1 older person's accommodation)
 - 14 need 2 bedrooms (14 general needs)
 - 5 need 3 bedrooms (5 general needs)
 - 1 needs 4 bedrooms (1 general needs)

2. Tai Teg Affordable Housing Register:

- 5.5 13 households registered on the Tai Teg website for affordable housing in Llandegfan:
- 8 want 2 bedrooms (4 purchase; 1 rent; 2 purchase or rent; 1 purchase or self-build)
 - 4 want 3 bedrooms (2 purchase; 1 rent; 1 purchase or rent)
 - 1 wants 4+ bedrooms (1 purchase)
- 5.6 Whilst there may be some duplication between both lists, the Council's Housing Team advised that based on experience, the amount of duplication is very low.
- 5.7 The above list does not identify if and how many of the applicants qualify for a house in Llandegfan (or within 6km of Llandegfan). A map showing the 6km radius area surrounding Llandegfan is provided in Figure 5.1 below.

Figure 5.1 Map showing 6km radius area surrounding Llandegfan for purposes of considering housing need



- 5.8 Pre-application discussions have been undertaken with the Planning Policy department to confirm in which circumstances people who are in need of affordable housing, would be eligible to be considered to be in need of an affordable dwelling in Llandegfan when considering the need to demonstrate a proven local need for affordable housing in relation to policy TAI 16.

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- 5.9 It was previously advised that only people currently living within the 6km area, but excluding those living within the development boundaries of Llanfairpwll, Menai Bridge, Llandegfan and Beaumaris, would be eligible for affordable housing when considering demonstrating a current need.
- 5.10 Further discussions with the Planning Policy unit confirmed that:
- People within Llandegfan development boundary can be included;
 - People who have previous 5-year link to Llandegfan but have had to move to other settlements e.g. Menai Bridge can be included – if they want to move back to their community;
 - Those who are in housing need in Llanfairpwll and Menai Bridge (within development boundary) with no previous connection to Llandegfan should be excluded; and/or
 - A case could be made for those in housing need in Beaumaris – if it can be shown that there are no opportunities within Beaumaris for sufficient affordable housing to meet that need.
- 5.11 Therefore overall, those in Llandegfan or Beaumaris or those on the list from Menai Bridge and Llanfairpwll should not be excluded if they have previous links to Llandegfan.
- 5.12 During July 2021 a Housing Need Survey was undertaken by the Rural Housing Enabler Service, Isle of Anglesey County Council and Cwm Cadnant Community Council, a copy of which is submitted as part of this planning application.
- 5.13 The Survey demonstrated that there is a demand in the area for one, two, three and four-bedroom homes to rent at social or intermediate level along with a demand for properties to purchase. There is a higher demand for those needing to rent properties. A summary of the findings is provided in Table 5.1.

Table 5.1 Summary of findings from Housing Need Survey

Rent		Purchase	
1 bed	11 individuals	1 bed	
2 bed	15 individuals	2 bed	7 individuals
3 bed	6 individuals	3 bed	2 individuals
4 bed	1 individuals	4 bed	1 individuals

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- 5.14 The Housing Need Survey identified some additional 'hidden need' compared to the housing need figures provided by Tai Teg and the Social Housing Register.
- 5.15 Following further analysis of the housing need figures available to the Council, in February 2023 IACC's Housing Team confirmed that of those registered on the Tai Teg register, 23 would be eligible for housing in line with the considerations set out above in paragraphs 5.8 to 5.11. These would comprise of a mix of:
- 1 x 1 bed;
 - 13 x 2 beds;
 - 8 x 3 beds; and
 - 1 which did not specify the number of bedrooms.
- 5.16 These would comprise of a mix of intermediate rent and shared ownership.
- 5.17 Furthermore, six of those on the Council's social housing list would be eligible with the mix comprising of the following:
- 5 x 2 beds; and
 - 1 x 3 bed.
- 5.18 This clearly demonstrates that there is definite need for 29 affordable housing units in Llandegfan and those would be eligible for the affordable housing proposed as part of this planning application.
- 5.19 The Housing Need Survey demonstrates that there is a wider need in the area for affordable housing and as a definitive scheme comes forward, such as this planning application, more individuals are expected to come forward to register their need for affordable housing.
- 5.20 Given that a proven need has been demonstrated for affordable housing in Llandegfan, in line with policy TAI 16, it must be considered if the proven need could be reasonably delivered within a reasonable timescale on sites within the development boundary.

Opportunities within the development boundary

- 5.21 There are no allocated sites in Llandegfan. Information received from the Joint Planning Policy Unit during pre-application discussions confirmed that there is a total of 5 units within the land bank of Llandegfan on sites within the development boundary. One of those has been completed.

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- 5.22 During the Plan period, five affordable housing units have been delivered in Llandegfan (under planning permission 17C511 – Hen Ysgol, Bro Llewelyn) which were built during 2017/18. There is currently planning permission for one affordable housing unit in Llandegfan (as part of permission 17C73G – Cae Ffynnon, Llandegfan). That development has not started.
- 5.23 It is clear that the housing need for Llandegfan which is set out earlier, cannot be met on land within the development boundary of Llandegfan as there are no allocated sites and there is currently only planning permission for one affordable dwelling within the development boundary of the village.
- 5.24 There are no apparent large windfall sites which would deliver the level of affordable housing required to meet the unmet need for affordable housing in Llandegfan and very few affordable dwellings available for sale from the current housing stock.
- 5.25 When considering housing need for those within a 6km radius from Llandegfan, it has previously been accepted that those in need of housing within the development boundaries of Menai Bridge and Llanfairpwll should be excluded as there would be opportunities for those individuals to meet their needs in those settlements.
- 5.26 However, there is very limited opportunities for affordable housing to be delivered on sites within the development boundary of Beaumaris. There is only one allocated housing site in Beaumaris (Casita), which benefits from planning permission for 35 units, none of which are proposed as affordable housing on site (with a commuted sum towards off-site provision of affordable housing).

Reasonable extension

- 5.27 Policy TAI 16 allows proposals for 100% affordable housing schemes on sites immediately adjacent to development boundaries that form a reasonable extension to the settlement to be permitted, subject to there being a proven local need for affordable housing that cannot reasonably be delivered within a reasonable timescale on a market site inside the development boundary.
- 5.28 The application site directly adjoins the development boundary of Llandegfan along its south-western and south-eastern boundaries. The development of the site would provide a logical rounding off of the built development in the village, with the site's boundaries to the north-west and north-east providing a definitive boundary with open countryside beyond.

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- 5.29 Policy TAI 16 also advises that proposals must be for a small scale development, which are proportionate to the size of the settlement, unless it can be clearly demonstrated that there is a demonstratable requirement for a larger site, with priority, where it is appropriate, given to suitable previously developed land.
- 5.30 It is accepted that the proposal would provide 30 affordable housing units, which would represent a similar figure of houses expected to be delivered within Llandegfan over the Plan period.
- 5.31 However, it is clear that there are very limited opportunities within the development boundary for affordable housing to be delivered within a reasonable timeframe that would meet the current identified need for affordable housing. In light of this, the proposed number of affordable housing units is considered to be justified.

Conclusion

- 5.32 In light of the above, there is clearly a need for smaller one-, two- and three-bed housing which cannot be met within a reasonable timescale on land within the development boundary, as there is only planning permission for one affordable housing unit in Llandegfan at the moment and there are no allocated sites.

Housing mix

- 5.33 Policy TAI 8 and the explanatory text requires an appropriate housing mix, stating that new housing development should include an appropriate balance and mix of house types and sizes, including, where applicable, affordable houses and for those who wish to self-build, to reflect identified demographic needs of the settlement. The policy also states that it is also important to address any under-provision which exists in the current range of housing stock in the settlement or area. Facilitating more balanced communities, comprising of a range of ages, household types and incomes may also help achieve wider social policy goals, such as maintaining and strengthening Welsh speaking communities.
- 5.34 Supplementary Planning Guidance (SPG) on 'Housing Mix' was adopted by the Councils in October 2018 and advocates a four-stage approach to the assessment of an appropriate housing mix within housing developments. These stages are considered in turn below:

Stage 1:

- 5.35 Stage 1 points towards an assessment of the evidence for supply and demand and need in the local community and with this in mind the explanatory text to JLDP Policy TAI 8 notes: *“The Councils will consider information from a variety of sources, which include Local Housing Market Assessment, Housing Needs Studies, Common Housing Register, Tai Teg Register, Elderly Persons’ Accommodation Strategy, the 2011 Census and the 2011 Household Projections to assess the suitability of the mix of housing in terms of both type and tenure proposed on development sites.”*
- 5.36 In this case the applicants have reviewed the aforementioned sources as well as a Housing Need Survey report undertaken earlier in July 2021 and a summary of the main findings is provided below.
- 5.37 The Anglesey Local Housing Market Assessment (LHMA) Update 2016 notes that in 2011 the average household size of 2.25 compares to an average of 2.9 bedrooms per household on Anglesey according to the 2011 Census. The 2011 Census also indicates that 2.3% of households on Anglesey had fewer bedrooms than they required (compared to 3.0% across Wales).
- 5.38 In terms of accommodation profile, the LHMA notes that the Anglesey contains more detached houses and fewer flats than the national average. The most common property type on Anglesey is detached houses followed by terraced dwellings.
- 5.39 Since 2001, however the LHMA notes that the number of purpose-built flats has increased markedly on Anglesey by 30.9%. The change in the number of houses has been less notable, although semi-detached properties have recorded the biggest rise (16.9%).
- 5.40 The LHMA makes recommendations to improve the housing balance on Anglesey with the key findings being as follows:
- Household population will rise by 2,420 by 2026 and by 3,960 by 2033, which equates to 220 households per year.
 - In terms of the accommodation required to provide better balance over the plan-period, of the new housing required up to 2026, 70% should be market, 3% shared ownership/help-to-buy, 17% intermediate rent and 10% social rented. The new housing required by 2033 should be 73% market, 3% shared ownership/help-to-buy, 17% intermediate rent and 7% social rented.

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- The LHMA also indicates that new market accommodation should principally be two, three- and four-bedroom homes with a range of dwelling sizes required in the affordable sector.
- The size of new social rented accommodation required is:
 - One bedroom = 28.9%
 - Two bedroom = 16.3%
 - Three bedroom = 11.1%
 - Four or more bedrooms = 43.8%
- The size of new discount sale accommodation requires is:
 - One bedroom = 35.4%
 - Two bedrooms = 35.4%
 - Three bedrooms = 25.1%
 - Four or more bedrooms = 4.1%

5.41 The above data suggests that there is a need for all sizes of affordable housing.

5.42 The proposed development would provide a mixture of one-bed apartments, two-, three- and four-bed dwellings along with two-bed bungalows providing a range of house types which would meet the need.

5.43 Extensive detailed discussions with the Council's Housing Strategy prior to submission of this planning application confirmed support of the proposed housing mix as it corresponds with the housing need for the area (see 'Need for affordable housing' section earlier in this Statement) and the wide variety of house sizes proposed would contribute towards creating sustainable communities. The Housing Need Survey provides further evidence to demonstrate the need for the proposed housing mix.

5.44 The new guidance published by Welsh Government, Building Better Places, emphasises the importance of health and well-being moving forward from the Covid-19 pandemic. The guidance notes the importance of building homes that will last a lifetime and be made resilient and adaptable to future pandemics should they occur again. The guidance states that moving forward, homes need to be "great places to live".

Stage 2:

5.45 The Stage 2 assessment as advocated by the Housing Mix SPG refers to other considerations, for example size and location of the site. The application site is an

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exception site which directly adjoins the development boundary of Llandegfan. Residential dwellings at Gwel y Llan and Gwel Eryri mainly comprise of detached two-storey properties. The proposed dwellings would predominantly provide two-storey units along with some bungalows which would complement the existing scale of dwellings on neighbouring sites and would introduce semi-detached units which would add to the current housing mix in Llandegfan.

- 5.46 The majority of the properties surrounding the site and around Llandegfan are detached properties with a smaller number of semi-detached and terraced houses. Due to the planning density requirements, the proposed design looks to maximise the land use by providing semi-detached units that are of a similar mass to the larger detached properties. A small number of bungalows are also located to the south of Llandegfan and some bungalows are proposed as part of this proposal to give diversity to the housing mix and meet the identified need.
- 5.47 Policy PCYFF2 states that to make efficient use of land, residential developments should achieve a minimum density of 30 units per hectare unless there are local circumstances or site considerations that dictate a lower density. In this case, the site measures 1.2 ha in area and the number of units proposed 30, which equates to a slightly lower density than the required density of 30 dwellings per hectare.
- 5.48 However, the site area takes into account an extended to incorporate the proposed drainage solution which is away from the main parcel of land where housing would be delivered. The site area of the main parcel of land where housing would be delivered extends to around 1 ha, and therefore the proposed density would equate to the requirement for a minimum density of 30 units per hectare identified within this particular policy.

Stage 3:

- 5.49 Stage 3 of the assessment as set out in the Housing Mix SPG points developers towards discussion with the Local Planning Authority and with housing authorities before submitting a planning application.
- 5.50 Pre-application discussions with the Council's Housing Strategy confirmed support to the proposed housing mix as it corresponds with the housing need for the area (see 'Existing Housing Need' section earlier in this Statement) and the wide variety of house sizes proposed would contribute towards creating sustainable communities.

Stage 4:

- 5.51 Finally, the Stage 4 assessment as advocated by the Housing Mix SPG points towards submission and assessment of the planning application. The application is currently subject to pre-application consultation prior to the formal submission of the planning application.

Summary and conclusion

- 5.52 In summary, the housing mix has been derived and also provides the information expected in a Housing Statement and a Housing Mix Schedule as set out in the Housing Mix SPG (2018).
- 5.53 The proposed development has addressed the Plan's objectives, and Policy TAI 8 in particular, stating how the proposed development contributes to maintaining or creating mixed and balanced communities, providing much needed one-, two-, three- and four-bed affordable units. Evidence of housing demand and need has been provided.
- 5.54 Pre-application discussions with the Local Planning Authority has confirmed that that proposed housing mix is acceptable.
- 5.55 In all respects therefore, the proposal complies with JLDP Policy TAI 8 and with the Housing Mix SPG as adopted in October 2018.

Residential amenity

- 5.56 During the development of the proposed layout, consideration has been given to the guidance set out in Supplementary Planning Guidance 'Design Guide for the Urban and Rural Environment'.
- 5.57 The layout of the site has been designed around the two main access points from Gwel y Llan and Gwel Eryri. Dwellings have been positioned so that there is sufficient distance between the rear of existing dwellings at Gwel y Llan and those proposed as part of the development to ensure overlooking would not occur. The properties to the south of the new access road have been turned and bungalows have been incorporated along the southern boundary, in order to assist in reducing overlooking potential.

Landscape and trees

- 5.58 At present, a clawdd runs along the site's north-western boundary with a group of trees within the site's northern corner near Cytir Bach. Trees and a hedgerow run along the site's north-eastern boundary together with a wall. Consideration has therefore been given to these existing trees and landscape boundary treatments when preparing this planning application.
- 5.59 The application is accompanied by an Arboricultural Survey as requested by the Landscape Officer during pre-application discussions. All efforts have been made to retain existing trees as part of the development.
- 5.60 Some trees area proposed for removal, including tree T7 which needs to be removed to accommodate the development. This tree is exhibiting Ash Dieback and the Arboricultural Impact Assessment confirms that it would be inappropriate to retain the tree as part of a residential development. Other trees along the northern boundary are also proposed to be removed based on their condition as Ash trees also suffering from Ash Dieback.
- 5.61 The hedges along the site's northern and eastern boundaries would be retained. New tree planting is proposed within the area of public open space as well as some new tree planting in front and rear gardens. Hibernacula features are also proposed within the area of public open space. Hit and miss fencing is proposed as a boundary treatment between residential gardens. The application is accompanied by detailed landscape planting plans which detail proposed soft and hard landscaping to include boundary treatments, materials and tree/shrub planting.

Biodiversity

- 5.62 Pre-application advice identified the need for the application to be accompanied by an Ecological Assessment and biodiversity enhancement. The application is accompanied by a Preliminary Ecological Assessment which identifies that the habitat on the application site is dominated by semi-improved grassland which is of low biodiversity value with no hers of note. On the north-eastern boundary, a species-rich hedge with trees and a wall border the adjoining lane to the north.
- 5.63 The Preliminary Ecological Assessment confirms that the proposed development will not impact protected sites within 2km of any of their Qualifying Features. The grassland has few species of biodiversity value, being of pastoral grade with ryegrass and other agricultural species. This has negligible potential for amphibians and reptiles. The

boundary hedges offer potential habitat for common bird species including for nesting. One of the Ash trees (which is proposed to be retained), has moderate potential for roosting bats.

- 5.64 The Preliminary Ecological Assessment provides suggestions in terms of protection for boundary trees which are to be retained and hedges along the north and south-eastern boundaries should be retained and protected. Replacement planting for removal of Ash trees is recommended. Clearance of the site must be undertaken outside the nesting season.
- 5.65 Biodiversity enhancement is proposed within the site in terms of enhancing existing hedgerows and the provision of additional tree planting along with provision of bat and bird boxes.

Public Right of Way

- 5.66 A PROW runs across the application site and also runs along the access track along the site's north-eastern boundary. The route of the PROW is identified in pink in Figure 2.2.
- 5.67 It is proposed to divert the existing PROW to run along the internal pavements provided within the site, then crossing the area of open space and through an area of existing hedge and stone wall which would need to be removed to allow pedestrian access to link to the existing PROW running along the site's north-eastern boundary. This does not alter the route significantly but would provide a safe route for pedestrians through the proposed development.

Drainage

- 5.68 Policy PCYFF 6 'Water Conservation' of the JLDP identifies the need for proposals to incorporate. The application is accompanied by a Drainage Strategy and drainage proposals.

Surface water

- 5.69 Re-use of surface water will be considered where possible. Rainwater harvesting has been considered but deemed to be impractical. Porosity testing has been undertaken and the ground conditions are not deemed feasible to dispose of surface water through

soakaways. Surface water would be disposed to a land drainage feature 150m to the north-west of the main site.

Foul water

5.70 Foul water is proposed to be disposed to the existing public sewage system.

Welsh language

5.71 Policy PS1 'Welsh language and culture' advises that the Councils will promote and support the use of the Welsh language in the Plan area. In accordance with the Supplementary Planning Guidance 'Maintaining and creating distinctive and sustainable communities', as the application site is an exception site and is for a large scale housing development, the application is accompanied by a Welsh Language Impact Assessment.

5.72 Given that the proposed development would be for 30 affordable dwellings to meet an identified need, it would provide suitable housing to help meet the demand for housing within the local area, encouraging local people to remain within the local area as their housing needs would be able to be met locally and creating sustainable communities where the Welsh language can thrive.

5.73 Providing housing within this location offers the possibility for local people to be located within easy access to Llandegfan, as well as nearby settlements such as Beaumaris, Menai Bridge, Llanfairpwll and Bangor, and all of the services and facilities provided therein. This reduces the need to be dependent on public transport or to own a car.

5.74 The proposal is expected to beneficially contribute towards the visual elements of the Welsh language in the local area by including a Welsh name with a connection to the local area.

5.75 Whilst the proposal relates to housing, it also provides the opportunity to beneficially contribute towards local employment during construction, supporting local construction businesses.

5.76 It is concluded that the proposed development would have an overall beneficial effect on the Welsh language and the community within Llandegfan through the provision of affordable housing to meet an identified need which would be of a price which is affordable to local people.

Open space

- 5.77 Policy ISA 5: 'Provision of Open Spaces in New Housing Developments' advises that housing proposals for 10 or more dwellings in areas where existing open space cannot meet the need of the proposed development, would be expected to provide suitable provision of open spaces.
- 5.78 The application includes the provision of an area of informal open space within the north-western corner of the site, amounting to 1,492sqm. This exceeds the requirements for informal play space of 1,346sqm as per the guidance set out in the SPG.
- 5.79 No formal play equipment is proposed on the site and a financial contribution towards off-site provision is proposed along with a financial contribution towards outdoor sport provision.

Financial contributions

- 5.80 During pre-application discussions, the Council's Education Section indicated that a financial contribution towards education at Ysgol Llandegfan and Ysgol David Hughes would be required in order to meet the shortfall for school places at the local primary and secondary schools. The exact contribution will be confirmed with the Education Authority during the determination of the planning application.
- 5.81 All residential dwellings are proposed as affordable dwellings and therefore no additional financial contribution towards affordable housing is expected to be required.
- 5.82 As set out above, a financial contribution towards off-site provision of formal play equipment and outdoor sport is also proposed.

6. Other design considerations

- 6.1 Policy PCYFF 3 of the JLDP states that development should complement and enhance the character and appearance of the site in terms of siting, appearance, scale, height, massing and elevation treatment.

Appearance and materials

- 6.2 The proposed dwellings would provide a mix of one-bed apartments, two-, three- and four-bed houses and two-bed bungalows all in the form of semi-detached dwellings.
- 6.3 Elements from the surrounding properties have been combined to develop a modern but complimentary proposal to this greenfield site. The larger properties are sat in the prominent location with a gable front and dark green cladding at high level to assist with varying the elevational frontage and compliments the green surroundings. An off-white render provides a sharp, contrasting, modern finish to the rest of the properties. Larger, vertical glazed sections are shown on the gable features while a horizontal glazing arrangement is used on the remaining properties. Tiles with integral PVs will roof the properties.
- 6.4 The dark green cladding used on feature gables complements the natural green backdrop and contrasts against the proposed white render. An illustration of the proposed appearance of the dwellings is provided in Figure 6.1 below.

Figure 6.1 Illustration of proposed appearance of dwellings



Environmental sustainability

- 6.5 Careful consideration has been given to sustainability of the proposed development, in accordance with policy PS5 of the JLDP.
- 6.6 The provision of affordable dwellings would provide housing for the local community. The homes have been designed to meet WDRQ 2021 and Lifetime Homes requirements.
- 6.7 All dwellings will be developed to achieving EPC A (SAP92 or greater) as a fabric first approach with ASHP with Photovoltaic panels. U Values will comply with Appendix E of Part L (Building Regulations).
- 6.8 Suitable methods of drainage have been explored and the scheme utilises sustainable drainage methods for surface water disposal and foul drainage within the area. Water conservation features are incorporated along with
- 6.9 The proposal ensures the safety and amenity of the public and safeguards the environment from the adverse effects of pollution of water, land or air, hazards from industry, and associated noise, odour or vibration arising from the development.
- 6.10 The proposal helps to secure the development of sustainable communities, through the promotion of the economic, social and environmental well-being of the area with the added economic benefits of employment during the construction phase.

Community safety

- 6.11 The proposed development has been designed with the safety and well-being of future residents being a key consideration as well as the need to protect and enhance the safety of the surrounding community.
- 6.12 The site has been developed to achieve Gold standard Secure by Design. No comments were received other than to highlight typical Secure by Design standards for windows/doors etc.
- 6.13 The development would be easily accessible by private and public transport, as outlined within section 7 of this report, with the nearest bus stop located within 300m from the application site (near the Parish Hall).

7. Accessibility

Planning policy

- 7.1 The relevant national policies and guidance relating to accessibility are set out within:
- Planning Policy Wales, Edition 11, (2021); and
 - Technical Advice Note 18 'Transport' (2007).
- 7.2 The relevant planning policies within the adopted LDP are as follows:
- Policy PS 4: Sustainable transport, development and accessibility; and
 - Policy TRA 2: Parking standards.

Movement to, from and within the development

- 7.3 Vehicular access into the site is proposed from two access points; from Gwel y Llan to the south and Gwel Eryri/Mill Bank Estate to the east. Traffic would need to travel along other streets before reaching Gwel y Llan and Gwel Eryri/Mill Bank Estate.
- 7.4 During pre-application discussions, the Local Highway Authority identified that on-street parking along Mill Lodge can cause disruption to traffic flow and should be assessed as part of any future planning application.
- 7.5 The Transport Statement advises that following a site survey during the busiest hour of the day, no issues were identified in terms of flow of traffic as a result of on-street parking. It goes on to advise that on-street parking can assist in reducing speeds of vehicles and act as a traffic calming feature.
- 7.6 On-street parking on pavements can however lead to pedestrians having to cross or walk on the highway, increasing risk to pedestrians' safety.
- 7.7 It is expected that the majority of pedestrian trips on foot during peak hours would be towards Ysgol Llandegfan or towards public transport links and school bus services (through Gwel Eryri/Mill Bank Estate). Pedestrians walking from the proposed development along Mill Lodge towards the Parish Hall, church or playground would be expected to undertake those trips outside the peak hours when the risk to pedestrians would be reduced.
- 7.8 Within the site, an internal access road which would be designed to be up to adoptable standards would provide access between both access points and would provide access

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to each dwelling. Driveways off the main spinal road would provide access to plots 19-26 and plots 1-4.

- 7.9 Car parking spaces will be provided to the front of the proposed dwellings. The proposal includes the formation of internal access road with adequate turning space to allow site users to enter and leave the site in a safe manner.
- 7.10 Pedestrian pavements are proposed within the site to provide safe routes for pedestrians. There is an existing PRow which runs through the site. A footpath would be provided across the area of open space and the existing PRow would be diverted to run along the internal pavements provided within the site, then crossing the area of open space and through an area of existing hedge and stone wall which would need to be removed to allow pedestrian access to link to the existing PRow running along the site's north-eastern boundary.
- 7.11 The application is accompanied by a Transport Statement as requested by the Local Highway Authority during pre-application discussions.
- 7.12 In terms of traffic generation, the Transport Statement estimates that the proposed development would increase traffic flow by 18 vehicles during AM peak hour. As the proposed development would use two access points, this vehicle movement would be expected to be halved between both access points and therefore having a minimal impact on the surrounding highway network.
- 7.13 In terms of construction traffic, a Construction Traffic Management Plan will be submitted to the Local Planning Authority to consider and approve prior to the commencement of development.

Sustainability

- 7.14 PPW supports the transport hierarchy, which prioritises sustainable means of transport, including walking, cycling and public transport, over travelling by private car. TAN 18 encourages development to take place in areas which would reduce car dependency and increase social inclusion.
- 7.15 At a local level, Policy PS 4 advises that development will be located so as to minimise the need to travel.

Design, Access and Planning Statement

- 7.16 The Active Travel (Wales) Act 2013 focuses on walking and cycling as a mode of transport and highlights the importance of planning and building walking and cycling infrastructure as well as encouraging behaviour change in Wales.
- 7.17 The site is located within easy walking distance of a bus route linking the village with Beaumaris, Menai Bridge, Llanddona, Llangoed and Bangor allowing links with other destinations further afield. The nearest bus stop is located about 300m walk away near the Parish Hall along Bro Llewelyn. The extract below from Traveline Cymru identifies the location of the bus stops as being in close proximity.
- 7.18 Further details regarding the site's accessibility is provided in chapter 2 of the Transport Statement. Access to the site by foot and public transport ensures that future occupiers are not reliant on car ownership.
- 7.19 It is considered that the application site complies with planning policy aims in terms of locating development in location accessible by all means of transport to ensure sustainable development. Therefore, it is considered that the site and the proposed development will be accessible to its future occupiers.

Parking

- 7.20 Each dwelling is served by two parking spaces, each apartment would have one parking space and the four-bed dwelling would have three parking spaces, providing a total of 56 car parking spaces. This is slightly lower than the requirements as set out in the SPG in relation to parking which requires 65 spaces, however that site offers opportunity to travel by non-car transport modes and encourage residents to choose to travel by sustainable modes.
- 7.21 The proposed car parking provision is therefore considered appropriate within the context of the site and its sustainable location.

8. Conclusion

- 8.1 The proposal relates to an application for an affordable housing scheme of 30 residential dwellings on land to the north of Gwel y Llan, Llandegfan. The application also seeks to create an associated access road, parking and landscaping together with the diversion of a PRow. All dwellings would be affordable.
- 8.2 There is clearly an identified need for smaller one-, two- and three-bed housing and in Llandegfan which cannot be met within a reasonable timescale on land within the development boundary. There is only planning permission for one affordable dwelling in Llandegfan and no allocated sites which could deliver affordable housing.
- 8.3 The site is considered to form a reasonable extension to the built-up area of the village. The unmet demand for affordable housing in Llandegfan is considered to justify the proposed number of dwellings.
- 8.4 The proposal would offer a mix of one-, two-, three- and four-bed dwellings and the proposed mix is supported by the Council's Housing Strategy team.
- 8.5 As demonstrated throughout this report, we consider the proposal to be in accordance with the adopted policies within the JLDP, as well as the overarching principles of the PPW and the new national guidance Building Better Places. We therefore consider that the proposed development is acceptable.

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