

# CADNANT

PLANNING

**Land at Tre Angharad, Bodedern, Anglesey,  
DESIGN, ACCESS AND PLANNING STATEMENT  
Clwyd Alyn Housing Ltd  
November 2021  
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## Design, Access and Planning Statement



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# 1. Introduction

- 1.1 This Design, Access and Planning Statement accompanies a full planning application for the erection of 29 dwellings including the creation of new vehicular access, internal access road and associated works on land at Tre Angharad, Bodedern, Anglesey, LL65 3ST. The site already has the benefit of an outline planning permission (ref. OP/2019/17) for 30 dwellings but due to some modification in the site layout, the number of dwellings is now reduced to 29. As such a full application is required rather than a Reserved Matters application.
- 1.2 As this is a full planning application, as required by the Town and Country Planning (Development Management Procedure) (Wales) Order (Amendment) 2016 this updated Design Access and Planning Statement addresses 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.
- 1.3 This statement will set out the context of the site, reviews the policy context and assesses whether the principle of the proposed development is acceptable including an assessment of the main considerations in determining the application. The statement will then go on to set out the design concepts and principles; assess the accessibility considerations; and, summarise the proposal as detailed on the submitted plans.
- 1.4 The adopted development plan consists of the Anglesey and Gwynedd Joint Local Development Plan (JLDP) 2011-2026, which was adopted on the 28th July 2017.
- 1.5 This Design, Access and Planning Statement is issued as part of a suite of documents including a, Drainage Strategy, Biodiversity Assessment and Transport Statement.

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- 1.6 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 residential developments for 10 or more dwellings. Therefore, the proposed development triggers this requirement.
- 1.7 The requirement to carry out pre-application consultation is set out within 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'. Following the Pre-Application Consultation, comments will be collated and considered and any arising matters addressed in the submission, with a summary of the amendments detailed within a PAC Report.

## 2. Site characteristics

2.1 The application site is located within the Local Service Centre of Bodedern and currently comprises of agricultural land partly adjoining residential dwellings on the north-western and south-western boundaries. The application site and the parcel of land to the north are both allocated within the Anglesey and Gwynedd Joint Local Development Plan for housing. The following aerial photographs identify the application site in the context of its surroundings.

*Figure 2.1 Aerial photograph identifying the location of the application site in the context of its wider surroundings*



*Figure 2.2 Aerial photograph identifying the location of the application site in the context of its immediate surroundings*



- 2.2 The application site will be accessed off London Road which runs through the centre of the settlement. This connects the B5109 to the A5 and A55.
- 2.3 Bodedern benefits from a number of services such as a shop, Post Office, primary and secondary school, church, pub and a number of businesses. As a defined Local Service Centre, it is considered in planning terms to be a sustainable settlement.

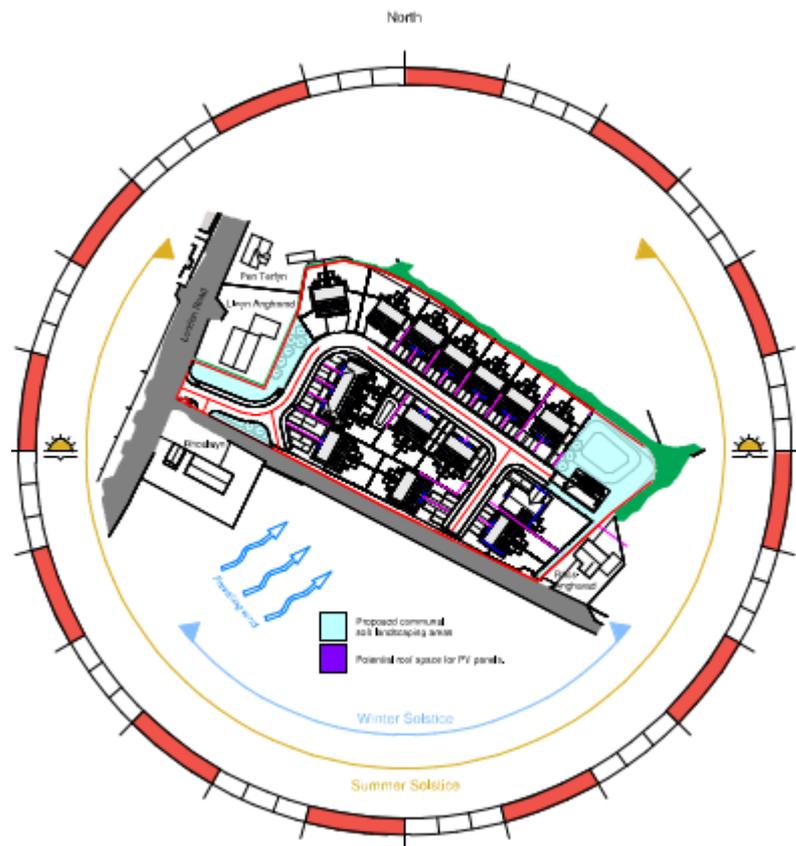
### 3. The proposal

The proposed development entails the erection of 29 residential dwellings consisting of the following house types:

- House Type 1: 12 x 4 person 2-bed semi-detached house
- House Type 2: 12 x 5 person 3-bed semi-detached house
- House Type 3: 4 x 4 person 2-bed terraced house
- House Type 5: 1 x 5 person 3-bed bungalow

3.1 An extract of the proposed site layout plan, showing site environmental constraints and opportunities is set out below:

*Figure 3.1 – site location plan showing environmental analysis*



3.2 The new access will be constructed and used to serve the proposed residential development and existing dwellings and farm at Tre Angharad. Access will be maintained to the neighbouring dwelling at Rhoslwyn. The access has been designed

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to comply with highway standards and provide a minimum visibility of 2.4m set-back x 40m to the nearside kerb in both directions.

- 3.3 All of the existing trees and hedgerows will be retained.
- 3.4 All houses have been designed with a private garden to the rear. There is also some communal landscaping with native species to be planted, which helps soften and integrate the site into the landscape and protect the amenity of neighbouring houses.

## 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 As the development relates to residential development, relevant national planning policy and guidance is set out in:

- Planning Policy Wales (PPW) Edition 11, (2021);
- 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 highly sustainable location.

**Table 4.1: Summary of relevant national planning policy and guidance**

Document	Summary
Planning Policy Wales (Edition 11), 2021	<p>The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places.</p> <p>PPW defines “sustainable development” as “the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals.</p>

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	<p>Acting in accordance with the sustainable development principle means that a body must act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.”</p> <p>PPW sets out that sustainable places are the goal of the land use system in Wales, which should create places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly.</p> <p>Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well-being, creating prosperity for all.</p>
	<p>PPW provides that the most appropriate way to implement sustainable development is to adopt a placemaking approach to plan making, policy and decision making.</p> <p>“Placemaking” is a holistic approach to the planning and design of development and spaces, focused on positive outcomes. It draws upon an area’s potential to create high quality development and public spaces that promote people’s prosperity, health, happiness, and well being in the widest sense. Placemaking considers the context, function and relationships between a development site and its wider surroundings. This will be true for major developments creating new places as well as small developments created within a wider place.</p> <p>Where there is a need for sites, but it has been clearly demonstrated that there is no previously developed land or underutilised sites (within the authority or neighbouring authorities), consideration should then be given to suitable and sustainable greenfield sites within or on the edge of settlements.</p> <p>The Active and Social theme of planning policy covers transport, housing, retail and commercial development, community facilities and recreational spaces.</p> <p>This theme supports and enables the provision of a range of well-designed and located homes which are well connected to existing retail and commercial centres situated at the heart of our communities and job opportunities. It emphasises that when planning and managing future development planning authorities need to ensure that residents of</p>

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	<p>existing and new communities have access to jobs and an appropriate range of community facilities including recreation, leisure, health and education. It promotes retail and commercial centres as hubs, for a range of activities, recognising their social, cultural and economic importance. It acknowledges the significance of community facilities and recreational spaces for our health, well-being and quality of life and specifically protects and promotes these uses in line with the overarching national sustainable placemaking outcomes.</p> <p>It aims to ensure new development is located and designed in a way which minimises the need to travel, reduces dependency on the private car and enables sustainable access to employment, local services and community facilities.</p> <p>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>The planning system must:</p> <ul style="list-style-type: none"><li>• identify a supply of land to support the delivery of the housing requirement to meet the differing needs of communities across all tenures;</li><li>• 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</li><li>• focus on the delivery of the identified housing requirement and the related land supply.</li></ul> <p>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 form part of the plan. The trajectory will illustrate the expected rate of housing delivery for both market and affordable housing for the plan period.</p>
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	<p>Planning authorities must use their housing trajectory as the basis for monitoring the delivery of their housing requirement. Accurate information on housing delivery assessed against the trajectory is necessary to form part of the evidence base for development plan Annual Monitoring Reports (AMRs) and for subsequent plan review. Under delivery against the trajectory can itself be a reason to review a development plan. The monitoring of housing delivery for AMRs must be undertaken by planning authorities in accordance with the guidance set out in the Development Plans Manual.</p> <p>Planning authorities should also identify where interventions may be required to deliver the housing supply, including for specific sites. There must be sufficient sites suitable for the full range of housing types to address the identified needs of communities, including the needs of older people and people with disabilities.</p> <p>Planning authorities, landowners 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> <p>A community's need for affordable housing is a material planning consideration which must be taken into account in formulating development plan policies and determining relevant planning applications.</p>
<p>Future Wales The National Plan 2040</p>	<p>Future Wales identifies a range of important Regional Growth Areas which, through specific policies in Strategic and Local Development Plans, should retain and enhance the commercial and public service base that make them focal points in their areas. Caernarfon and Bangor are identified as a Regional Growth Area.</p> <p>The Welsh Government supports sustainable growth and regeneration in regionally important towns along the northern Coast. Holyhead,</p>

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	<p>Caernarfon, Bangor, Llandudno, Colwyn Bay, Rhyl and Prestatyn will be a focus for managed growth and they have an important sub-regional role complementing the National Growth Area of Wrexham and Deeside. Strategic and Local Development Plans should recognise the roles of these places as a focus for housing, employment, tourism, public transport and key services within their wider areas and support their continued function as focal points for sub-regional growth.</p>
<p>Building Better Places: The Planning System Delivering Resilient and Brighter Futures (July 2020)</p>	<p>This document emphasises the importance for the consideration of health and well-being throughout the planning system of Wales.</p> <p>The document sets out ways for which future development and the planning system must move forward following the significant impact that Covid-19 has had on communities. It emphasises the importance of creating homes that are life-long, adaptable, secure and affordable.</p> <p>The document states that we need to “...ensure we are building homes and neighbourhoods that are great places to live, with easy access to services and appropriate infrastructure and greenspace”.</p> <p>The guidance also notes that Covid-19 has demonstrated that planning decisions can be undertaken quickly and effectively and continues to encourage this.</p>

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Policy	Summary
<p>Assessing the Sustainable Benefits of Development</p>	<p>Paragraph 2.21 advises that;  <i>“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.”</i></p> <p>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.</p>
<p>Housing</p>	<p>Paragraph 4.2.2 advises that;  <i>“The planning system must:</i></p> <ul style="list-style-type: none"> <li>• <i>identify a supply of land to support the delivery of the housing requirement to meet the differing needs of communities across all tenures;</i></li> <li>• <i>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;</i></li> </ul> <p><i>and</i></p> <ul style="list-style-type: none"> <li>• <i>focus on the delivery of the identified housing requirement and the related land supply.”</i> <p>Paragraph 4.2.1 advises that;  <i>“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.”</i></p> <p>In terms of Housing Delivery, paragraph 4.2.10 guides that;  <i>“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.”</i></p> <p>Paragraph 4.2.15 relates to the delivery of a 5-year housing land supply, it states that;  <i>“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</i></p> </li></ul>

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	<p><i>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.”</i></p> <p>Paragraph 4.2.16 guides that;  <i>“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.”</i></p> <p>In terms of density Paragraph 4.2.22 guides that;  <i>“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.”</i></p>
Access	<p>Paragraph 3.46 states that;  <i>“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.”</i></p> <p>Paragraph 3.6 advises that;  <i>“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.”</i></p>
Amenity	<p>Paragraph 3.21 states that;  <i>“The planning system must consider the impacts of new development on existing communities and maximise health protection and well-being and safeguard amenity.”</i></p>

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Design	<p>Section 3 relates to design and Placemaking In Action. It considers that Good Design Making Better Places. Paragraph 3.3 advises that;</p> <p><i>“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.”</i></p> <p>Paragraph 3.4 goes on to state that;</p> <p><i>“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 all scales. These objectives can be categorised into five key aspects of good design”.</i></p>
<b>Guidance</b>	<b>Summary</b>
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><i>“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.”</i></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</p>

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	<p>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;  <i>“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.”</i></p> <p>Paragraph 5.8.1 states;  <i>“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.”</i></p> <p>Paragraph 5.8.2 states;  <i>“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 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.”</i></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>

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	TAN 18 also considers people with disabilities. TAN 18 identifies that it is important to consider their needs in terms of parking, in particular ensuring that adequate numbers of suitably designed parking spaces are provided in appropriate locations.
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"> <li>• The link between planning for the Welsh language through land-use planning and community planning;</li> <li>• Providing clarification that decision makers may take the language into account where it is material to the application;</li> <li>• 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.</li> </ul>

### Local planning policy

- 4.4 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.
- 4.5 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, in order to alleviate the cumulative effect.</p>
Policy ISA 5: Provisions of open spaces in	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

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<p>new housing developments</p>	<p>spaces in accordance with the Fields in Trust benchmark standards of 2.4 hectares per 1000 population.</p> <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"> <li>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</li> <li>2. Contribute financially towards new facilities including equipment, improving existing facilities on readily accessible sites or improving accessibility to existing open spaces.</li> </ol> <p>Developer contributions will be subject to a legal agreement in line with Policy ISA 1.</p> <p>The settlement is served by an overprovision of all open space and there is open space adjacent to the site. It is therefore considered that there is no requirement to include public open space on the site as this would add to the overprovision.</p>
<p>Policy PCYFF 1: Development boundaries</p>	<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>
<p>Policy PCYFF 2: Development Criteria</p>	<p>A proposal should demonstrate its compliance with:</p> <ol style="list-style-type: none"> <li>1. Relevant policies in the Plan;</li> <li>2. National planning policy and guidance.</li> </ol> <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>The application site is just below 1ha and delivers 29 dwellings. It is therefore considered that it complies with this requirement.</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>

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Policy PCYFF 3: Design and Place Shaping	All proposals will be expected to demonstrate high quality design which fully takes into account 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.
Policy PCYFF 4: Design and Landscaping	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.
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 m<sup>2</sup> or 10 dwellings should 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 2: Housing in Local Service Centres	In Local Service Centres, housing to meet the Plan's strategy will be delivered through housing allocations and suitable windfall sites within the development boundary, based upon the indicative provision. The application site is part of allocation T33 (with the land to the north of the site) for 42 dwellings. This proposal therefore complies with the JLDP housing strategy.
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"> <li>1. Maximising the delivery of affordable housing (including for local need) across the Plan area in accordance with Strategic Policy PS 18;</li> <li>2. Contributing to redress an identified imbalance in a local housing market;</li> <li>3. Ensuring the sustainable use of housing land, ensuring an efficient density of development compatible with local amenity in line with Policy PCYFF 3;</li> <li>4. Ensuring the correct mix of housing units types and tenures to meet the needs of the Plan area's current and future communities;</li> <li>5. Making provision, as appropriate, for specific housing needs such as student accommodation, homes for the elderly, Gypsy &amp; Travellers,</li> </ol>

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	<p>supported accommodation, nursing, residential and extra care homes, needs of people with disabilities;</p> <p>6. Improving the quality and sustainability of the existing housing stock;</p> <p>7. Ensuring high standards of design that create sustainable and inclusive communities in line with Policy PCYFF 3.</p>
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 housing threshold and distribution	<p>The Councils will seek to secure an appropriate level of affordable housing across the Plan area by working in partnership with Registered 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>20% affordable housing is required for sites in the Rural West area which Bodedern forms part of.</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> <p>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.</p> <p>ii. Affordable units should be fully integrated within a development and indistinguishable from non-affordable housing.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>

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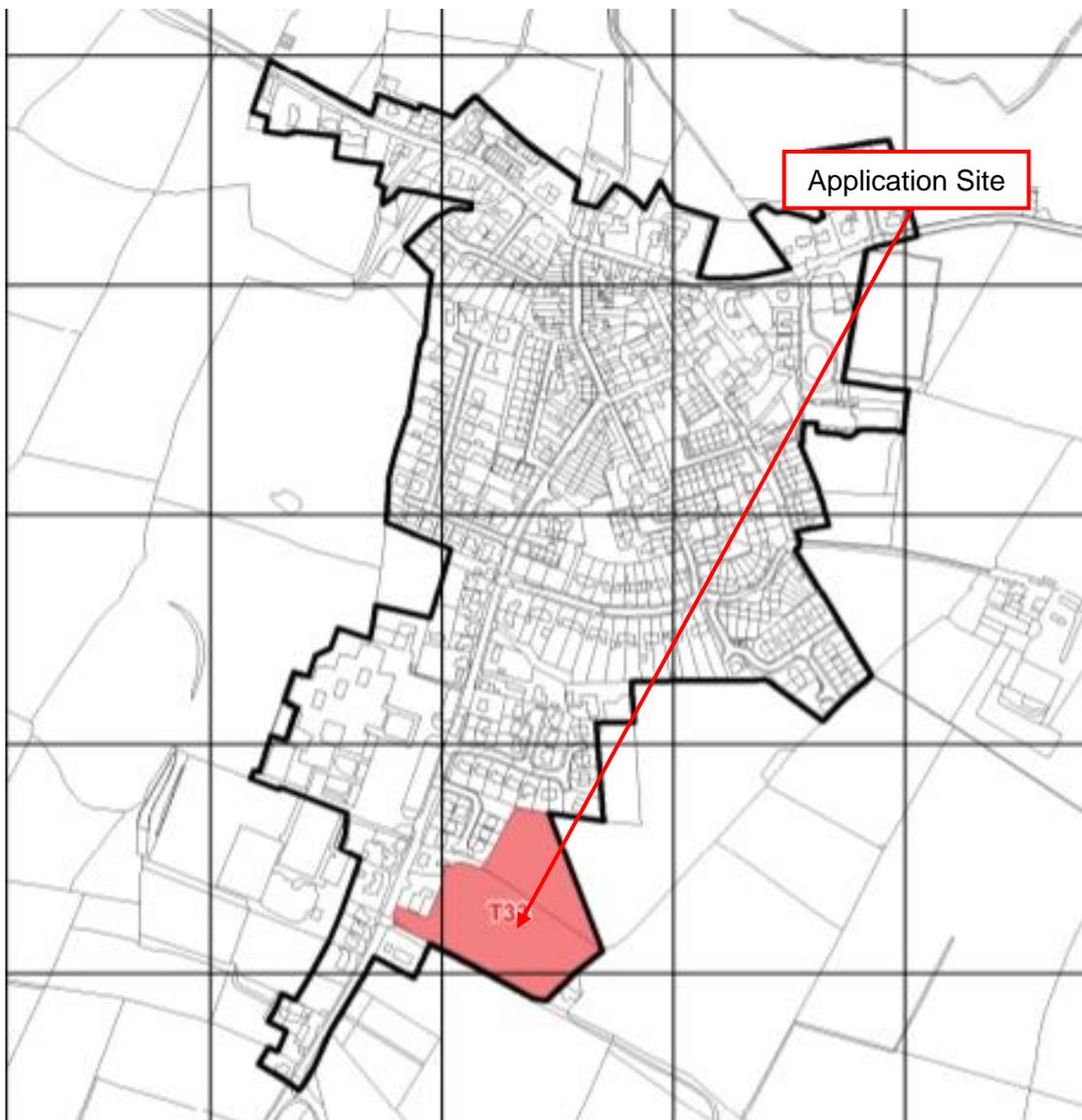
	<p>vii. Extensions and adaptations to affordable housing will be permitted provided that the alterations or adaptations allow the house to remain as an affordable dwelling.</p> <p>viii. Dwellings are of a size, scale and design compatible with an affordable dwelling.</p> <p>ix. Within local, rural and coastal villages the affordable housing provision should only be for affordable housing for local need (as defined in the Glossary of Terms).</p> <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> <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>
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## 5. Main considerations

### Principle of the proposed development

5.1 Bodedern is identified as a Local Service Centre within the adopted JLDP. The entire application site is located within the development boundary of Bodedern and forms part of the JLDP T33 housing allocation as identified in red in figure 5.1 below.

*Figure 5.1 Extract of JLDP Proposals Maps showing the site within the development boundary and forming the southern part of housing allocation T33*



5.2 Housing allocation T33 (land near Llwyn Angharad) is expected to deliver 48 dwellings. Policy PCYFF 2: Development Criteria of the JLDP requires new residential developments to make best use of land and should achieve densities of minimum of 30

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dwellings per hectare. The proposal provides a density of just under 30 dwellings per hectare and is therefore considered acceptable in light of the overall allocation for 48 dwellings. The remainder can be delivered with a separate access from Llwyn yr Eos. As such this current proposal does not affect the deliverability of the remainder of the housing allocation.

- 5.3 Policy TAI 2 allows for new open market housing in Local Service Centres provided that the development complies with all of the listed criteria which includes for allocated sites.
- 5.4 The proposal entails the erection of 29 dwellings comprising of a mixture of two and three-bedroom houses and a bungalows. This mix of housing corresponds with the identified need for smaller dwellings as identified in the Local Housing Market Assessment for Anglesey. Housing mix and need is addressed specifically within the next part of this Statement. The size, scale, type and design of the proposed development respects the character of the settlement and the properties can comply with DQR standards.
- 5.5 In line with TAI 15, 20% of the dwellings are required to be affordable dwellings. The proposed development therefore proposes six affordable dwellings which would equate to just over 20% as affordable dwellings. It is intended to provide a mix of 2 bed and 3 bed houses as the affordable houses as was the case with the outline planning permission. However, in this case the entire development will be developed by Clwyd Alyn Housing Ltd. The following section details how the development responds to the identified housing need in the settlement.
- 5.6 For the reasons set out above, the principle of the proposed development of 29 dwellings (including 6 affordable dwellings) is considered to be acceptable under policy TAI 2.

### Housing need/housing mix

- 5.7 The proposed development of 29 dwellings, comprising of a mixture of two and three - bedroom properties will be attractive to a wide range of people including young people and families and will ensure that Bodedern is able to offer the opportunity for local people to stay within their local community as well as providing the opportunity for others to return to their native community to live.

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5.8 Six of the dwellings will be affordable units and it is envisaged that the affordable dwellings will be offered as discounted sale dwellings.

5.9 The size of new market accommodation required on Anglesey over the next 18 years is noted in the LHMA 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 housing market 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.
- 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.

Dwelling size	Current size profile	Size profile 2033	Change required	% of change required
One bedroom	904	1,101	197	6.8%
Two bedrooms	5,925	6,817	892	31.0%
Three bedrooms	13,452	14,627	1,175	40.8%
Four or more bedrooms	6,355	6,970	615	21.4%
Total	26,636	29,515	2,879	100.0%

5.10 From the foregoing it is clear that across Anglesey as a whole a significant change is required to increase the delivery of two- and, three -bed market housing. In the case of the application the scheme proposes two- bed and three- bed houses, and meets the need as identified in the LHMA of delivering two-bed and three-bed housing.

5.11 The Local Housing Market Assessment (LHMA) Update, Anglesey (April 2016), paragraph 5.10 confirms, that there are 618 households that cannot afford market housing and are living in unsuitable housing (and require a move to alternative accommodation) and are in housing need. This represents 2.0% of all existing households in the Isle of Anglesey.

5.12 The LHMA Table 5.15 clarifies the size of additional units required. This details high demand for 2-bed and 3-bed dwellings all which have an annual shortfall of supply. There is also need for one-bedroom dwellings, however, it is considered that these would be better delivered in more central and higher density areas and as described in

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paragraph 5.43 of the LHMA, 103 of the single person households in housing need each year are deemed suitable for shared housing. The LHMA advises to exclude these households and deliver on the 3-bed and 2-bed houses.

Size of home	Need requirement				
	Gross annual need	Gross annual supply	Net annual need	As a % of total net annual need	Supply as a % of gross need
One bedroom	381	112	268	67.4%	29.5%
Two bedrooms	189	141	48	12.1%	74.4%
Three bedrooms	156	136	20	5.0%	87.1%
Four or more bedrooms	65	4	61	15.4%	5.7%
<b>Total</b>	<b>791</b>	<b>393</b>	<b>398</b>	<b>100.0%</b>	<b>49.7%</b>

- 5.13 For discount rate affordable homes, the highest demand is for 2-bedroom houses, as can be identified from the extract of Table 5.17 of the LHMA . The proposal therefore provides for the identified needs of Anglesey.

Size of home	Help-to-buy	Discount sale	Intermediate Rent at 80%	Intermediate Rent at 70%	Social rent	Requires assistance	Total
One bedroom	13	14	51	116	17	170	381
Two bedrooms	15	12	20	49	31	62	189
Three bedrooms	8	7	16	37	47	41	156
Four or more bedrooms	3	2	10	21	15	14	65
<b>Total</b>	<b>39</b>	<b>35</b>	<b>97</b>	<b>223</b>	<b>110</b>	<b>287</b>	<b>791</b>

- 5.14 Local housing need has been taken into consideration and the type and size of dwellings proposed as part of the application reflect the identified need on Anglesey for two and three-bedroom dwellings. However, the application is in outline form, with layout as a reserved matter, therefore a full assessment of housing mix and housing need would be made at reserved matters stage to ensure that the final mix meets the needs of the settlement at that time.

## Welsh language

- 5.15 Policy PS1 Welsh Language and Culture requires the submission of a Welsh Language Statement for residential development which will individually or cumulatively provide more than the indicative housing provision set out for the settlement in Policies TAI 1 –

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TAI 6. The application site is allocated for housing, and the settlement's windfall development is below the indicative provision for the settlement for the plan period, therefore it is considered that Welsh language considerations and impacts have already been assessed as part of the development plan process and have been considered acceptable. The proposed number and types of dwellings meet an identified need for housing within the settlement to house local people.

- 5.16 The proposed development will prevent local people from moving out of the community as it will provide a range of house types to meet the communities needs. This will allow the transfer of the Welsh language into this development. Bodedern has a distinct Welsh population and the local schools are bilingual where considerable attention is given to the use of the Welsh language. The proposed development provides a number of family homes where the children will attend the local school and continue the use of the Welsh language in the village.
- 5.17 It is considered that the proposed development will have a fairly neutral impact upon the Welsh language as it is not considered that it is likely to lead to any negative impacts, however, by providing a mixture of types and tenures as well as affordable homes that the proposed development could have a positive enhancement to the area by allowing local people to remain in the community within suitable accommodation. Housing services have confirmed that there are a suitable mix of houses and that the affordable houses are acceptable.
- 5.18 The development will use Welsh street names with local connections and any signage will be bilingual.

## **6. Water conservation**

- 6.1 The application is supported by a surface water and foul drainage strategy which directs rain and surface water to landscaped areas, ensuring that surface water run-off is minimised and used effectively to maintain landscaped areas. Design mechanisms to reduce the use of water can also be incorporated at the detailed design stage.

## 7. Design

### Environmental sustainability

- 7.1 In terms of environmental sustainability, consideration has been given to the effect of the proposed development on the environment.
- 7.2 In considering the principles of the energy hierarchy, reducing energy demand and maximising energy efficiency, a reduction in carbon emissions that are required by Building Regulations shall be achieved by the proposed dwellings. Additionally roof mounted solar/PV panels are included as part of the development.

### Movement to, from and within the development

- 7.3 Matters relating to access to and from the proposed development are dealt with in detail in section 8 of this statement.
- 7.4 In terms of design, the proposed site layout has been carefully designed to ensure that all of the site's future users can effectively access the site and the proposed new residential dwellings and have safe access to the wider pedestrian, cycle and highway network. A new pedestrian crossing point is incorporated on London Road, to provide a safe and convenient crossing to the School to the north.
- 7.5 It is intended for the road and footways to be adopted.
- 7.6 Section 8 of the statement provides further details on inclusive access as well as details of how accessible the site is by public transport.

### Character

- 7.7 The proposed development has been designed to reflect the form and character of the area with the needs of people in mind, providing ample living and garden area and parking provisions, whilst making the best use of land. It is not considered that the proposal will disrupt the rhythm and grain of development within the vicinity of the site as the proposed development has been designed to complement the design of other residential development in the Local Service Centre of Bodedern.
- 7.8 Policy PCYFF 2: Development Criteria of the JLDP requires new residential developments to make best use of land and should achieve densities of minimum of 30

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dwellings per hectare. The proposal provides a density of almost 30 dwellings per hectare and is therefore considered acceptable.

- 7.9 It is considered that the scale of the proposed dwellings reflects the size and scale of other properties within the village. In the vicinity of the site there are a variety of properties comprising of detached, semi-detached, terraced, single storey and two storey properties. It is considered that the mix and tenure of the dwellings will complement the needs of the population but also the design, scale and form of current housing stock.
- 7.10 The proposal will not cause any detriment to any adjoining uses or neighbours as the proposed development has been carefully designed to overcome any issues of overlooking with the positioning and size of fenestration being carefully considered and a landscaped buffer provided to the rear of Llwyn Angharad.
- 7.11 Existing hedgerows are proposed to be retained around the perimeter of the site, in particular the hedgerow along the northern boundary with the open land to the north. Additional tree planting is proposed around the site. It is considered that this will tie into the overall character of the semi-rural nature of the settlement.
- 7.12 The overall appearance of the proposed development is considered to be consistent with other residential developments within the local area. Careful consideration has been given to ensure that the proposed development integrates into its surroundings. The site can comfortably accommodate the proposal without appearing cramped or overdeveloped.

## Community safety

- 7.13 The proposed development has been designed with the safety and well-being of future users being a key consideration as well as the need to protect and enhance the safety of the surrounding community. The proposal has been designed to allow for natural surveillance whilst promoting a sense of ownership and responsibility.
- 7.14 It is not considered that the proposed development will have any detrimental effect on community safety or on the amenity of the residents of the surrounding residential properties.

## Public Open Space

- 7.15 Policy ISA 5: Provision of open spaces in new housing developments of the JLDP requires new housing for 10 or more dwellings to provide suitable provision of open space (POS), in areas where open space cannot meet the needs of the proposed housing development.
- 7.16 Topic Paper 14: Open Space Assessment (2016) does not consider the existing provision of POS within the settlement of Bodedern however, there are playing fields and open space at Ysgol Uwchradd Bodedern which is located in close proximity to the application site.
- 7.17 Policy ISA5: Provision of Open Spaces in New Housing Developments states that the Planning Authority would only be looking for new provision in areas where existing open space cannot meet the needs of the proposed development therefore the first stage is to undertake an assessment of current provision in the community in order to identify any deficiencies which is highlighted in the table below.

	Actual (ha)	Target (ha)	+/-
<b>Estimated population*</b>	955		
<b>1.6ha outdoor sport</b>	<b>5.76</b>	<b>1.53</b>	<b>+4.23</b>
1.2ha playing pitches (over 0.4ha)	1.93	1.15	+0.78
<b>0.8ha Children's Playing Space</b>	<b>3.93</b>	<b>0.76</b>	<b>+3.17</b>
0.25 Equipped Play Space	0.16	0.24	-0.08

- 7.18 The above table shows there is a slight deficiency in Bodedern in the Equipped Children's Play category. The next stage is to calculate the recreation needs of the proposed development. Since FiT's standards are based on population it is necessary to estimate the average level of occupancy of the proposed new development is required. The average occupancy rate is based on table DC4405EW, Tenure by household size by number of bedrooms, Census 2011.

No. of Bedrooms	Average Occupancy Rate	
	Gwynedd	Anglesey
1	1.31	1.26
2	1.72	1.74
3	2.35	2.36
4	2.82	2.41
5 or more	3.18	3.04

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7.19 In order to work out the level of provision a simple calculation is required. Using the occupancy assumptions above the need per unit is worked out, multiplied with the number of units and multiplied with the standard per person to find the total need.

### Equipped Children's Play Space

A. Number of Bedrooms	B. Occupancy Assumption	C. Need per Unit (m <sup>2</sup> ) (B x 2.5m <sup>2</sup> )	CH. Number of Units	Total Need (m <sup>2</sup> ) (C x CH)
2	1.74	4.35	16	69.6
3	2.36	5.90	13	76.7
<b>Total</b>	-	-	<b>29</b>	<b>146.3m<sup>2</sup></b>

7.20 Policy ISA5 does acknowledge that in some circumstances on site provision may not be feasible. In such cases, the Council will seek to negotiate a planning obligation under Section 106 of the Town and Country Planning Act 1990. This obligation enables developers to make a contribution towards the provision of suitable off-site play space in lieu of direct provision within the development site where there are identifiable and appropriate opportunities for providing new play space. Therefore, based on costs for provision set out in Table below, the commuted sum for the provision of the equipped children's play area is as follows:

$$\text{Equipped Children's Play Space} = 146.3\text{m}^2 \times \text{£}37.99 = \underline{\text{£}5557.94}$$

7.21 In view of the assessment set out above, the small deficiency in Children's Play Space can either be met through a contribution to the improvement of existing Play Space, or an informal Play Space can be provided in an area in the north-easter corner of the site. This can be dealt with as part of a Section 106 Agreement in the certainty that an area in excess of 146sqm is available if required.

## 8. Accessibility

### Policy approach

- 8.1 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).
- 8.2 The relevant planning policies within the adopted JLDP are as follows:
- Strategic policy PS4 'sustainable transport, development and accessibility';
  - Policy TRA 2 'Parking Standards'; and
  - Policy TRA 4 'Managing Transport Impacts'.
- 8.3 The proposed vehicular access to the site will be off London Road and will be constructed as part of the development. The proposal includes the formation of internal access road which will ensure that the site users will be able to enter and leave the site in a safe manner. The proposed access and internal access road would be adopted. All accesses will be kept clear and maintained through the use of formal planning conditions.
- 8.4 The new access will be constructed and used to serve the proposed residential development. The access has been designed to comply with highway standards and provide a minimum visibility of 2.4m set-back x 40m to the nearside kerb in both directions will be achieved.
- 8.5 Each dwelling will have a private driveway with parking spaces, being directly accessible from the estate road.
- 8.6 The application site is accessible by all means of transport including by private transport, on foot and by use of public transport. The site is located within easy walking distance of a bus stop, just outside of the site access linking Bodedern with Amlwch, Holyhead and Llangefni allowing links with other destinations further afield. The map extract in Figure 8.1 from Traveline Cymru identifies the location of the bus stops.

Figure 8.1 Extract from Traveline Cymru identifying the location of bus stops



8.7 The site is easily accessible from the A5 and A55. London Road links directly onto the A5/A55.

8.8 It is considered that the site of the proposed development 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.

In terms of inclusive access, the houses have all been designed to the Design Quality Requirements (DQR) ensuring that the proposed dwellings will have adequate circulation space and will be accessible. Level access will be provided throughout the development to ensure safe and convenient access for all.

## 9. Conclusion

- 9.1 The proposal relates to a residential development of 29 dwellings, including six affordable units, and associated works, which is considered acceptable in principle in line with local and national planning policy.
- 9.2 Outline planning permission remains extant on the site for 30 dwellings.
- 9.3 The site proposes 29 dwellings on part of an allocated site (T33 Llwyn Angharad) in Bodedern, and six of the dwellings are proposed as affordable dwellings. The mix of housing comprises two and three-bedroom dwellings, but within this provides a range of house types, including terraced and semi-detached two storey dwellings and a bungalow. In terms of the overall context of the wider allocation, this would seek to deliver 29 of the 42 dwellings which allocation T33 is expected to deliver and would not affect the delivery of the remaining area of the allocation. In terms of density, the proposed 29 dwellings would provide a development of almost 30 dwellings to a hectare as required by the JLDP.
- 9.4 The proposal includes 20% affordable dwellings with six of the units being affordable complying with the requirements of policy TAI 15.
- 9.5 This statement has addressed all other material planning considerations including design and access matters. The residential development will complement the character of the surrounding settlement and help meet the identified housing mix. The site is located in a sustainable location.
- 9.6 With reference to open space provision, gardens are provided for each dwelling and an area reserved on site for an equipped play area of at least 146 sqm if required or a contribution to improve off site provision.
- 9.7 In view of the foregoing, it is considered that the proposed development can be supported.

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PLANNING

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