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PLANNING

**LAND ADJOINING LLAIN RALLT,
CROWN STREET, GWALCHMAI
DESIGN, ACCESS AND PLANNING STATEMENT
AMP CONSTRUCTION & GROUNDWORKS LTD
JULY 2022
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1. Introduction

- 1.1 This Design, Access and Planning Statement accompanies an application by AMP Construction & Groundworks Ltd for full planning permission for the erection of 33 affordable dwellings, alterations to existing access, creation of internal access road and associated works on land adjoining Llain Rallt, Gwarchmai.
- 1.2 A pre-application enquiry was submitted to Isle of Anglesey County Council for the development of the same site for 31 affordable dwellings, new vehicular and pedestrian access, construction of new estate road together with associated works. The feedback received from the Council has been taken into account and informed the current scheme proposed.
- 1.3 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 dwellings or more. The proposed development exceeds the 10-dwelling threshold.
- 1.4 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’.
- 1.5 This Design, Access and Planning Statement was issued as part of a suite of documents for Pre-Application Consultation prior to the submission of a formal planning application.
- 1.6 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

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- Explain how any specific issues which might affect access to the development have been addressed.
- 1.7 The adopted development plan consists of the Anglesey and Gwynedd Joint Local Development Plan (JLDP), which was adopted on in July 2017.

2. The site and context

- 2.1 The application site's location is identified in Figure 2.1.

Figure 2.1. Aerial image identifying application site



- 2.2 The application site lies outside of but adjacent to the development boundary of Gwalchmai, adjacent to the residential dwelling known as Llain Rallt which lies to the north-east of the site. To the south-west of the site lies residential dwellings within the Maes Meurig estate, and further south lies playing fields with an associated car park and building. To the south-east of the site is an agricultural field.
- 2.3 The site is accessible via an existing access off Crown Street, which bounds the site along the north-west boundary. Crown Street leads directly to the A5 to the east.
- 2.4 The application site is currently undeveloped and is used for grazing.
- 2.5 Gwalchmai is identified as a Service Village within the adopted Anglesey and Gwynedd Joint Local Development Plan (JLDP).

3. The proposed development

Use, amount, scale, layout, access

- 3.1 The proposal relates to a residential development of 33 affordable dwellings which would be managed by Registered Social Landlord (RSL) North Wales Housing Association (NWHA). An extract of the proposed site layout plan is provided in Figure 3.1.

Figure 3.1 Extract of proposed site layout plan



- 3.2 Vehicular and pedestrian access into the site would be via the existing access into the site, located off Crown Street to the north-west, which is proposed to be altered as part of this application. A pedestrian path would be provided on both sides of the access road into the site, and an additional pedestrian access would be provided onto Crown Street in the northern part of the site. The internal access road is proposed to be adopted.

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- 3.3 The application would include the following housing mix:

Table 3.1 Proposed housing mix

House type	Type	Number of units
1-bedroom	Apartment	12
2-bedroom	Semi-detached dwelling	10
3-bedroom	Semi-detached dwelling	8
4-bedroom	Detached dwelling	3

- 3.4 The dwellings would provide a mix of social housing and intermediate rent, the exact mix to be discussed and agreed with the Housing Services during the determination of the planning application.
- 3.5 All units proposed would have private amenity area and parking. The layout would also incorporate visitor parking spaces within the site.

Appearance

- 3.6 The dwellings propose to include the following materials:
- **Roof** – concrete roof tiles
 - **Walls** – render and red brick
 - **Windows and doors** – UPVC
 - **Facia's soffits and rainwater goods** – PVCu

Landscaping

- 3.7 The application is accompanied by a landscaping scheme, which incorporates a mix of ornamental planting, rain garden planting and grass in and around the proposed dwellings within the site. A swale is proposed within the site for drainage purposes, and would be planted with species rich grassland.

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) 2 ‘Planning and affordable housing’ (2017);
- Technical Advice Note (TAN) 5 ‘Planning and Nature Conservation’ (2009);
- Technical Advice Note (TAN) 12 ‘Design’ (2016);
- Technical Advice Note (TAN) 18 ‘Transport’ (2007); and
- Technical Advice Note (TAN) 20 ‘Planning and the Welsh Language’ (2017).

4.3 Relevant national planning policies are listed in Table 4.1.

Table 4.1 Summary of national planning policy and guidance

Policy	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> <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>

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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.

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.

PPW provides that the most appropriate way to implement sustainable development is to adopt a placemaking approach to plan making, policy and decision making.

“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.

The Active and Social theme of planning policy covers transport, housing, retail and commercial development, community facilities and recreational spaces.

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 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.

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.

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

The planning system must:

- 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.

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	<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> <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. Underdelivery 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>
Future Wales The National Plan 2040	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.
Building Better Places: The Planning System Delivering Resilient and	<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</p>

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Brighter Futures (July 2020)	<p>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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Local planning policy and guidance

- 4.4 In accordance with the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the starting point for determination of the application is the Development Plan which compromises, in this instance, the Gwynedd and Anglesey Joint Local Development Plan (JLDP) 2011-2026, which was adopted on 31 July 2017.
- 4.5 The main policies within the JLDP which are relevant to the determination of this application are provided below:

Policy PS1	Welsh language and culture
Policy ISA 1	Infrastructure provision
Policy ISA 5	Provision of open space in new housing developments
Policy PS 4	Sustainable transport, development and accessibility
Policy TRA 2	Parking standards
Policy PS 5	Sustainable development
Policy PS 6	Alleviating and adapting to the effects of climate change
Policy PCYFF 1	Development boundaries
Policy PCYFF 2	Development criteria
Policy PCYFF 3	Design and place shaping
Policy PCYFF 4	Design and landscaping
Policy PCYFF 5	Carbon management
Policy PCYFF 6	Water conservation

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Policy PS 16	Housing provision
Policy PS 17	Settlement strategy
Policy TAI 8	Appropriate housing mix
Policy PS 18	Affordable housing
Policy TAI 16	Exception sites
Policy PS 19	Conserving and where appropriate enhancing the natural environment
Policy AMG 3	Protecting and enhancing features and qualities that are distinctive to the local landscape
Policy AMG 5	Local biodiversity conservation

4.6 IACC also provides Supplementary Planning Guidance (SPG) which includes:

- Design Guide for the Urban and Rural Environment (2008);
- Housing Mix (2018);
- Open Spaces in New Housing Developments (2019);
- Affordable Housing (2019);
- Planning Obligations (2019);
- Parking Standards (2008) and
- Maintaining and Creating Distinctive and Sustainable Communities (2019).

4.7 An assessment of the relevance of the above policies and how the proposal complies with them is provided within section 5 of this statement.

5. Main considerations

Principle of development

- 5.1 The application site lies outside of but directly adjacent to the development boundary of Gwalchmai, as identified within the JLDP. Policy PCYFF 1 of the JLDP states that development outside of the development boundary will be resisted unless it accords with specific policies within the JLDP, national planning policies and other material considerations.
- 5.2 Policy TAI 16 of the JLDP states that where there is a proven local need for affordable housing that cannot be delivered within a reasonable timescale on a site within the development boundary, proposals for 100% affordable housing on sites immediately adjacent to the development boundary that form a reasonable extension to the settlement will be granted. An assessment of the proven need for affordable housing and the ability of sites within the development boundary to deliver those in a reasonable timescale is discussed later under the 'Housing Mix' heading.
- 5.3 The proposal is for the erection of 33 affordable dwellings on a site that immediately adjoins the Gwalchmai development boundary along the north-west, north-east and south-west boundaries. Therefore when viewed, the development of this site would form a reasonable extension to the settlement of Gwalchmai.
- 5.4 The local need for affordable housing within the area is provided further within this report. It is demonstrated that the proposed development can be justified as there is a clear local need that cannot be delivered within a reasonable timescale within the development boundary of Gwalchmai. Further information is provided within the housing mix assessment below.
- 5.5 All dwellings would be managed by NWHA whom are a local RSL. The proposed housing mix will be discussed and agreed with Housing Strategy to meet an identified need.

Density

- 5.6 Policy PCYFF 2 'Development Criteria' requires proposals to make the most efficient use of land, including achieving densities of a minimum of 30 dwellings per hectare (unless there are local circumstances or site constraints which dictate a lower density).

- 5.7 The provision of 33 dwellings would provide a density of development at 37.5 dwellings per hectare. The policy provides a minimum density as opposed to a maximum density for development, so the provision of a higher density than 30 dwellings per hectare is not against policy. In any case, given that 12 of the units proposed are apartments the higher density proposed is proportionate to the nature of development and considered to be acceptable.

Housing mix

- 5.8 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 the 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.
- 5.9 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

- 5.10 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.*"
- 5.11 The proposed development would comprise of the following housing mix:
- 12 x one-bedroom apartments;
 - 10 x two-bedroom houses;
 - Eight x three-bedroom houses; and

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- Three x four-bedroom houses.
- 5.12 The dwellings would provide a mix of social housing and intermediate rent. The proposed mix would incorporate apartments, semi-detached and detached properties. It would provide 12 one-bed units (37%), 10 two-bed units (30%), eight three-bed units (24%) and three four-bed units (9%).
- 5.13 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).
- 5.14 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.
- 5.15 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 next biggest rise (16.9%).
- 5.16 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.
 - 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%

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- Four or more bedrooms = 43.8%
 - The size of new discount sale accommodation required is:
 - One bedroom = 35.4%
 - Two bedrooms = 35.4%
 - Three bedrooms = 25.1%
 - Four or more bedrooms = 4.1%
- 5.17 Feedback from the Council's pre-application enquiry (dated February 2022) included details of local need within Gwalchmai. The response provided that 39 households on the Council's Social Housing Register are waiting for social rented accommodation in the Trewalchmai Community Council Area. This includes:
- 19 x one-bed;
 - 13 x two-bed;
 - Five x three-bed;
 - Two x four(+) -bed .
- 5.18 Details of need as per the Tai Teg Affordable Housing Register were also included as part of the pre-application enquiry in relation to the need for intermediate housing. This includes 11 applicants requiring:
- Four x two-bed;
 - Six x three-bed; and
 - One x not specified.
- 5.19 A survey conducted by the Rural Housing Enabler Service in 2017 found that there is a need for affordable housing in Gwalchmai area, with a particular demand for two and three bedoomed properties.
- 5.20 Therefore overall, there is a need for around 50 affordable dwellings in Gwalchmai, however, it is accepted that there may be an overlap between the figures provided on the social housing register and the Tai Teg register.
- 5.21 The proposed housing mix of 37% one-bed units, 30% two-bed units, 24% three-bed units and 9% four-bed units is in line with the proportion of demand for each house type provided above, and therefore the proposal would meet the needs of the local community and accord with policy in this respect.
- 5.22 In terms of deliverability of affordable housing on sites within the development boundary, there is one site allocated for housing in Gwalchmai – T54 (land near A5), which is allocated for 28 units.

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- 5.23 The indicative supply for Gwalchmai (including a slippage allowance of 10%) is for 40 units over the plan period. In the period 2011 to 2021, a total of 8 units have been completed within Gwalchmai. The total land bank (windfall and allocated sites), i.e. sites with extant planning permission and likely to be developed, in April 2021, was 25 units. In addition there is part of an allocated site Land Near the A5 (T54) that is anticipated to deliver a further 21 additional units.
- 5.24 The landbank provision of permissions in Gwalchmai is provided in Table 5.1 below.

Table 5.1 Gwalchmai landbank provision 2021

	Indicative Provision (inc 10% slippage)	Total Completed Units 2011-21	Landbank (exc. Unlikely to be developed) (2020)	Units on Allocated Sites Without Permission	Remaining Shortfall
Gwalchmai (Total)	40	8	25	21	-14
Gwalchmai Allocated	28	0	7	21	0
Gwalchmai Windfall	12	8	18	-	-14

- 5.25 Discussions with the Joint Planning Policy Unit (JPPU) have confirmed that during the Plan period, only one affordable dwelling has been delivered in Gwalchmai under planning permission 48C100B on land near Eithinog, Gwalchmai. It also understood that the development at Llain Delyn (10 dwellings), Gwalchmai has been completed, which included two affordable dwellings; however this is not reflected in the figures received from the JPPU. Therefore the total number of units completed is likely to be 18 and the landbank would be 15.
- 5.26 The landbank figure for Gwalchmai includes four affordable dwellings, however, where these are on single plots (RM/2019/5 Ger Plas Ceiri for one affordable dwelling and 48C182A/DA Tir ger Bryn Twrog for one affordable dwelling), they are intended specifically to meet the need of the applicants who submitted those planning applications.
- 5.27 The two affordable dwellings at Frondeg (which forms part of housing allocation T54) are likely to be to meet a general identified need for affordable dwellings in Gwalchmai. Outline permission for Frondeg was granted in May 2020 and no reserved matters application has been submitted as of yet; however it is noted that there is sufficient time for that submission.

- 5.28 If an application was submitted for development of 21 dwellings on the allocated site (T54), this would be expected to deliver four or five affordable units, based on the requirement for 20% affordable units to be delivered in Gwalchmai.
- 5.29 Therefore, it should be assumed that there are existing permissions in Gwalchmai for four affordable dwellings and another five could be delivered on allocated site T54, however no application has been submitted for site T54 yet. The Anglesey Joint Housing Land Availability Study (JHLAS) (2019) suggests that four units would be delivered each year between 2021 and 2024 and then 12 units to follow at a later date.
- 5.30 Therefore, even with permissions and allocated sites within the development boundary, there would continue to be a need for around 40 affordable dwellings in Gwalchmai.
- 5.31 The proposed development of 33 affordable dwellings would therefore meet the identified need in Gwalchmai. The tenure mix will be discussed with Housing Strategy to ensure that sufficient intermediate and social housing units are proposed to meet the local need.
- 5.32 The proposed development for 33 affordable dwellings in this location is therefore considered to be justified.

Stage 2

- 5.33 The Stage 2 assessment as advocated by the Housing Mix SPG refers to other considerations, for example size and location of the site. In this case, the site is located within but on the edge of the development boundary of Gwalchmai as defined within the JLDP proposals map. The proposal reflects a similar density of development as that of neighbouring residential dwellings.
- 5.34 Existing properties along the south-eastern side of Crown Street comprise mostly of semi-detached and terraced two storey dwellings, with the exception of Llain Rallt to the north-east, which is a bungalow. Along the north-western side of Crown Street are a mix of detached bungalows and two-storey dwellings. The proposal provides two-storey detached and semi-detached buildings within the layout, and therefore the scale and type of development reflects nearby dwellings.
- 5.35 In accordance with Policy TAI 4, the proposed size, scale, type and design of the development is considered to be in keeping with the character of the settlement, and the local characteristics of the site.

Stage 3

- 5.36 **Stage 3** of the assessment as set out in the Housing Mix SPG points developers towards discussion with the LPA and with housing authorities before submitting a planning application. In this instance, a pre-application enquiry was undertaken prior to the submission of a formal planning application. As the proposal is considered a “major development”, a Pre-Application Consultation (PAC) will also be undertaken prior to the submission of a planning application.
- 5.37 The feedback received from the pre-application enquiry has informed the proposed affordable housing mix, in order to ensure that the proposed mix meets an identified need.

Stage 4

- 5.38 Finally, the **Stage 4** assessment as advocated by the Housing Mix SPG points towards submission and assessment of the planning application. This will be undertaken following the PAC.
- 5.39 In all respects therefore, the proposal complies with JLDP Policy TAI 8 and with the Housing Mix SPG as adopted in October 2018.

Best and most versatile agricultural land

- 5.40 An Agricultural Land Classification (ALC) survey has been undertaken and the report is provided with this application. The proposed application site lies on Subgrade 3a agricultural land which is classified as good quality agricultural land.
- 5.41 Local planning authorities are required to consult with Welsh Government on proposals that involve the loss of 20 hectares or more of Best and Most Versatile (BMV) land, or for proposals which include the loss of less than 20 hectares but are likely to lead to further losses amounting to 20 hectares or more.
- 5.42 The application site measures approximately 0.88 hectares, and will not lead to any further loss of agricultural land.
- 5.43 The site is located within a residential area and is bound by residential development along most boundaries. It is currently used as grazing land, and given its location, is

unlikely to be used for crop growing in the near future; other parcels of agricultural land in the vicinity would be more appropriate in terms of location.

- 5.44 Additionally, the development is for affordable housing within Gwalchmai, for which there is a proven local need and therefore the loss of 0.88 hectares of Subgrade 3a land can be justified.

Residential amenity

- 5.45 There are existing residential dwellings to the north-east, south-east and north-west of the site, comprising individual dwellings and the housing estate at Maes Meurig. The proximity of these residential dwellings has been carefully considered when preparing the proposed site layout ensuring compliance with guidance set out in SPG ‘Design Guide for the Urban and Rural Environment’.
- 5.46 By virtue of the separation distances between the dwellings and orientation of the dwellings on the plots, any overlooking would be minimal and would not be considered adverse. By virtue of the proposed siting of the development, it is not expected to result in any overbearing or overshadowing impacts on any neighbouring properties.

Landscaping

- 5.47 Policy PCYFF 4 of the JLDP requires all developments to integrate into their surroundings. The site is surrounded by residential properties, and is located along a residential street; therefore, the proposed development would be in keeping with the area accordingly.
- 5.48 The application is accompanied by a detailed landscaping plan which seeks to incorporate a mix of ornamental planting, rain garden planting and grass in and around the proposed dwellings within the site. A swale is proposed within the site for drainage purposes, and would be planted with species rich grassland. These proposals will help to integrate the proposed development with the rural, agricultural fields to the south-east of the site.

Ecology

- 5.49 Policy AMG 5 of the JLDP provides that “*proposals must protect, and where appropriate, enhance biodiversity that has been identified as being important*”.

- 5.50 Pre-application discussions with the LPA identified the need for a Preliminary Ecological Appraisal (PEA). The application is accompanied by a PEA which confirms that no protected species were recorded during the survey.
- 5.51 Biodiversity enhancement is proposed by way of bat and bird boxes to be included on dwellings, and the fencing off of hedgerow along the southern and eastern boundary of the site (just outside of the development area).

Open space

- 5.52 Policy ISA 5 of the JLDP requires new housing for ten or more dwellings to provide suitable provision of public open space, in areas where open space cannot meet the needs of the proposed housing development.
- 5.53 The Anglesey and Gwynedd Topic Paper 14: Open Space Assessment does not consider the existing provision of public open space within the settlement of Gwalchmai.
- 5.54 Notwithstanding this, feedback was received at the pre-application enquiry stage in relation to the provision of public open space for the proposed development.
- 5.55 Fields in Trust (FIT), formerly the National Playing Fields Association, has prepared 'Benchmark Standards' for outdoor sport and play to help authorities formulate local standards of provision. The benchmark standards proposed by FIT consists of a minimum of 2.4 hectares per 1000 population. This consists of 1.6ha of outdoor sports facilities (of which 1.2ha are formal playing pitches) and 0.8ha of children's playing space (of which 0.25ha are equipped play spaces).
- 5.56 The following table was provided at the pre-application stage, providing a rundown of the estimated target and actual provision within 600m and 1.2km of the proposed development. It identifies a deficiency across all types of open space provision.

Table 5.2 Estimated target and actual provision of public open space within local community

	Actual (ha)	Target (ha)	+/-
Estimated population*	955		
1.6ha Outdoor Sport	1.53	1.53	-0.10
1.2ha Playing Pitches	0.70	1.15	-0.45
Estimated population within 600m**	708		
0.8ha Children's Playing Space	0.81	0.57	+0.36
0.25 Equipped Play Space	0.08	0.18	-0.10

* Estimated population is calculated by multiplying the residential properties (including the proposed development with the average household size in the Bryngwran ward (which is 2.4) (Census 2011 table PHP01)

- 5.57 The table above identifies a deficiency in the outdoor sport and the equipped children's play space category in the locality.
- 5.58 No public open space is proposed to be provided as part of the development. Policy ISA 5 acknowledges that in some circumstances, on-site provision is not feasible and in such cases an a suitable financial contribution towards off-site development would be suitable.
- 5.59 Based on the method of calculation provided within the pre-application enquiry (based on occupancy assumptions per bedroom size x need per unit (m²) x number of units proposed), the following provision is required as part of the development proposed:
- Outdoor sport provision = 947.68m² x 11.69 (cost per square metre) = £11,078.38;
 - Children's equipped play provision = 108.79m² x £37.99 (cost per square metre) = £4,132.93.
- 5.60 The applicant has confirmed that a financial contribution towards off-site public open space would be provided as part of the proposed development.

Archaeology

- 5.61 Pre-application comments received from Gwynedd Archaeological Planning Service (GAPS) advised there is potential for a now-lost POW camp and general potential for prehistoric activity, given the archaeological features identified nearby to the site.
- 5.62 Following this feedback, a geophysical survey has been undertaken and the results are submitted with this application for GAPS review and approval.

Planning obligations

- 5.63 Pre-application discussions have confirmed that financial contributions towards education and public open space are required as part of the proposed development. The final amounts will be confirmed with the Council as part of the full planning application.

Welsh language

- 5.64 The Welsh language plays an important role in the social, cultural and economic life of the Plan area's residents and visitors. Where development is proposed, consideration must be given to the enhancement and protection of the language and culture. Strategic Policy PS1 'The Welsh Language and Culture' (PS1) sets out the context for the assessment of the potential impact of proposals upon the language and culture.
- 5.65 Policy PS1 of the Anglesey and Gwynedd Joint Local Development Plan (JLDP) requires applications for residential development on an unexpected windfall site for a large-scale housing development to be accompanied by a Welsh Language Impact Assessment, setting out how the proposed development would protect, promote and enhance the Welsh language.
- 5.66 The application is accompanied by a Welsh Language Impact Assessment which concludes that the development would have a beneficial effect on the Welsh language as it provides an opportunity for local people, including Welsh speakers, to remain living in their local community, where they may be otherwise forced to leave due to the lack of affordable housing.

Drainage

- 5.67 Foul drainage is proposed to be discharged into a public sewer. The proposed surface water is proposed to drain into the existing watercourse located to the south-east of the site. Further details are provided within the drainage documentation submitted with this application.

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.

Materials

- 6.2 The dwellings propose to include the following materials:
- **Roof** – concrete roof tiles
 - **Walls** – render and red brick
 - **Windows and doors** – UPVC
 - **Facia's soffits and rainwater goods** – PVCu

Environmental sustainability

- 6.3 Careful consideration has been given to sustainability of the proposed development, in accordance with Policy PS5 of the JLDP.
- 6.4 The provision of affordable dwellings which meet a local need would provide housing for the local community.
- 6.5 Suitable methods of drainage have been explored and the scheme utilises sustainable drainage methods for surface water disposal and foul drainage within the area.
- 6.6 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.
- 6.7 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

- 6.8 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.

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 would be via the altered existing access off Crown Street, leading onto a new internal access road, which is proposed to be adopted. Pedestrian access would also be via this access, as well as an additional pedestrian-only access within the northern part of the site.
- 7.4 The application is accompanied by a Transport Statement which considers the vehicles movements expected to be associated with the proposed development. It concludes that the development would not be expected to cause detriment to the existing highway network.

Sustainability

- 7.5 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.
- 7.6 At a local level, Policy PS 4 advises that development will be located so as to minimise the need to travel.
- 7.7 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.

- 7.8 The site is located adjacent to the development boundary of Gwalchmai, which is identified as a Service Village within the JLDP and contains a number of local facilities within the settlement. The Gwalchmai Surgery is located within close proximity to the site and easily accessible on foot. Gwalchmai Primary School is also located off Crown Street within easy walking distance (approximately 5-minutes away).
- 7.9 The nearest bus stops are located along Crown Street, approximately 0.2 metres to the south of the site, about a 3-minute walk away from the application site. The bus stops are served by Arriva Bus services 4B, 4R, 544 and X4, which provide frequent links into Bangor, Llangefni and Holyhead.
- 7.10 Additionally, the site is highly accessible via the main road Crown Street, which provides easy access to the A5 and the A55.
- 7.11 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

Parking

- 7.12 Policy TRA2 of the JLDP states that parking provision for development should accord with the guidance provided within the relevant SPG; in this instance, the Isle of Anglesey SPG on Parking Standards is applicable.
- 7.13 The SPG provides the following standards for car parking provision for dwellings:

Table 7.1 SPG Parking Standards 2008 – Parking requirements for use class C3

C3 DWELLINGS – Use as a dwelling house (whether or not as a sole or a main residence).	
1 bedroom	1 car space per unit
2 bedroom	1.5 car spaces per unit (communal parking) or 2 car spaces per unit (no communal parking)
3 & 4 bedroom	3 car spaces per unit
5 bedroom	4 spaces per unit

- 7.14 The layout shows that ample parking would be provided for the development, in line with the standards above. The layout would also include visitor parking, to minimise

Design, Access and Planning Statement

any on-street parking issues. Therefore, it is considered that the proposed development would be acceptable in this respect.

8. Conclusion

- 8.1 The proposal which forms the subject of this application relates to a residential scheme comprising of 33 affordable dwellings, alterations to existing access, creation of internal access road and associated works on land adjoining Llain Rallt, Gwalchmai.
- 8.2 The site lies adjacent to the development boundary of Gwalchmai and is surrounded by residential dwellings to the north-west, north-east and south-east. The development would therefore appear as a natural extension to the village.
- 8.3 The proposal would provide a mix of social housing and intermediate properties and would be managed by NWHA, whom are a local RSL. The proposal would meet the needs of the local community providing affordable housing for those who cannot meet their housing need on the open market and in light of this could be supported. Feedback from the Council at the pre-application enquiry stage confirmed that there is a need for affordable housing within the locality which is unlikely to be delivered within the development boundary in the near future. The proposed development would provide the affordable housing to meet local need without delay.
- 8.4 By virtue of the siting and design of the proposed layout and access, the proposal would not result in any adverse impacts upon the character of the surrounding landscape, residential amenity or highway safety.
- 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 application is acceptable.



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