

# Caulmert Limited

Engineering, Environmental & Planning  
Consultancy Services

ADRA (TAI) CYFYNGEDIG

PROPOSED ERECTION OF 21 NO. DWELLINGS (COMPRISING OF 8 NO. 2 BEDROOM  
HOUSES, 8 NO. 3 BEDROOM HOUSES, 5 NO. 2 BEDROOM BUNGALOWS) WITH  
ASSOCIATED PARKING, ACCESS AND INFRASTRUCTURE

LAND OFF PLAS PENRHYN, PENRHYN BAY, LLANDUDNO

SUPPORTING PLANNING STATEMENT

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**Doc ref:** 4570.CAU.XX.XX.RP.T.9100.S4.C1

**September 2020**

## APPROVAL RECORD

**Site:** Land off Plas Penrhyn, Penrhyn Bay, Llandudno

**Client:** Adra (Tai) Cyfyngedig

**Project Title:** Proposed Erection of 21 No. Dwellings (Comprising of 8 No. 2 Bedroom Houses, 8 No. 3 Bedroom Houses, 5 No. 2 Bedroom Bungalows) with Associated Parking, Access and Infrastructure.

**Document Title:** Supporting Planning Statement

**Document Ref:** 4570.CAU.XX.XX.RP.T.9100.S4.C1

**Report Status:** **FINAL**

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## FIGURES

**Figure 1** – Site Location

## 1.0 INTRODUCTION

### 1.1 The Application

1.1.1 Caulmert Ltd has been appointed by Adra (Tai) Cyfyngedig (“the applicant”) to submit an application for full planning permission to Conwy County Borough Council for the Erection of 21 No. Dwellings (Comprising of 8 No. 2 Bedroom Houses, 8 No. 3 Bedroom Houses and 5 No. 2 Bedroom Bungalows) with Associated Parking, Access and Infrastructure.

1.1.2 This planning application is accompanied by and should be read in conjunction with the following documentation:

- Completed Planning Application Forms and Certificates
- Planning Application Fee;
- Supporting Planning Statement – Caulmert Ltd
- Design and Access Statement – Caulmert Ltd
- Pre-Application Consultation Report – Caulmert Ltd
- Affordable Housing Statement – Adra (Tai) Cyfyngedig
- Housing Needs Survey – Rural Housing Enabler
- Welsh Language Statement – Cadnant Planning
- Transport Statement – Cadarn Consulting Engineers
- Drainage Strategy - Cadarn Consulting Engineers
- Arboricultural Report – AES Ltd
- Ecology Executive Statement – AES Ltd
- Façade Materials - Ainsley Gommon Architects
- Plans:
  - Location Plan – C1008.001 – Ainsley Gommon Architects
  - Existing Site Plan – C1008.002 - Ainsley Gommon Architects
  - Proposed Site Plan – C1008.003 - Ainsley Gommon Architects
  - 4P2B House Floor Plans & Elevations – C1008.051 – Ainsley Gommon Architects
  - 5P3B House Floor Plans & Elevations – C1008.061 – Ainsley Gommon Architects
  - 3P2B Bungalow Floor Plan & Elevations – C1008.031 – Ainsley Gommon Architects
  - 3P2B Specialist Bungalow Floor Plan & Elevations – C1008.036 – Ainsley Gommon Architects

- Street Elevations – C1008.006 - Ainsley Gommon Architects
- Aerial View 1 – C1008.006 – Ainsley Gommon Architects
- Aerial View 2 – C1008.007 - Ainsley Gommon Architects
- 3D Views – C1008.008 – Ainsley Gommon Architects
- 3D Visual – C1008.009 - Ainsley Gommon Architects
- Proposed Boundary Plan – C1008.004 - Ainsley Gommon Architects
- Plot Levels – C1008.010 - Ainsley Gommon Architects
- Topographical Survey – B400-00 Figure 01
- Tree Constraints Plan – AWA Tree Consultants
- Landscape Masterplan – D8240.001 – The Environment Partnership
- Hard Landscaping Plan – D8240.002 – The Environment Partnership

## 1.2 The Applicant

1.2.1 Adra (Tai) Cyfyngedig, formerly Cartrefi Cymunedol Gwynedd, is a Housing Association set up in 2010 following a 'yes' vote from Gwynedd Council tenants. They provide quality, affordable homes and services to tenants and strive to protect and develop the culture and heritage of the communities.

1.2.2 As a registered social landlord their primary purpose is to provide affordable rented homes to those in housing need. They are an independent not-for-profit organisation registered and regulated by the Welsh Government. Being not-for-profit means any surplus income is put back into the business so that they are able to continue providing homes and services and achieve their objectives.

## 2.0 THE APPLICATION SITE

### 2.1 Location

2.1.1 The application site (referred to hereinafter as 'the site') is almost square in shape with a curved vehicular access, measuring approximately 0.63 ha. The site is located off Plas Penrhyn, Penrhyn Bay, Llandudno. The site comprises of agricultural pasture land with an access gate and stock proof fencing boundary treatment.

2.1.3 The location of the site is shown on Figure 1 below and on submitted plan ref C1008 001.

**Figure 1 – Site Location (Google Maps)**



2.1.4 The site is well related to the existing urban area in terms of its proximity to community facilities and accessibility to surrounding bus links and road network.

### 2.2 Site Access

2.2.1 It is proposed to access the site directly off Plas Penrhyn where there is an existing access point with an agricultural gate.

## **2.3 Topography**

2.3.1 A Topographic Survey for the site was carried out and accompanies the application. The site is fairly level and slopes upwards slightly from north to south with a variance of approximately 2 metres between these two points.

## **2.4 Vegetation**

2.4.1 The site is an overgrown field with several trees on the site that are generally located close to the boundary lines.

## **2.5 Flood Risk**

2.5.1 The site is located in Development Advice Map (DAM) zone A which is considered to be at little or no risk of fluvial or coastal/tidal flooding.

## **2.6 The Surrounding Area**

2.6.1 The site lies within a semi-urban area with residential development to the north and south, with a caravan park to the west and a play area to the east.

## **2.7 Landscape Designations**

2.7.1 There are no landscape designations on the application site or within its immediate vicinity.

## **2.8 Environmental Designations**

2.8.1 The site does not fall within any environmental designations.

## **2.9 Heritage Designations**

2.9.1 There are no designated heritage assets on or surrounding the application site.

## **2.10 Planning History**

2.10.1 There is no relevant planning history.



### 3.0 THE PROPOSED DEVELOPMENT

- 3.0.1 This application seeks full planning permission for the Erection of 21 No. Dwellings (Comprising of 8 No. 2 Bedroom Houses, 8 No. 3 Bedroom Houses and 5 No. 2 Bedroom Bungalows) with Associated Parking, Access and Infrastructure.
- 3.0.2 The proposed layout plan submitted with the application (Dwg. No. C1008.003) demonstrates the proposed dwellings can be adequately provided within the site, whilst respecting required standards including residential amenity, together with the required infrastructure and landscaping.
- 3.0.4 Construction materials for the site include render, brick, timber cladding, cementitious boards, timber-framed windows, aluminium or uPVC rainwater goods and natural slate roofs. Details of the façade materials can be seen in the submitted details and the overall appearance of this combination of materials can be seen on the street elevations and 3D views.
- 3.0.5 The site layout incorporates tarmacadam driveways and grasscrete parking, along with additional grasscrete areas for visitor parking. Each dwelling has a shed in the rear garden where recycling and refuse can be stored.
- 3.0.6 There is a central area of open space with footpath links crossing through to ensure simple walkways throughout the site. This serves a functional purpose giving ease of access as well as providing a central focal point for the scheme through thoughtful landscaping, which also encourages community cohesion with the inclusion of public benches.
- 3.0.7 A number of boundary treatments are proposed, including high balltop fencing, close board timber fencing and low-level timber knee rails. Further information on boundary treatment is available on plan ref C1008 004.

## 4.0 PLANNING BACKGROUND

- 4.0.1 The application site lies within the Penrhyn Bay settlement boundary and is allocated for residential development under Strategic Policy HOU/1 identified as 'Plas Penrhyn', as defined by the Conwy Local Development Plan (2007-2022). This LDP was formally adopted in October 2013.
- 4.0.2 Section 17 of the Planning (Wales) Act 2015 and the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) as amended by the 2016 Order requires applicants to carry out pre-application consultation for major development. This includes the erection of 10 or more dwellings and therefore, the proposal, falls under this requirement. This Supporting Planning Statement has been published for pre-application consultation purposes in accordance with the relevant regulations.

## 5.0 PLANNING POLICY

### 5.1 National Planning Policy

5.1.1 **Planning Policy Wales** (Edition 10, December 2018) provides the overarching policy context and guidance for planning within Wales. It states that *“PPW will help to ensure that the planning decisions taken in Wales, no matter how big, or how small, are going to improve the lives of both current and future generations. It will support changing the way we live and work, and the buildings and environment of Wales, today, building a better environment to accommodate current and future needs”*.

5.1.2 Chapter 1 ‘Introduction’ sets out seven well-being goals for a sustainable Wales;

- *A globally responsible Wales*
- *A prosperous Wales*
- *A resilient Wales*
- *A healthier Wales*
- *A more equal Wales*
- *A Wales of cohesive communities*
- *A Wales of vibrant culture and thriving Welsh Language*

5.1.3 The Well-being of Future Generation Act (Wales) places a duty on public bodies to carry out sustainable development. The Act provides the following definition of sustainable development in Wales;

- *“Sustainable development” means 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.*
- *Acting in accordance with the sustainable development principles 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”.*

5.1.4 Chapter 2 ‘People and Places: Achieving Well-being Through Placemaking’, at paragraph 2.13, ‘Key Planning Principles’ states:

*“The plan led system underpins the delivery of sustainable places. To ensure all development plans and decisions taken by the planning system work together to deliver sustainable places. The 5 key Principles (see Figure 3) represent the guiding vision for all development plans, including the NDF.” “These principles will enable the*

*goals and five ways of working set out in the Well-being of Future Generations Act to be realised through land use planning.*

5.1.5 Chapter 2 'People and Places: Achieving Well-being Through Placemaking', at paragraph 2.15 states;

*"National Sustainable placemaking outcomes should be used to inform the preparation of development plans and the assessment of development proposals"*

5.1.6 National Sustainable placemaking outcomes are identified as:

- Creating and Sustaining Communities;
- Making best use of resources;
- Growing our economy in a sustainable manner;
- Maximising Environmental Protection and Limiting Environmental Impact;
- Facilitating Accessible and Healthy Environments.

5.1.7 Chapter 3, 'Strategic and Spatial Choices', at paragraph 3.3 states:

*"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".*

5.1.8 Paragraph 3.4 states;

*"Design is an inclusive process, which can raise public aspirations, reinforce civic pride and create a sense of place and help shape its future."*

5.1.9 Paragraph 3.51 focuses on the preference for the re-use of previously developed land and states;

*Previously developed (also referred to as brownfield) land (see definition overleaf) should, wherever possible, be used in preference to greenfield sites where it is suitable for development.*

5.1.10 Furthermore, paragraph 3.51 states;

*In settlements, such land should generally be considered suitable for appropriate development where its re-use will promote sustainability principles and any constraints can be overcome.*

5.1.11 Chapter 4, Active and Social Places, at paragraph 4.1 Transport states that:

*“The planning system should enable people to access jobs and services through shorter, more efficient and sustainable journeys, by walking, cycling and public transport. By influencing the location, scale, density, mix of uses and design of new development, increases physical activity, improves health and helps to tackle the causes of climate change and airborne pollution by.....”:*

- *Enabling More Sustainable Travel;*
- *Network Management; and*
- *Demand Management.*

5.1.12 Paragraph 4.1.4 states that *“Land use and transport planning must be integrated. The planning system must ensure it enables integration:*

- *Within and between different types of transport;*
- *Between transport measures and land use planning;*
- *Between transport measures and policies to protect and improve the environment; and*
- *Between transport measures and policies for education, health, social inclusion and wealth creation”.*

5.1.13 Paragraph 4.1.8 – ‘Sustainable Transport’ confirms that *“The Welsh Government is committed to reducing reliance on the private car and supporting a modal shift to walking, cycling and public transport. It further states at 4.1.9 that “The planning system has a key role to play in reducing the need to travel and supporting sustainable transport, by facilitating developments which:*

- *Are sited in the right locations, where they can be easily accessed by sustainable modes of travel and without the need for a car;*
- *Are designed in a way which integrates them with existing uses and neighbourhoods; and*
- *Make it possible for all short journeys within and beyond the development to be easily made by walking and cycling.”*

5.1.14 Paragraph 4.2 – ‘Housing’, at paragraph 4.2.1 states that:

*“Planning authorities must understand all aspects of the housing market in their areas, which will include the requirement, supply and delivery of housing”.*

5.1.15 Paragraph 4.2.16 states that:

*“Planning authorities, land owners and house builders must work together constructively to identify deliverable housing land in sustainable locations for development. When identifying sites to be allocated for housing in development plans, planning authorities must follow the search sequence set out in paragraphs 3.37-3.38 starting with the re-use of previously developed and/or underutilized land within settlements.....”*

5.1.16 Paragraph 4.2.17 recognises that *“maximising the use of suitable previously developed and/or underutilised land for housing development can assist regeneration and at the same time relieve pressure for development on greenfield sites”*.

5.1.17 Paragraph 4.2.25 – ‘Affordable Housing’ states that:

*“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”*.

5.1.18 Chapter 5, ‘Productive and Enterprising Places’, at paragraph 5.7.8 states;

*“The benefits of renewable and low carbon energy, as part of the overall commitment to tackle climate change and increase energy security, is of paramount importance”. The continued extraction of fossil fuels will hinder progress towards achieving overall commitments to tackling climate change. The planning system should:*

- .....facilitate the integration of sustainable building design principles in new development;*
- Optimize the location of new developments to allow for efficient use of resources;.....”*

5.1.19 Chapter 5, paragraph 5.8, ‘Reduce Energy Demand and Use of Energy Efficiency’, at paragraph 5.8.1 states that:

*“The Planning system should support new development that has very high energy performance, supports decarbonisation, tackles the causes of climate change, and adapts to the current and future effects of climate change through the incorporation of effective mitigation and adaption measures”*.

5.1.20 Chapter 6 ‘Distinctive and Natural Places’, at paragraph 6.6.17, in relation to Sustainable Drainage systems and Development, states that:

*“New developments of more than one dwelling or where the area covered by construction work equals or exceeds 100 square metres also require approval from the SuDS Approval Body (SAB) before construction can commence”.*

At paragraph 6.6.18, it also states that:

*“The provision of SuDS must be considered as an integral part of the design of new development and considered at the earliest possible stage when formulating proposals for new development”.*

5.1.21 With regards to car parking, paragraph 4.1.50 states;

*Car parking provision is a major influence on how people choose to travel and the pattern of development. Where and how cars are parked can in turn be a major factor in the quality of a place. ....Planning authorities must support schemes which keep parking levels down, especially off street parking when well designed.*

5.1.22 **Technical Advice Note (TAN) 2: Planning and Affordable Housing** (2006) provides practical guidance on the role of the planning system in delivering affordable housing.

5.1.23 Section 6 Working together – the roles of local authorities, RSLs and private developers, discusses a collaborative approach between local planning authorities, RSLs and private developers. Paragraph 6.4 states:

*The key areas where local planning authorities, housing authorities, RSLs and private developers should work together are:*

- *establishing housing requirements within the local housing market(s);*
- *setting targets for the provision of affordable housing through the planning system (both authority-wide and site specific);*
- *monitoring changing housing requirements;*
- *updating planning and housing policies and affordable housing targets;*
- *identifying potential sites for affordable housing (including windfall sites and rural exception sites);*
- *using planning conditions and planning obligations to secure affordable housing;*
- *establishing an appropriate mix of housing types and tenures which will contribute to the identified need for affordable housing and to the objective of achieving mixed and sustainable communities;*
- *constructing and managing affordable housing;*
- *controlling occupancy to ensure that the affordable housing provided is occupied by people falling within particular categories of need.*

5.1.24 **Technical Advice Note (TAN) 15: Development and Flood Risk** (2004) provides guidance regarding flood risk and proposed development. A general approach of PPW, supported by the TAN, is to advise caution in respect of new development in areas at high risk of flooding by setting out a precautionary framework to guide planning decisions.

*The overarching aim of the precautionary framework is, in order of preference, to;*

- *Direct new development away from those areas which are at high risk of flooding.*
- *Where development has to be considered in high risk areas (zone C) only those developments which can be justified on the basis of the tests outlined in section 6 and section 7 are located within such areas.*

## 5.2 Local Planning Policy

5.2.1 The Statutory Development Plan for area within which the application site is located comprises of the Conwy Local Development Plan 2007-2022, which was adopted in October 2013.

### **Conwy Local Development Plan (2007-2022)**

5.2.2 The Conwy Local Development Plan was formally adopted on the 23<sup>rd</sup> October 2013.

5.2.3 The application site lies within the Penrhyn Bay settlement boundary as defined by the Conwy LDP.

5.2.4 The Settlement Hierarchy identifies Penrhyn Bay as an 'Urban Area' and '*Most new development will take place within, and on the fringe of these urban areas.*' Policy DP/2 '*Overarching Strategic Approach*' states that: '*Urban Areas will be key in the provision of a combination of market and Affordable Housing for Local Need (AHLN) on both allocated sites and windfall sites.*'

5.2.5 Strategic Policy DP/1 '*Sustainable Development Principles*' explains that development will only be permitted where it is demonstrated that it is consistent with the principles of sustainable development, with one the criterion ensuring that development is '*consistent with the sequential approach to development as set out in Spatial Policy DP/2 – 'Overarching Strategic Approach*".

5.2.6 Policy DP/3 '*Promoting Design Quality and Reducing Crime*' requires development to:

- a. Be appropriate to, and enhance, its locality in terms of form, scale, massing, elevation detail and use of materials;*



- b. Meet the Council's approved standards of open space provision and parking;*
- c. Meet required standards of accessibility, having suitable regard to the needs of people of different ages and abilities in the design of the proposal;*
- d. Have regard to the impact on adjacent properties and areas and habitats supporting protected species;*
- e. Have regard to appropriate orientation, energy efficiency and the use of renewable energy in design, layout, materials and technology in accordance with NTE/6 – 'Energy Efficiency and Renewable Technologies in New Development';*
- f. Provide sustainable urban drainage systems to limit waste water and water pollution and reduce flood risk in line with national guidance and Policy NTE/8 – 'Sustainable Drainage Systems'.*

5.2.7 Policy DP/4 'Development Criteria' expects development proposals to provide the following:

- a. Affordable Housing for Local Need;*
- b. Safe access from the highway network and enhancement of public transport, cycling and pedestrian infrastructure;*
- c. Car parking;*
- d. Safe and secure cycle parking;*
- e. Open Space;*
- f. Safe and convenient access for all to public buildings and spaces, including those with limited mobility or those with other impairments such as of sight or hearing;*
- g. Screened storage of refuse, including recyclable materials;*
- h. A design and layout that minimises opportunities for crime;*
- i. Financial contributions towards the provision and maintenance of infrastructure, services and facilities required by the development.*

5.2.8 Strategic Policy HOU/1 – 'Meeting the Housing Need' states that: *'Over the period 2007 to 2022 the Council will plan, monitor and manage the delivery of approximately 6,520 new dwellings (at an average annual rate of 478 new dwellings) inclusive of completions, commitments, windfall and new allocations and a contingency level of up to approximately 7,170 dwellings.'*

5.2.9 'Plas Penrhyn' is listed as a housing allocation for the settlement of Penrhyn Bay in Strategic Policy HOU/1 'Meeting the Housing Need'.

5.2.10 Policy HOU/2 'Affordable Housing for Local Need' is ensuring that affordable housing for local need is a high priority. Within the settlement boundaries of the Urban Development Areas a percentage of affordable housing is expected to be provided and for Llandudno and Penrhyn Bay that requirement is 35%. This proposal is for 100% of the dwellings to be affordable housing.

- 5.2.11 Policy HOU/4 'Housing Density' states that 'the Council will seek a density of 30 dwellings per hectare on allocated sites and large windfall sites'. The proposal is for 21 no. dwellings on a site that measures 0.63ha, therefore, complying with the required density.
- 5.2.12 Policy HOU/5 'Housing Mix' is seeking to ensure that all housing developments are 'inclusive and accommodate a diverse range of residents' household size and housing need to create mixed communities'. It goes on to state that all housing developments 'need to provide a more balanced range of housing types to reflect identified community need'.
- 5.2.13 Policy CTH/5 'The Welsh Language' aims to promote the Welsh language and states that 'the Council will ensure that development supports and sustains the long term well-being of the Welsh language, and will resist development which, because of its size, scale or location, will significantly harm the character and linguistic balance of a community'.
- 5.2.14 Strategic Policy STR/1 'Sustainable Transport, Development and Accessibility' states:

*Development will be located so as to minimise the need to travel. Convenient access via footways, cycle infrastructure and public transport should exist or be provided where appropriate, thereby encouraging the use of these modes of travel for local journeys and reducing the need to travel by private car and improving the accessibility of services to those with poor availability of transport.*

- 5.2.15 Policy STR/2 'Parking Standards' reinforces Strategic Policy STR/1 by stating that 'car parking provision should be in accordance with the Council's maximum standards, to reduce dependency on the car and to promote more sustainable forms of transport.
- 5.2.16 Policy STR/4 'Non-Motorised Travel' is looking for sustainable developments that are designed to facilitate and promote walking and cycling and advises that development proposals should ensure 'that detailed designs and layouts encourage cycling and walking'.

## 6.0 PLANNING CONSIDERATIONS

### 6.1 The Principle of Development

- 6.1.1 The application site is located within the settlement of Penrhyn Bay and is a housing allocation under Strategic Policy HOU/1 for the development of up to no. 30 dwellings.
- 6.1.2 It is proposed that the site has 100% affordable provision and with Penrhyn Bay having no affordable housing provision at present, this development would go some way to address the current shortfall of housing land within Conwy and would provide much needed affordable homes.
- 6.1.3 The site is an appropriate location for new housing development as it lies within the settlement boundary of Penrhyn Bay and there is existing residential development surrounding the site. The site is allocated within the Conwy LDP which has gone through a robust consultation and inspection during the plan making process.
- 6.1.4 The site is sustainably located with excellent access to public transport providing access to nearby towns and villages. There are regular buses to both Llandudno and Colwyn Bay where the nearest railway stations can be found, providing links to several stations along the North Wales Coastline. More locally, the site also has good links to local shops, services and employment opportunities, which are within an acceptable walking and cycling distance or a short bus journey away.
- 6.1.5 Sustainable development is defined in Planning Policy Wales as having three dimensions; economic, social and environmental. The proposal would clearly have economic benefits, through the provision of jobs during the construction phase and new housing close to existing employment opportunities. In social terms, the scheme would provide affordable housing provision in an area where there is clearly an identified shortfall. In environmental terms, the scheme would not give rise to any adverse impacts on the natural, built and historic environment. As such, the development of the site for housing constitutes sustainable development under PPW.

### 6.2 Housing Need

- 6.2.1 This application is supported by an Affordable Housing Statement undertaken by the applicant. This includes an assessment of the current housing waiting list obtained from the Housing Options Team, which shows that as of September 2020, the number of applications received in Penrhyn Bay and surrounding areas is as follows:

<b>Area Waiting List</b>					
	<b>1 bedroom</b>	<b>2 bedrooms</b>	<b>3 bedrooms</b>	<b>4 bedrooms</b>	<b>5 bedrooms</b>
Llandudno	3	41	34	6	2
Craig y Don	1	6	13	1	1
Penrhyn Bay	1	6	9	1	1
Rhos on Sea	4	16	34	3	1
<b>Total</b>	<b>9</b>	<b>69</b>	<b>90</b>	<b>11</b>	<b>5</b>

6.2.2 The waiting list by property type for Penrhyn Bay and Outlying Wards (Penrhyn Bay, Rhos on Sea, Penrhynside and Craig y Don) as provided by the Housing Options Team is shown below:

<b>Number of Bedrooms</b>	<b>Type of Unit</b>	<b>Number of applicants</b>
1 Bedroom	BUNGALOW	2
	FLAT	5
	HOUSE	0
	MAISONETTE	0
	<b>Total number of 1 Bedroom</b>	<b>7</b>
2 Bedroom	BUNGALOW	6
	FLAT	6
	HOUSE	23
	MAISONETTE	0
	<b>Total number of 2 Bedroom</b>	<b>35</b>
3 Bedroom	BUNGALOW	3
	FLAT	0
	HOUSE	53
	MAISONETTE	0
	<b>Total number of 3 Bedroom</b>	<b>56</b>
4 Bedroom	BUNGALOW	0
	HOUSE	10
	<b>Total number of 4 Bedroom</b>	<b>10</b>
5 Bedroom	BUNGALOW	0
	HOUSE	5
	<b>Total number of 5 Bedroom</b>	<b>5</b>
<b>Area Total</b>		<b>135</b>

6.2.3 The proposal would provide 8 no. 3 bed houses, 8 no. 2 bed houses, 4 no. 2 bed bungalows and 1 no. 2 bed specialist bungalow. The site will therefore enable the applicant to offer a total number of 21 affordable units, which would go a significant way in addressing the current shortfall for affordable housing in the locality.

- 6.2.5 The Applicant currently owns and manages 33 Social, Intermediate rental and Rent to Own Homes in the Conwy and Llandudno Junction areas, which are 2 and 3 Miles from Penrhyn Bay respectively.
- 6.2.6 Providing 2 and 3 bedroom properties will offer an opportunity to local families that are currently in unsuitable dwellings to gain a home with a private garden situated within an amiable location. This would facilitate young families to establish a home in the area by improving the living conditions for all members.
- 6.2.7 Providing affordable homes in a central location of Penrhyn Bay would offer the potential for residents to be within walking distance to the centre of the town and all the health and retail amenities it has to offer. The location is connected to the local public transport links with close access to health, retail and commercial outlets at Llandudno, Conwy, Llandudno Junction and Colwyn Bay.
- 6.2.8 The scheme has the potential to provide 100% affordable homes which is far in excess of the 35% requirement identified under Policy HOU/2 of the Conwy Local Development Plan.

### 6.3 Traffic and Access

- 6.3.2 The application is accompanied by a Transport Statement prepared by Cadarn Consulting Engineers Ltd.
- 6.3.3 The proposed development involves the construction of 21 no. dwellings with associated car parking and garden spaces, together with pedestrian and vehicular access and a public amenity area around which the site layout is centred.
- 6.3.4 Pedestrian and vehicular access to the site will be from Plas Penrhyn Road and will align with the field gate which currently provides access to the site. The levels of daily and hourly traffic by the development is unlikely to have any material impact upon the operation of the Highway network in the vicinity of the site, particularly as traffic surveys along Plas Penrhyn Road indicate that this road is currently operating under its capacity.
- 6.3.5 The proposed development will be located on a greenfield site, bounded by existing properties to the North (Sunningdale Drive) and to the South (Maes Y Wylan), a Health Centre to the North-East and Penrhyn Hall Caravan Park to the West. Properties and a communal play area located along Plas Penrhyn Road bound the site to the East.
- 6.3.6 The location of the site makes it accessible by a range of travel modes and promotes sustainable modes of travelling. It is within walking distance to public transport services, thus providing access to nearby and wider facilities and amenities, whilst National Cycle Network Route 5 passes Plas Penrhyn Road immediately at its Northern and Southern end.

6.3.7 The Highway design for the site has also considered the health and safety implications associated with the proposed development. Suitable vehicular visibility is provided at the development's junction and a new footway will be constructed to reduce the risk of walking within the development. Sufficient parking spaces are also provided on site to likely eliminate the need for any offsite parking. In addition, a new pedestrian crossing is proposed immediately to the North of the site junction along Plas Penrhyn Road; this allows pedestrians to use the eastern footway along this road, which is considered to be a safer alternative than the use of the western footway.

## 6.4 Ecological Implications

- 6.4.1 The application is supported by an Ecology Executive Summary prepared by AES Ltd.
- 6.4.2 There are 13 statutory designated sites within 2km of the site including three of European Conservation Interest: Coedwigoedd Penrhyn Creuddyn / Creuddyn Peninsula Woods (SAC), Y Fenai a Bae Conwy / Menai Strait and Conwy Bay (SAC) and Liverpool Bay / Bae Lerpwl (Wales) (SPA) and 13 non-statutory designated sites.
- 6.4.3 There are two UK BAP, Environment (Wales) Act 2016 Section 7 priority habitats within or immediately adjacent to the survey area: Neutral grassland and Hedgerows.
- 6.4.4 The site supports, or has the potential to support protected and priority species in the form of foraging bats, birds / nesting birds, slow-worm and hedgehog.
- 6.4.5 It is recommended that a Bat Activity Survey (transect survey) and a Reptile Survey are undertaken prior to any development.

## 6.5 Arboricultural Matters

- 6.5.1 The tree survey revealed 39 items of woody vegetation, comprised of 27 individual trees and 12 groups of trees or shrubs or hedges. Of the trees surveyed, 4 trees are retention category B (retention is desirable and these trees are of good quality and value with a significant life expectancy) and the remaining 35 trees and groups are retention category C (trees which could be retained as these trees are of low or average quality and value, and are in adequate condition to remain until new planting could be established).
- 6.5.2 The significant tree cover within the site consists of trees and hedgerows located either along the boundary lines or close to the boundaries in the various neighbouring properties. The site's central area has no significant trees and so, is free of any significant arboricultural impacts for any new development.

6.5.3 The higher value retention category B trees and groups should be retained where possible and incorporated into any new development design. If required by the development proposals, occasional lower value, retention category C trees and groups could be removed, and replacement planting would largely mitigate their losses. If construction of new buildings is required within the Root Protection Area (RPA) of retained trees it may be possible to employ special foundation design such as mini/micro pile and suspended beam or a cantilevered foundation. Construction of hard surfaces, for driveways and paths, within the RPA can have negative impacts on tree roots. However, the potential negative impact can often be overcome or minimised by employing a 'no-dig' type construction method with a porous final surface.

## 6.6 Drainage

6.6.1 The application is supported by a Drainage design by Cadarn Consulting Engineers. Full details of the proposed drainage system for both surface and foul flows are available within the drainage drawings and the accompanying Drainage Strategy.

6.6.2 In accordance with the SuDS Manual 2015, surface water should be managed and discharged from a new development in line with the following hierarchy:

- Re-use of water;
- Infiltration into ground;
- Discharge to a water body;
- Discharge to a surface water run-off drain;
- Discharge to a combined surface water run-off and foul drain.

6.6.3 Due to the residential nature of the development, there is unlikely to be a requirement for the re-use of large volumes of rainwater. Findings from porosity tests undertaken at the site indicate that the use of soakaways are not suitable, while discharge into a water body would require landowner permission to pass through 3rd party land.

6.6.4 As such, in accordance with the above hierarchy, the drainage philosophy for the site will focus on attenuating surface water in periods of heavy rainfall and discharging at a controlled rate into the surface water sewer located within Plas Penrhyn Road.

6.6.5 All foul generated from the development will be discharged by gravity to an existing foul chamber located near the site junction, before being conveyed in a southwards direction with the remainder of the foul generated in the local vicinity.

## 6.7 Design, Safety and Residential Amenity

6.7.1 Conwy LDP Policy DP/3 promotes design quality and reducing crime, in order to protect local character and distinctiveness.

- 6.7.2 The site layout has been developed following a detailed analysis of the site whilst taking into consideration the national and local requirements for residential developments.
- 6.7.3 The buildings have clearly defined front and rear elevations, which provides better security and privacy, animates the public realm and helps people to orientate themselves.
- 6.7.4 The Proposed Street Elevations, 3D Visualization drawing and 3D Views which accompany this application demonstrate how the proposed street view will appear and provides a better understanding of the relationship between the proposed development and the existing. Further information is available within plan ref's C1008 005 and C1008 008 – C1008 009.
- 6.7.5 Conwy LDP Policy DP/3 quotes that 'all new development will be of high quality, sustainable design'. In response to this policy the scheme has been carefully crafted to create a high quality contemporary development whilst retaining the character of the local area. The scheme incorporates landscaping, footpath links, renewable energy, open space and a sustainable urban drainage system – these are just a few criterion of the policy that ensures the proposals full compliance with Policy DP/3.

## 6.8 Affordable Housing

- 6.8.1 The application is accompanied by an Affordable Housing Statement prepared by the applicant. The proposed development is proposing to deliver 100% affordable units on the site in the form of 21 no. dwellings. These are broken down in the following table;

Affordable Units	8	3 Bedrooms 5 Person	House
	8	2 Bedrooms 4 Person	House
	4	2 Bedrooms 3 Person	Bungalow
	1	2 Bedrooms 2 Person	Specialist Bungalow

- 6.8.2 It is considered that the proposal exceeds the development plan policies, which require 35% affordable units.
- 6.8.3 Affordable housing in the context of the development proposed means subsidised housing that would be made available to persons who cannot afford to rent or buy housing generally available on the open market. The affordable housing provision would comprise a mixture intermediate and social rented housing as well as a rent to own scheme.
- 6.8.4 It is proposed that the affordable housing units would be managed jointly by two Registered Social Landlords, the applicant and North Wales Housing Association, working in partnership, in accordance with their usual terms and conditions. A formal agreement will be required to tie the properties to a general local need for affordable dwellings, which the applicants and their agents are keen to discuss.



## 6.9 Pre Application Consultation

- 6.9.1 The proposed development constitutes major development and, therefore, falls within the requirement for pre-application consultation in accordance with the provisions of Section 61Z of the Town and Country Planning Act 1990, as amended (“the Act”), and the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, as amended (DMPWO).
- 6.9.2 This PAC Report sets out the pre-application consultation activities undertaken, the consultation responses received and how the Applicant has taken these responses into account.

## 7.0 CONCLUSIONS

- 7.0.1 This application seeks full planning permission from Conwy County Borough Council for the erection of 21 No. Dwellings (Comprising of 8 No. 2 Bedroom Houses, 8 No. 3 Bedroom Houses, and 5 No. 2 Bedroom Bungalows) with Associated Parking, Access and Infrastructure. The proposal will deliver 100% affordable housing.
- 7.0.2 The proposed site plan submitted with the application (plan ref C1008 003) demonstrates the proposed development can be adequately provided within the site, whilst respecting required standards including residential amenity, together with the required infrastructure and landscaping.
- 7.0.3 The development plan within which the site is located is the Conwy Local Development Plan for the period 2007 – 2022, which was adopted 23<sup>rd</sup> October 2013. The application site falls within the settlement boundary of Penrhyn Bay, which is defined as an ‘Urban Development Strategy Area’ by the Conwy LDP, where there is a general presumption in favour of development. The development site is allocated for housing for up to 30 no. residential units.
- 7.0.4 As discussed in the sections above it is considered that the proposal represents a positive contribution towards sustainable development within Conwy and an opportunity to make a contribution to the housing needs of the area, including the delivery of affordable housing in an area of significant need.
- 7.0.5 The proposed development accords with the key principles of Planning Policy Wales as well as local policies in the adopted Conwy Local Development Plan.
- 7.0.6 The planning balance therefore falls firmly in favour of the proposed development and, as such, it is considered that there are no overriding reasons why planning permission for the proposed development should be withheld.



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