

Caulmert Limited

Engineering, Environmental & Planning
Consultancy Services

MACLENNAN CONSTRUCTION LTD

**FULL PLANNING APPLICATION FOR THE ERECTION OF 12 NO. AFFORDABLE DWELLINGS
WITH ASSOCIATED ACCESS, PARKING AND INFRASTRUCTURE ON LAND ADJACENT TO CAE
GORS, TREGARTH, BANGOR**

DESIGN AND ACCESS STATEMENT

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TABLE OF CONTENTS

	PAGE NO.
1.0 INTRODUCTION	1
1.1 Background	1
1.2 Planning Application Documentation.....	1
1.3 The Applicant	1
2.0 THE APPLICATION SITE AND PROPOSED DEVELOPMENT.....	2
2.1 Location	2
2.2 Proposed Development.....	2
3.0 DESIGN AND DEVELOPMENT CONSIDERATIONS	4
3.1 Introduction	4
3.2 Development Context.....	4
3.3 Character of the Proposed Development.....	6
3.4 Environmental Sustainability	6
3.5 Movement to, from and within the development.....	8
3.6 Community Safety	9
3.7 Development Plan Policy.....	9
4.0 ACCESS	10
4.1 Public Access	10
4.2 Vehicular Access.....	10
4.3 Vehicle Parking.....	10
4.4 Disabled Access	10
4.5 The Development Plan	10
5.0 CONCLUSION	12

FIGURES

Figure 1 – Site Location

1.0 INTRODUCTION

1.1 Background

1.1.1 Caulmert Ltd has been appointed by MacLennan Construction Ltd. (“the applicant”) to submit an application for full planning permission for the erection of 12 no. affordable dwellings with associated access, parking and infrastructure on land adjacent to Cae Gors, Tregarth, Bangor.

1.2 Planning Application Documentation

1.2.1 This Design and Access Statement should be read in conjunction with the planning application Supporting Statement and associated submitted material to gain a full understanding of the proposed development. Together these documents provide a comprehensive assessment of the proposed development and its impact on the local environment.

1.3 The Applicant

1.3.1 The application MacLennan Construction Ltd will build out the proposed scheme on behalf of housing association Adra, who will take on ownership and operate the site.

1.3.2 Adra (formerly known as Cartrefi Cymunedol Gwynedd (CCG)) 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.

1.3.3 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 AND PROPOSED DEVELOPMENT

2.1 Location

- 2.1.1 The application site (referred to hereinafter as ‘the site’) is generally rectangular in shape and measures 0.4ha. The site is adjacent to Cae Gors, Tregarth, Bethesda. The site comprises of agricultural land with post and wire fencing and hedgerows along the boundaries.
- 2.1.2 The location of the site is shown on Figure 1 below and on Site Location Plan ref A-01-01.

Figure 1 – Site Location (Google Maps)



- 2.1.3 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 Proposed Development

- 2.2.1 This application seeks full planning permission for the erection of 12 no. dwellings with associated parking, access and infrastructure.
- 2.2.2 The proposed development includes widening of the adjacent carriageway up to an adoptable 5.5m standard together with the formation of a footway to connect onto the existing footway on Ffordd Tanrhiw. These improvements will enable the proposed development to be accessed to and from an adoptable standard carriageway and allow residents and visitors to walk to and from the proposed development in safety.
- 2.2.3 The proposed development also includes a water course diversion; further detail on the proposed diversion is shown on the supporting Drainage Layout Plan ref 4761-CAU-XX-XX-DR-C-1600_P02_S0. The water-course will be designed such that it provides a suitably wide channel to allow the water flow to naturalise and create variations in form and features. Large natural stone and boulders that are recovered from the site during construction will be placed on the edges of the channel to create ‘natural’ features. Further information on the

development of the new water course is included within the supporting Preliminary Ecological Appraisal Report.

- 2.2.4 Specific ecology corridors are included as part of the proposed development; these corridors are located at the rear of plots no. 4 to 12 and to the north of the proposed new stream. The corridors will be created to ensure that habitat is provided for a wide range of flora and fauna including Otters. These corridors ensure that there is a net gain in biodiversity within the site boundary.
- 2.2.5 Each dwelling will have off-road parking provision for two vehicles. To the rear each dwelling will have a patio, a laid to lawn garden, a shed and an area for bins and recycling. Further information is available on Proposed Site Layout Plan ref A-01-03.
- 2.2.6 The proposed site layout plan submitted with the application (Dwg. No. A-01-03) 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.
- 2.2.7 According to the Anglesey and Gwynedd Joint Local Development Plan, implemented in July 2017, any development of 2 or more properties in Tregarth must contain at least 20% of affordable units (POLICY TAI 15: Threshold and Distribution). The current proposal for this development are far beyond this requirement, with the proposal providing 100% affordable units on the site. The present proposal is for the following mixture of units:

Affordable Units	5	2 Bedrooms 4 Person	House
	7	3 Bedrooms 5 Person	House

3.0 DESIGN AND DEVELOPMENT CONSIDERATIONS

3.1 Introduction

3.1.1 The guidance is clear that a Design and Access Statement must explain the design concepts and principles applied to the development, in relation to the following:

- Access;
- Character (including amount, layout, scale, appearance and landscaping);
- Community Safety;
- Environmental Sustainability; and
- Movement to, from and within the development.

3.1.2 A Design and Access Statement should demonstrate the steps taken to appraise the physical, social, economic and policy context of the development and explain how the design of the development takes that context into account in relation to its proposed use and each of the aspects specified above.

3.2 Development Context

Physical

3.2.1 The application site (referred to hereinafter as 'the site') is generally rectangular in shape and measures 0.4ha. The site lies adjacent to Cae Gors, Tregarth, Bethesda.

3.2.2 The site comprises of agricultural pastureland with stone wall boundary treatment.

3.2.3 A Topographic Survey for the site was carried out and accompanies the application (Dwg. No. 1893 A-01-02). The site slopes upwards from north to south by approximately 10m, away from Ffordd Tanrhiw.

3.2.4 The site lies on the edge of the built-up area and the land falls within the settlement boundary of Tregarth. The site is bound by residential development to the north with fields to the south and west and the road to the east.

3.2.5 The site is located in Development Advice Map (DAM) zone A with none of the maps on the Natural Resources Wales (NRW) online flood risk maps show any risk of flooding.

Social

3.2.6 The proposed development will provide 100% affordable units on the site in the form of no. 12 dwellings and will make a positive contribution to the housing needs of the area, including the delivery of affordable housing in an area of need.

- 3.2.7 Tregarth is identified as a 'Local Village' in the Joint Local Development Plan. Situated on the edge of the village there is a local community shop at Ffarm Moelyci, which sells everyday food essentials and more. Tregarth also has a primary school (Ysgol Tregarth), a community centre, a pub and a parish church (Santes Fair, St Mary's). There are two secondary schools which lie in close proximity to the site; Ysgol Dyffryn Ogwen, which lies approximately 1 mile away down the A5 towards Bethesda, and Ysgol Bodfurig 1.5 miles away in Sling.
- 3.2.8 Tregarth lies just 2 miles from the town of Bethesda (on the A5) and approximately 5 miles from the city of Bangor, where a larger range of shops, facilities, and educational and job opportunities are available.
- 3.2.9 The site is sustainably located with good access to public transport with bus stops (Bro Syr Ifor North) a short walk from the site on Ffordd Tanrhiw which provide an hourly service to Bangor and Bethesda (service 67L).

Economic

- 3.2.10 In terms of the economic benefits that will arise from the proposed development, in the short term the proposal will offer employment opportunities for those contracted to develop and build the scheme.
- 3.2.11 In addition, and in the long term the proposed development will ensure that local services and facilities are sustained including the local primary school and local facilities such as the local community shop, community centre, pub and parish church.

Environmental

- 3.2.12 The site falls within the Registered Historic Landscape of Ogwen Valley.
- 3.2.13 There is one statutory designated site for nature conservation located within 1km of the site; Caeau Tyddyn Dicwm SSSI; located 450m to the north of the site and designated for its grassland and woodland habitats, as well as the presence of the greater butterfly orchid. The site is not directly connected to the application site.
- 3.2.14 There are a total of 15 Local Wildlife Sites (LWS) located within 1km of the application site, including the Tregarth Candidate LWS, which covers the entirety of the application site itself and extends 500m to the west, comprising broadleaved woodland, coniferous woodland and semi-improved neutral grassland.
- 3.2.15 The proposed development will not give rise to any adverse impacts on the natural, built or historic environment as evidenced by the supporting surveys and reports submitted with the planning application.

3.3 Character of the Proposed Development

Amount

- 3.3.1 This application seeks full planning permission for the Erection of No. 12 Dwellings (Comprising of No. 5 2 Bedroom Houses, No. 7 3 Bedroom Houses. Permission is also sought for associated access, parking and infrastructure.

Layout

- 3.3.2 The proposed layout plan submitted with the application (Dwg. No. 1893 A-01-03) demonstrates that the proposed dwellings can be adequately provided within the site, whilst respecting required standards including residential amenity, together with the required infrastructure and landscaping.

Scale

- 3.3.3 The scale of the proposed development can be seen on the individual house type elevation drawings, together with street elevations and 3D views.
- 3.3.4 The scale of dwellings complies with the guidelines contained within the Supplementary Planning Guidance: Affordable Housing (April 2019).

Appearance

- 2.2.6 The proposed dwellings will be constructed from either traditional brick and block or timber frame. Elevational treatment is proposed to include facing brick, render and cladding; all of which will be confirmed via the imposition of a 'materials condition'. Windows and door will be uPVC and it is proposed that the roof covering will be slate or roof tiles, again this will be confirmed via the imposition of a 'materials condition'.

Landscaping

- 3.3.5 The proposed development allows for a tarmacadam drive with space for two vehicle parking, a patio and a laid to lawn garden per dwelling.
- 3.3.6 A number of boundary treatments are proposed including; 1.8m fence comprising of 0.3m gravel board and 1.5m fence panel to the rear of the dwellings, 1.5m fence comprising of 0.3m gravel board, 1.2m fence panel and 0.3m trellis top between each property garden. A 1.2m agricultural post and wire stock proof fence is proposed between the back of plots 4 – 12 and the ecology corridor. Further information of boundary treatment is available on the Proposed Site Layout Plan ref A-01-03.

3.4 Environmental Sustainability

Landscape Setting

3.3.4 The site falls within the Registered Historic Landscape of Ogwen Valley.

Biodiversity and the Local Environment

3.3.5 The application is supported by a Preliminary Ecological Appraisal Report prepared by Etive Ecology Ltd

3.3.6 A Preliminary Ecological Appraisal comprises of an Extended Phase 1 Habitat survey, a desk study (including the purchase of records from Cofnod), an otter survey, an assessment of the likely impacts on the ecological value of the site and recommendations for mitigation measures to be implemented.

3.3.7 The desktop data search identified one statutory nature conservation site and 15 non-statutory nature conservation sites <1km of the site. A SSSI is located 450m to the north and the application site lies within the Tregarth Candidate Wildlife Site. Protected species records for <1km of the site include common toad, three species of bat, numerous bird species, otter, two reptile species and numerous NNIS.

3.3.8 The site covers an area of approximately 0.28ha comprised of improved grassland, a small water-course, riparian woodland/scrub and scattered trees along a roadside hedge/stone wall. The site is located within a corridor of woodland and grassland between Cae Gors and Tregarth, with pastoral farmland to the east and various paths and amenity land-use to the west. The water-course flows northwards for 350m where it outfalls into the Afon Ogwen. The OS map indicates that there are no ponds located within 250m of the site boundary.

3.3.9 The development footprint is dominated by improved grassland of negligible ecological value, but also comprises the water-course and wet woodland of more significant local value. The site has the potential to support roosting bats in mature trees, foraging/commuting bats, nesting birds, otter and notable species such as hedgehog. The otter survey confirmed presence of otter both up and downstream of the site, indicating it is used as a commuting route for this species although no otter holt or den could be found within the survey area.

3.3.10 The development would result in the permanent loss of ~2000m² of improved grassland and 350m² of the wet woodland habitat. These habitats would be replaced by 350m² of new species-rich grassland (via purpose built ecology corridors), and the long-term management of all habitats retained on site for their biodiversity value.

Agricultural Land

3.4.9 The site comprises of improved pasture, marshy grassland, scattered and dense scrub and scattered trees, and is considered to be of limited agricultural value.

Heritage

3.4.10 There are no designated heritage assets on the application site itself.

Efficiency of Operations

3.4.11 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.

3.4.12 More specifically in terms of siting, the dwellings have been positioned to maximise natural daylight to minimise energy demand.

Sustainable Materials

3.4.13 The proposed development will utilise robust materials which are likely to have a long operational life. This will help to reduce the need for subsequent maintenance and repair work, resulting in “whole life” sustainability benefits.

Hydrology

3.4.14 The application is supported by a Drainage Strategy Report produced by Caulmert Ltd. Full details of the proposed drainage system for both surface and foul flows are available within the Drainage Layout Plan ref 4761-CAU-XX-XX-DR-C-1600_P02 and the accompanying Drainage Strategy.

3.5 Movement to, from and within the development

3.5.1 The proposed site layout has been carefully designed to ensure that the site’s future users can effectively access the site. Matters relating to access to and from the proposed development are dealt with in detail in section 6.6 of the Supporting Planning Statement.

3.5.2 The proposed development includes the provision for the creation of a new site entrance which would be built to adoptable standards. The proposed new access is shown in more detail on the Proposed Site Layout Plan ref 1893 A-01-03.

3.5.3 Highway improvements comprising of the widening of the existing carriage way to a 5.5m adoptable standard between the proposed new development entrance and Ffordd Tanrhiw. A new footway is also proposed which would safely link the proposed development to Ffordd Tanrhiw and the wider area. Further details are shown on Proposed Site Layout Plan ref 1893 A-01-03.

3.5.4 The layout shows that the proposed development will allow for adequate parking and manoeuvring space within the development, eliminating the need for any off-site parking.

3.6 Community Safety

- 3.6.1 The proposed development will be 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 proposed building has been designed to allow for natural surveillance whilst promoting a sense of ownership and responsibility.
- 3.6.2 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.

3.7 Development Plan Policy

- 3.7.1 The development plan within which the site is located is the Joint Gwynedd and Anglesey Local Development Plan for the period 2011 – 2021 which was adopted 31st July 2017.
- 3.7.2 The application site lies within the Tregarth settlement boundary as defined by the Anglesey and Gwynedd Joint Local Development Plan.
- 3.7.3 The site is an appropriate location for new housing development as it lies within the settlement boundary of Tregarth and it relates well to existing urban form.
- 3.7.4 The site is sustainably located with good access to public transport with bus stops (Bro Syr Ifor North) a short walk from the site on Ffordd Tanrhiw which provide an hourly service to Bangor and Bethesda (service 67L). More locally the site has access to a local shop, community facilities, and educational facilities, with further services and education and employment opportunities a short bus journey away in Bethesda and Bangor.
- 3.7.5 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.

4.0 ACCESS

4.0.1 The following section of the statement aims to identify the national and local planning policy guidance that has been taken into consideration with regards to the means of access to and from the proposed development.

4.1 Public Access

4.1.1 The area accessible by foot, within 1 mile, includes the village of Rachub, which provides a post office with convenience store, primary school, a place of worship and a public house. Bus stops within Tregarth provide access to nearby larger village of Bethesda, as well as Bangor.

4.1.2 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 all facilities and amenities located within the centre of Rachub and is within minimal distances to public transport services that provide regular services to the North-West Wales region and further beyond.

4.1.3 A new footway will be constructed on the sites north-eastern boundary connecting the site to Tregarth.

4.1.4 The proposed development will be permeable and relate well to its surroundings, encouraging walking, cycling and the use of public transport. Easy to access footpaths are envisaged which will provide a safe and attractive environment for cyclists and pedestrians.

4.2 Vehicular Access

4.2.1 The proposed development includes the provision for the creation of a new site entrance which would be built to adoptable standards. The proposed new access is shown in more detail on the Proposed Site Layout Plan ref 1893 A-01-03. Adequate vehicular visibility is provided at the development's junction.

4.3 Vehicle Parking

4.3.1 The proposed layout shows that it would be possible to allow for adequate parking and manoeuvring space within the development.

4.4 Disabled Access

4.5.1 The proposed development will comply with Approved Document M of the Building Regulations.

4.5 The Development Plan

4.5.1 It is considered that the proposed development accords with LDP policy PS:4 which aim to increase accessibility to public transport whilst reducing the environmental impact of

developments together with promoting the most sustainable and environmentally acceptable modes of transport.

- 4.5.2 The proposed development will provide safe and appropriate provision for access and egress by pedestrians, cyclists, public transport users and the private car. As such the proposal accords with LDP Policy TRA4 which support the safeguarding and improvement of pedestrian and cyclist facilities within new developments.

4.6 Maintenance of Features that Ensure People's Access to the Development

- 4.6.1 Access to the dwellings will be maintained through use of formal planning conditions and through ensuring that all access routes to and from the dwelling are maintained and kept clear of any obstructions.

5.0 CONCLUSION

- 5.0.1 This Design and Access Statement has been provided in support of the application for full planning permission for the erection of No. 12 Dwellings (Comprising of No. 5 2 Bedroom Houses, No. 7 3 Bedroom Houses). Permission is also sought for associated access, parking and infrastructure.
- 5.0.2 It is considered that the site of the proposed development complies with planning policy aims in terms of locating development in locations accessible by all means of transport to ensure sustainable development.



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