

# CADNANT

PLANNING

**LAND AT HEOL MARTIN, EGLWYSBACH  
DESIGN, ACCESS AND PLANNING STATEMENT**

R. ROBERTS  
NOVEMBER 2024  
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DRAFT FOR PRE-APPLICATION  
CONSULTATION

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## Design, Access and Planning Statement



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# 1. Introduction

- 1.1 This Design, Access and Planning Statement accompanies an application by Mr R. Roberts, for full planning permission for the erection of 10 no. affordable dwellings along with associated works for an access road, parking, landscaping and drainage; at land to the rear of Heol Martin, Eglwysbach, LL28 5AJ.
- 1.2 Following the enactment of the Planning (Wales) Act 2015 (the Act) the requirement for pre-application consultation on major development schemes was implemented. This includes the provision of 10 residential dwellings or more. The proposed development exceeds the 10 dwelling threshold.
- 1.3 The requirement to carry out pre-application consultation falls under Section 17 of the Act and the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) as amended by the 2016 Order. Guidance on carrying out the pre-application consultation requirements within the Act has been provided by the Welsh Government set out in Article 1 of the Town and Country Planning DMPWO (Amendment) 2016 'Guidance on Pre-application Consultation'.
- 1.4 This Design, Access and Planning Statement is issued as part of a suite of documents for Pre-Application Consultation prior to the submission of a formal planning application.
- 1.5 As required by the Town and Country Planning (Development Management Procedure) (Wales) Order (Amendment) 2016 the statement aims to address the following matters;
- Explain the design principles and concepts that have been applied to the development;
  - Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
  - Explain the policy or approach adopted as to access, and how policies relating to access in the development plan have been taken into account; and
  - Explain how any specific issues which might affect access to the development have been addressed.
- 1.6 The adopted development plan consists of the Conwy Local Development Plan (LDP) 2007-2022, which was adopted in October 2013. The application site is located within Eglwysbach, identified as a Tier 2 Main Village in the adopted LDP under policy DP/2,

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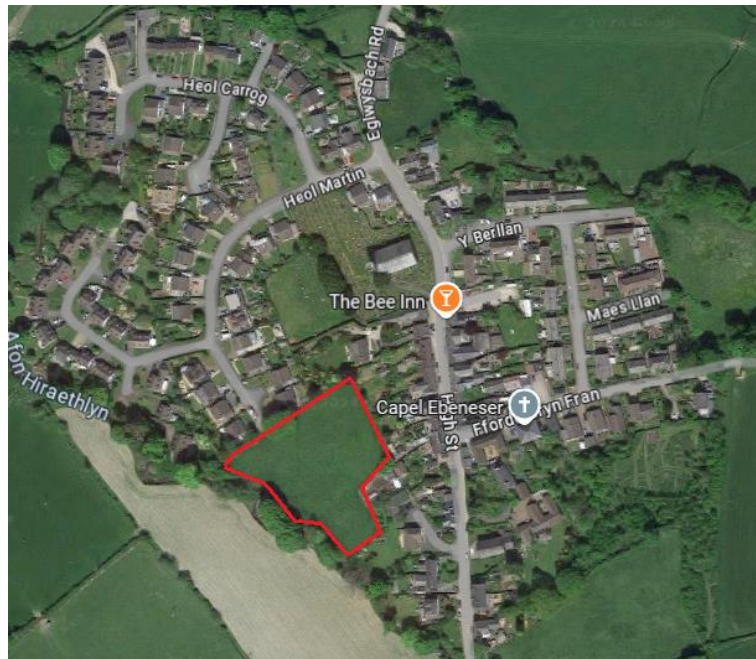
and is allocated for housing development of 10 dwellinghouses under HOU/1. This application proposes 10 dwellings as 100% affordables.

- 1.7 Pre-application discussions were undertaken with the Local Planning Authority prior to the commencement of Pre-Application Consultation on a draft application. Although the formal Pre-Application Enquiry took place back in 2019, advice and feedback received during pre-application discussions have been taken into account whilst formulating the application, resulting in a revision to the scheme from the pre-application enquiry stage to propose 10 dwellings, rather than 14 dwellings as originally envisaged.
- 1.8 The development is being proposed by a local landowner as part of a scheme to develop the land, currently unused agricultural land, to provide affordable housing for local residents in need of this housing type. Discussions are ongoing with Registered Affordable Housing providers in terms of the development, marketing and management of the affordable dwellings.

## 2. The site and context

- 2.1 The application site is located in the adopted LDP as a housing allocation site under strategic policy HOU/1, expected to deliver 10 residential dwellings. The application site lies to the south of the existing residential estate of Heol Martin, Eglwysbach. It sits between the residential properties at Heol Martin to the north, from which the vehicular access is provided, those along the High Street/Stryd Fawr to the east, and the Afon Hiraethlyn watercourse to the west.
- 2.2 The application site is broadly identified in Figure 2.1 below. However, the proposed development area does not cover all the land edged red below, as the site area has been reduced to avoid a flood risk area. The application site area is shown in detail in Figure 3.1 within Section 3 of this Statement.

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



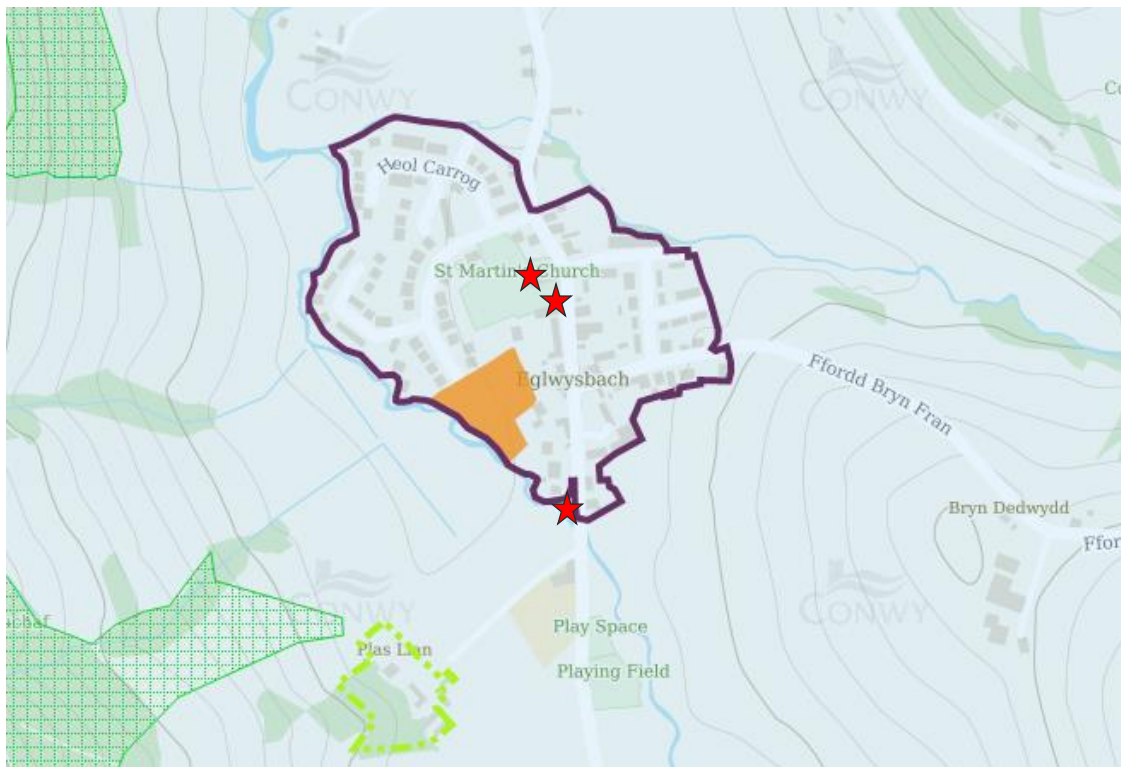
- 2.3 The site directly adjoins Heol Martin to the north along with the rear garden area of the property Cill Geran, separating the site from the grounds of St. Martin's Church. The eastern and southern borders of the site directly adjoins the rear garden areas of the properties located on the west side of the High Street, with the western border adjoining another parcel of empty land, separated by the Afon Hiraethlyn watercourse and an existing treeline.

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2.4 Eglwysbach is located within the Conwy Valley Special Landscape Area (SLA) and the proposed site sits around 850m east of a designated Historical Landscape and 250m north of a designated Historic Park and Garden area at Plas Llan. The constraints of the site can be seen in Figure 2.2 below from the Conwy Planning Map. The red markers also identify the location of nearby listed buildings, added from Data Map Wales, which include:

- Parish Church of St. Martin (Grade II);
- Sundial base at Church of St. Martin (Grade II); and
- Telephone call-box at the edge of village and opposite Post Office (Grade II).

**Figure 2.2 Extract of Conwy Council's Interactive Planning Map identifying housing allocation, the Conwy Valley Special Landscape Area, Eglwysbach Settlement Boundary and location of listed buildings**





### 3. The proposed development

#### Use, amount, scale, layout and access

- 3.1 The proposed development relates to the erection of an affordable housing scheme of 10 dwellings on an allocated site which lies within the development boundary of Eglwysbach within the JLDP. The application is being submitted by the applicant, Robin Roberts, in order to deliver affordable housing to meet a location need on an allocated site.
- 3.2 The proposed affordable dwellings would comprise of the following mix:
- 2 No. 2B 4P Semi-detached;
  - 3 No. 2B 4P Terraced;
  - 2 No. 3B 5P Semi-detached; and,
  - 3 No. 3B 5P Terraced.
- 3.3 An extract of the proposed site layout is provided in Figure 3.1.

**Figure 3.1 Extract of the proposed site layout plan**





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- 3.4 It can be seen that the development would continue the estate road of Heol Martin and branch from it to the north-east where the 10 dwellings would be located.
- 3.5 Each dwelling would have designated off-road parking to the front of the property with a drive provided for all dwellinghouses. They each also feature a garden area to the rear which can be accessed by a path down the side of all dwellings, except from Units 9 and 4 which are accessed along the site boundary due to restrictions from properties either side.
- 3.6 Vehicular access to the site would be provided through an extension to the estate road from Heol Martin, continuing from the existing road located between numbers 19 and 22 Heol Martin.
- 3.7 Extra parking spaces will also be provided to the north of the proposed dwellings to provide additional parking spaces to serve the existing dwellings located along High Street. The six additional parking spaces will provide necessary parking, accessed from the rear of the properties along the north-eastern site border, as the High Street is unable to accommodate street parking as a very narrow road, and at the moment these properties do not have any designated off-road parking.
- 3.8 The parcel of land to the south-west of the development site, also within ownership of the applicant, will remain as undeveloped land with access provided via the new gated access point and will have fencing running adjacent to the access road. Due to the proximity of the watercourse and associated flood risk, no development is being proposed on the southern side of the access road.
- 3.9 There will be some small pockets of green space located between the access road and Units 1 and 6, as well as on the southern side of the access road. These areas are proposed to feature some tree planting and soft landscaping measures and provide general open space.

## Appearance

- 3.10 The proposed dwellings would comprise of four semi-detached properties and six terraced properties, comprising of a mix of unit sizes between 2 and 3-bed properties.
- 3.11 A comprehensive plan package is submitted alongside this application which provides a location plan, existing site layout and proposed site layout detailing the overall layout of the site. There are also details regarding the appearance of the proposed dwellings,

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as there is a proposed plan, roof plan and proposed elevations available for all four dwelling types (2B-4P Semi, 2B-4P Terrace, 3B-5P Semi and 3B-5P Terrace).

- 3.12 The materials proposed would include facing masonry with split faced walling stone, likely to be fortcrete anstone or similar, off-white render, white UPVC windows and doors with feature windows heads and cills of reconstituted stone, white UPVC fascias and black UPVC rainwater goods, along with some local slate or roof tiling, to be confirmed.
- 3.13 The proposed materials are considered to be appropriate and in-keeping with the design and appearance of properties nearby.

## Landscaping

- 3.14 The proposed plans have taken account of existing trees around the site, indicating where they are proposed to be retained and as seen along the north border of the proposed site layout plan, some are proposed to be removed. Further details are provided within the arboricultural report regarding the condition of the trees on site and identifying areas of tree removal. The parcel of land running adjacent along the north side of the access road is identified as a location for soft landscaping and biodiversity mitigation and enhancement measures.
- 3.15 Native tree planting is proposed to enhance the vegetation area between Unit 6 and the access road, as well as between Unit 1 and the gate to access the field to the south.

## 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 12, (2024);
- Future Wales: The National Plan 2040 (2021) (FWTNP);
- Building Better Places: The Planning System Delivery Resilient and Brighter Futures (July, 2020);
- Technical Advice Notes (TAN):
  - TAN 5 'Nature Conservation and Planning' (2009);
  - TAN 12 'Design' (2016);
  - TAN 15 'Development and Flood Risk' (2004);
  - TAN 18 'Transport' (2007);
  - TAN 20 'Planning and the Welsh Language' (2017); and,
  - TAN 24 'The Historic Environment' (2017).

### Future Wales: The National Plan 2040 (2021)

4.3 Future Wales – the National Plan 2040 is the recently produced national development framework which sets the direction for development in Wales to 2040 at a strategic level. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

### National planning policy and guidance

4.4 National planning policy and guidance which has been taken into consideration includes Planning Policy Wales (PPW) Edition 12, 2024, Technical Advice Note 12 (TAN12) – Design, Technical Advice Note 18 – Transport (TAN 18).

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- 4.5 PPW Ed. 12 aligns national planning policy strategy with the objectives of the Well-being of Future Generations (Wales) Act 2015, which is centred around achieving sustainable development. The proposed development is in line with PPW as it provides housing in a sustainable location, which is allocated for housing.
- 4.6 The following table provides a summary of relevant national and local planning policy and guidance.

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

Policy	Summary of policy
Planning Policy Wales, Edition 12, (2024) Chapter 2 Assessing the Sustainable Benefits of Development	Paragraph 2.26 advises that; <i>“Planning authorities should ensure that social, economic, environmental and cultural benefits are considered in the decision-making process and assessed in accordance with the five ways of working to ensure a balanced assessment is carried out to implement the Well-being of Future Generations Act and the Sustainable Development Principle. There may be occasions when one benefit of a development proposal or site allocation outweighs others, and in such cases robust evidence should be presented to support these decisions, whilst seeking to maximise contributions against all the well-being goals.”</i>
Planning Policy Wales, Edition 12, (2024) Chapter 4 Housing	In terms of density Paragraph 4.2.23 guides that; <i>“Planning authorities will need to ensure that in development plans and through the development management process they make the most efficient use of land and buildings in their areas. Higher densities must be encouraged on sites in town centres and other sites which have good walking, cycling and public transport links.”</i>
Planning Policy Wales, Edition 12, (2024) Chapter 3 Amenity	Paragraph 3.21 states that; <i>“The planning system must consider the impacts of new development on existing communities and maximise health protection and well-being and safeguard amenity.”</i>
Planning Policy Wales, Edition 12, (2024) Chapter 3 Design	Section 3 relates to design and Placemaking In Action. It considers that Good Design Making Better Places. Paragraph 3.3 advises that; <i>“Good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surroundings area.”</i>  Paragraph 3.4 goes on to state that; <i>“Design is an inclusive process, which can raise public aspirations, reinforce civic pride and create a sense of place and help shape its future. For those proposing new development, early engagement can help to secure public</i>

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

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	<p>Paragraph 5.8.2 states;          “Policies and guidance should take account of the need to steer activity to avoid negative impact on distinctive rural landscapes and the best agricultural land and to conserve and enhance diversity of species and habitats. Managing change by means of a landscaping strategy based on a thorough landscape assessment is one means of safeguarding a rural sense of place. This should analyse key issues and put forward guidelines for design themes, palettes of materials, and briefs for specific sites.”</p>
TAN 18 Transport	<p>TAN 18 has also been taken into consideration. The main aim of TAN 18 is to ensure that new development is located where there is, or will be, good access by public transport, walking and cycling thereby minimising the need for travel and fostering social inclusion.</p> <p>Paragraph 2.4 of TAN 18 identifies that the inter-relationship between land use planning and transport is complex and varied. The development of land is dependant, in part, upon transport infrastructure and services to function efficiently. By influencing the location, scale, density and mix of land uses and new development, land use planning can help reduce the need to travel and length of journeys, whilst making it easier for people to walk, cycle or use public transport. TAN 18 also considers people with disabilities. TAN 18 identifies that it is important to consider their needs in terms of parking, ensuring that adequate numbers of suitably designed parking spaces are provided in appropriate locations.</p> <p>TAN 18 expands on the importance of accessibility in future developments. TAN 18 provides guidance on providing good accessibility with objectives such as; “ensuring new development is located where there is, or will be, good access by public transport, walking and cycling thereby minimising the need for travel and fostering social inclusion;” and; “ensuring that new development and major alterations to existing developments include appropriate provision for pedestrians (including those with special access and mobility requirements), cycling, public transport, and traffic management and parking/servicing;”</p> <p>TAN 18 focuses on ensuring future developments consider the importance of the relationship between land use and transport. TAN 18 places an emphasis on reducing the need to travel and the need to provide sustainable modes of transport such as cycling, walking and public transport.</p> <p>TAN 18 also considers people with disabilities. TAN 18 identifies that it is important to consider their needs in terms of parking, particularly ensuring that adequate numbers of suitably designed parking spaces are provided in appropriate locations.</p>
TAN 20 Planning and the Welsh Language	<p>TAN 20 provides guidance on how the planning system considers the implications of the Welsh language when preparing LDPs and making decisions. The LPA should consider the needs and welfare of the Welsh language, and in so doing, contribute to its well-being. Changes introduced in the current version of TAN 20 are as a result of bringing into force provisions contained in the Planning (Wales) Act 2015.</p> <p>The main changes relate to the following matters:</p>

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	<ul style="list-style-type: none"> <li>• The link between planning for the Welsh language through land-use planning and community planning;</li> <li>• Providing clarification that decision makers may take the language into account where it is material to the application;</li> <li>• Allow language impact assessments in certain specified circumstances, though in this case the site is allocated for housing so the impact of the proposed houses has already been assessed as part of the development plan process.</li> </ul>
TAN 24 The Historic Environment (2017)	The purpose of this TAN is to provide guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning and Listed Building (LBC) applications as well as those which might affect conservation areas. It sets out the Conservation Principles and how significance should be assessed.
'Building Better Places – The Planning System Delivering Resilient and Brighter Futures'(July 2020)	Emphasises the importance of where we live and the quality of the environment around us. This provides further emphasis on the 'Placemaking' principles and in particular the eight following issues that need to be resolved: <ul style="list-style-type: none"> <li>• Staying local: creating neighbourhoods</li> <li>• Active travel: exercise and rediscovered transport methods</li> <li>• Revitalising our town centres</li> <li>• Digital places – the lockdown lifeline</li> <li>• Changing working practices: our future need for employment land</li> <li>• Reawakening Wales' tourism and cultural sectors</li> <li>• Green infrastructure, health and well-being and ecological resilience</li> <li>• Improving air quality and soundscapes for better health and well-being.</li> </ul>
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.

## Local planning policy and guidance

4.7 The adopted development plan consists of Conwy Local Development Plan (LDP), adopted in October 2013. The LDP establishes a policy framework and makes provision for the development needs of the County of Conwy for the period from 2007 to 2022.

4.8 Relevant planning policies within the LDP are listed in Table 4.2.



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**Table 4.2 Summary of local planning policy and guidance**

Policy	Summary of policy
DP/1 Sustainable development principles	<p>The council will only permit development where it is demonstrated that it is consistent with the principles of sustainable development, with all developments required to:</p> <ul style="list-style-type: none"> <li>a) Accord with national guidance in line with Policy DP/6 - 'National Guidance';</li> <li>b) Be consistent with the sequential approach to development as set out in Spatial Policy DP/2 - 'Overarching Strategic Approach';</li> <li>c) Make efficient and effective use of land, buildings and infrastructure by giving priority to the use of previously developed land in accessible locations, achieve compact forms of development through the use of higher densities and be capable of future adaptation in line with Policy DP/2 and other related policies within the Plan;</li> <li>d) Conserve or enhance the quality of buildings, sites and places of historic, archaeological or architectural importance in line with Strategic Policy CTH/1 - 'Cultural Heritage';</li> <li>e) Conserve or enhance the quality of biodiversity and wildlife habitats, and safeguard protected species in line with Strategic Policy NTE/1 – 'The Natural Environment';</li> <li>f) Take account of and address the risk of flooding and pollution in the form of noise, lighting, vibration, odour, emissions or dust in line with Policies DP/2 and DP/3 - 'Promoting Design Quality and Reducing Crime';</li> <li>g) Make efficient and effective use of resources by employing sustainable building techniques, incorporating energy and water conservation measures and, wherever possible, the use of renewable energy, in line with Policy DP/3 and Strategic Policy NTE/1.</li> </ul> <p>Developments should also, where appropriate:</p> <ul style="list-style-type: none"> <li>a) Provide safe and convenient access by public transport, bicycle and on foot minimising the need to travel by car in line with Policy DP/2 and Strategic Policy STR/1 - 'Sustainable Transport, Development and Accessibility';</li> <li>b) Include measures to manage traffic and minimise congestion arising in line with Strategic Policy STR/1;</li> <li>c) Make provision for infrastructure and other public services made necessary by the development, in line with Policies DP/4 - 'Development Criteria', DP/5 - 'Infrastructure and New Developments' and the Monitoring and Implementation Plan;</li> <li>d) Be designed to a high standard, being attractive, adaptable, accessible, safe and secure as set out in Policy DP/3;</li> <li>e) Promote sustainable economic development in line with Strategic Policy EMP/1 - 'Meeting the Employment Need';</li> <li>f) Conserve or enhance the quality of valued open spaces, the character and quality of local landscapes and the wider countryside in line with Strategic Policies NTE/1 and</li> </ul>

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	<p>CFS/1 - 'Community Facilities and Services';</p> <p>g) Take account and address the potential impact of climate change in line with Strategic Policy NTE/1;</p> <p>h) Protect the quality of natural resources including water, air and soil in line with Strategic Policy NTE1;</p> <p>i) Reduce waste production and manage waste re-cycling in line with Strategic Policy MWS/1 - 'Minerals and Waste'.</p>
DP/2 Strategic approach	<p>The council will aim to encourage development to be located in accordance with the overarching strategic approach, based on a tiered system classifying settlements, ranging from Urban Areas, Main Villages, Minor Villages and down to Hamlets.</p> <p>Over the Plan period, approximately 15% of the housing and 15% of the employment (B1, B2 &amp; B8) development will be accommodated within Main Villages, Minor Villages and Hamlets, but primarily in the Tier 1 and Tier 2 Main Villages and delivered through completions, commitments, windfall and new allocations.</p> <p>Within Main Villages, there are tiers 1 and 2. Tier 1 Main Villages will provide a combination of market value and AHLN and Tier 2 Villages will seek to provide 100% AHLN only on both allocated sites and windfall sites within the confinements of the settlement boundaries.</p>
DP/3 Design quality and crime reduction	<p>All developments will be of high quality, sustainable design which provides usable, safe, durable and adaptable places, and protects local character and distinctiveness of the Plan Area's built historic and natural environment.</p> <p>The council will require development to:</p> <p>a) Be appropriate to, and enhance, its locality in terms of form, scale, massing, elevation detail and use of materials;</p> <p>b) Meet the Council's approved standards of open space provision and parking;</p> <p>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;</p> <p>d) Have regard to the impact on adjacent properties and areas and habitats supporting protected species;</p> <p>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 Energy Technologies in New Development';</p> <p>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'.</p>
DP/4 Development criteria	<p>Development proposals, where appropriate and in accordance with the policies of the Plan and the Council's Standards should provide the following:</p> <p>a) Affordable Housing for Local Need;</p> <p>b) Safe access from the highway network and enhancement of public transport, cycling and pedestrian infrastructure;</p> <p>c) Car parking;</p> <p>d) Safe and secure cycle parking;</p>

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	<p>e) Open Space;</p> <p>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;</p> <p>g) Screened storage of refuse, including recyclable materials;</p> <p>h) A design and layout that minimises opportunities for crime;</p> <p>i) Financial contributions towards the provision and maintenance of infrastructure, services and facilities required by the development.</p>
DP/5 Infrastructure and development	All new development, where appropriate will be expected to make adequate contributions towards new infrastructure to meet the additional social, economic, physical and/or environmental infrastructure requirements arising from the development or future maintenance and upkeep of facilities. Contributions will be sought in line with the Council's priorities.
DP/6 National planning policy and guidance	The council will ensure that development proposals must comply with national planning policy and guidance.
HOU/1 Meeting housing need	<p>Under this policy, 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.</p> <p>This policy outlines the housing allocations within each recognised settlement of the LDP, prioritising new development to be located in line with Strategic Policy DP/1.</p>
HOU/2 Affordable housing development	<p>This identifies the council's provision for affordable housing, defined by settlement areas. The Council will require the provision of AHLN in new housing development as identified in The Local Housing Market Assessment and the Conwy Affordable Housing and First Steps Registers.</p> <p>Within the Tier 2 Main Villages, the Council will seek to achieve 100% AHLN on allocated and windfall sites within the settlement boundaries. Market dwellings may be permitted in exceptional circumstances on allocated and windfall sites where it is essential to assist the on-site delivery of affordable housing and where supported by the completion of a Viability Assessment Pro-Forma. Windfall sites will reflect levels of need and consist of no more than 10 dwellings.</p>
HOU/3 Phasing housing density	Housing allocations will be released in line with the Phasing Plan as set out in the Implementation and Monitoring Framework.
HOU/4 Housing density	<p>This policy sets out the council's guidance for housing density based on dwellings per hectare based on the following:</p> <ol style="list-style-type: none"> <li>1. Residential developments should make the best use of land. The Council will seek a density of 30 dwellings per hectare on allocated sites and large windfall sites (10 dwellings and above).</li> <li>2. Higher densities of up to 50 dwellings per hectare will be sought where it represents a sustainable use of land and buildings and does not result in an unacceptable impact. Higher density schemes which result in a negative residual value and lower affordable housing provision will be discouraged.</li> </ol>

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	<p>3. Lower densities below 30 dwellings per hectare may be acceptable in circumstances where natural and/or built environment and infrastructure constraints impact on site layout.</p>
HOU/5 Housing mix	<p>Development proposals should reflect the requirements for tenure, house types and sizes as set out in the Local Housing Market Assessment and the Conwy Affordable Housing and First Steps Registers, unless it can be demonstrated by evidence that the local circumstances of the particular settlement or location suggests a different mix of housing which would better meet the local needs. A proposed mix of dwellings which results in a negative residual value and lower affordable housing provision will be discouraged.</p>
NTE/1 Natural environment	<p>In seeking to support the wider economic and social needs of the Plan Area, the Council will seek to regulate development so as to conserve and, where possible, enhance the Plan Area's natural environment, countryside and coastline.</p>
NTE/3 Biodiversity	<p>New development should aim to conserve and, where possible, enhance biodiversity through:</p> <ul style="list-style-type: none"> <li>a) Sensitive siting; avoiding European protected sites or those of national or local importance;</li> <li>b) Sensitive layout and design which avoids impacts or mitigates through an agreed programme for any identified adverse impact on biodiversity;</li> <li>c) Creating, enhancing and managing wildlife habitats and natural landscapes including connectivity;</li> <li>d) Integrating biodiversity measures into the built environment;</li> <li>e) Contributing to achieving targets in the Conwy Local Biodiversity Action Plan (LBAP);</li> <li>f) Providing for a management agreement with the Local Planning Authority to secure the retention and long term future of biodiversity interests where applicable.</li> </ul> <p>All proposals should include a Biodiversity Statement detailing the extent of impact on biodiversity and where development would have a negative impact on a European site, protected or priority species or habitat, the council will refuse proposals, unless adequately mitigated and enhancement measures are proposed.</p>
NTE/4 Landscape and special landscape areas	<p>The designated Special Landscape Areas are defined within the LDP. In order to conserve the attributes of the Special Landscape Areas development proposals will have to show particular regard to the character of each locality in order to minimise their impact. Development will only be permitted if it is shown to be capable of being satisfactorily integrated into the landscape. In appropriate cases planning applications should be accompanied by a Landscape and Visual Impact Assessment to assess the visual and landscape impacts of the development.</p> <p>All proposals, both within and outside SLAs, will be considered against the Development Principles and other policies in the Plan designed to protect the environment and landscape character.</p>
NTE/8 Sustainable drainage	<p>Sustainable Drainage Systems (SuDS) will be required wherever reasonably practicable with preference for onsite disposal and where satisfactory arrangements can be put in place for the long term maintenance of those</p>

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	<p>systems. Where this is not proposed a developer will need to justify that discharge is necessary and is adequately controlled.</p> <p>Subsequent preference for surface water drainage will be for:</p> <p>a) Drainage to a surface water body (river, lake etc.) subject to appropriate treatment and attenuation;  b) Drainage to surface water sewer;  c) Drainage to combined sewer.</p>
NT/9 Foul water drainage	<p>Foul drainage to an adopted sewer should be provided wherever possible, in compliance with Welsh Ministers Build Standards which are effective from 1 October 2012. The development of sites where drainage to a public sewer is not feasible will only be permitted if proposed alternative facilities are considered adequate and would not pose an unacceptable risk to the quality or quantity of ground or surface water or pollution of local watercourses or sites of biodiversity importance</p> <p>Development proposals which include vehicle parking and other hard surface areas used by vehicles must include measures such as trapped gullies and petrol / oil interceptors or other suitable methods of pollution control to safeguard against pollution of the water environment.</p>
NTE/10 Water resources	<p>All development should incorporate water conservation measures where practicable and conform to BREEAM standards promoting water conservation, efficiency measures and utilize SUDS techniques. Development proposals greater than 1,000 m<sup>2</sup> or 10 dwellings should be accompanied by a Water Conservation Strategy.</p>
CTH/1 Cultural heritage	<p>The council are committed to protecting and, where appropriate, enhancing its cultural and heritage assets through its LDP policies including criterion a) Ensuring that the location of new development on both allocated and windfall sites within the Plan Area will not have a significant adverse impact upon heritage assets in line with Policies CTH/2 – ‘Development Affecting Heritage Assets’, DP/3 – ‘Promoting Design Quality and Reducing Crime’ and DP/6 – ‘National Planning Policy and Guidance’;</p>
CTH/2 Heritage assets	<p>Development proposals which affect a heritage asset listed below (a-f ), and/or its setting, shall preserve or, where appropriate, enhance that asset. Development proposals will be considered in line with Policy DP/6, where applicable and Policy DP/3.</p> <p>a) Conservation Areas  b) Conwy World Heritage Site  c) Historic Landscapes, Parks and Gardens  d) Listed Buildings  e) Scheduled Ancient Monuments  f ) Sites of archaeological importance</p>
CTH/5 The Welsh language	<p>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. The LDP strategy has been assessed for Welsh language impact, which includes all allocated and windfall sites, these therefore would not require a ‘Community and Linguistic Statement, even if they meet the following criteria:</p>

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	<ul style="list-style-type: none"> <li>• Housing applications on unallocated sites of ten units or more in the Urban Development Strategy Area and five units or more in the Rural Development Strategy area;</li> <li>• A commercial, industrial or tourist development on unallocated sites with an area of 1,000 square metres or more in the Plan Area and;</li> <li>• Development which is likely to lead to the loss of community facilities as defined in Policy CFS/6.</li> </ul>
STR/1 Sustainable transport	In line with policy DP/1 and the Sustainable development principles, 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. The Council will endeavour to improve accessibility and seek to change travel behaviour.
STR/2 Parking standards	<p>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.</p> <p>In locations with good accessibility to facilities and services, and served by high quality public transport, the Council will seek to reduce the amount of car parking provided, in line with the Conwy Parking Standards.</p>
STR/3 Mitigating travel impact	<p>New developments will be required to mitigate the undesirable effects of travel such as; noise, pollution, impact on amenity and health and other environmental impacts.</p> <p>Where a proposed development is likely to have significant transport, social or environmental implications, the Council will require developers to submit a Transport Assessment and a Travel Plan with the planning application. A Road Safety Audit may also be required.</p>
STR/4 Non-motorised travel	<p>The Council will support increased levels of non-motorised travel, including cycle use and walking, by ensuring that travel generating developments are located and designed to facilitate and encourage short distance trips between home, work, schools and colleges, other suitable destinations and for leisure. Apart from minimising the distance between trip origins and destinations, development proposals should ensure:</p> <p>a) That adequate safe and secure cycle parking is provided in accordance with the standards in Policy STR/2;</p> <p>b) That detailed designs and layouts encourage cycle use and walking.</p>
CFS/11 Development and open space	In accordance with the council's objective of ensuring that all residential development allows for appropriate levels of open space, new housing development of less than 30 dwellings shall make provision of a commuted sum as an alternative to on-site provision, in line with the Council's standard for open space of 3 hectares per 1,000 population.

4.9 Additional guidance is set out within the relevant Supplementary Planning Guidance, including:

- LDP1 Householder design guide (February 2014);
- LDP2 Parking standards (February 2014);

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- LDP5 Biodiversity (November 2014);
- LDP6 Welsh language (November 2014);
- LDP9 Design (July 2015); and
- LDP13 Affordable housing (August 2017).



## 5. Main considerations

### Principle of development

- 5.1 The site is located within an identified Tier 2 Main Village within policy HOU/2 of the LDP, in Eglwysbach, and is allocated for housing development of up to 10 dwellinghouses within policy HOU/1. Policy HOU/2 outlines that within Tier 2 Main Villages, all allocated and windfall sites within the settlement boundary must, unless in exceptional circumstances, provide 100% affordable housing provision. In accordance with the relevant policies of the LDP, the development proposes 10 no. dwellinghouses which would all be provided as affordable housing. This would therefore conform with the relevant policies of the LDP and be acceptable, in principle.
- 5.2 The 2019 Housing Land Availability Study (HLAS) identified a 2.5 year housing land supply shortfall in the 5-year requirement at the base of 01/04/2019. This showed the current supply of housing land is insufficient and therefore the need to increase supply is a material consideration for new proposals.
- 5.3 Under the new housing monitoring process as set out in the Development Plans Manual (DPM), housing delivery is assessed against the housing trajectory contained in an adopted local development plan. CCBC are now beyond the end of the LDP period (2007 - 2022) although it remains the adopted development plan for Conwy. The LDP included a housing requirement of 6,520 dwellings; an annual average requirement (AAR) of 435. 15. During the LDP period, 3,933 dwellings were completed; an under-delivery of 2,587 houses. In the year since the end of the LDP period (2022 - 23) a further 209 homes were completed; 52% below the AAR. Extrapolating the LDP requirement up to the end of 2022 - 23, a total of 4,142 dwellings have been completed, compared to a target of 6,955 over the 16 year period. This gives a current housing delivery shortfall of 2,813 or 40% compared to LDP requirement
- 5.4 As the site is allocated for housing within policy HOU/1, and the proposed scheme conforms with number of houses allocated within policy HOU/1, as well as the criteria of policy HOU/2 as the scheme is for 100% affordable housing, the principle of development is established and would be expected to be acceptable, subject to conforming to other relevant planning policy within the LDP. The need for housing land, as established by the latest HLAS, and the continued shortfall in housing delivery also supports the proposal as it would help to directly address the shortfall facing the region by making use of an allocated site.

## Affordable housing

- 5.5 Policy HOU/2 states that within Tier 2 Main Villages, such as Eglwysbach, the council will seek to achieve development as 100% affordable housing for local need on allocated sites within the settlement boundary. The proposal would provide all dwellings (10) as affordable dwellings for local need, which would meet the affordable housing provision.

## Housing mix

- 5.6 Policy HOU/5 and the explanatory text requires development proposals to include an appropriate housing mix that reflects the requirements for tenure, house type and size, based on the Local Housing Market Assessment (LHMA). The policy also states that a proposed mix of dwellings which would result in a negative residual value and lower affordable housing provision will be discouraged.
- 5.7 According to the 2022 Conwy LHMA, Welsh Government household data shows that Conwy has the smallest average household size in Wales at 2.17 persons per household, with this number projected to fall to 2.13 by 2033. 2018-based population and household projections from 2018 to 2033 show that the that the greatest increaser in household type is projected to be 1 and 2-person households, at 60.2% and 44% respectively
- 5.8 It was identified within the LHMA that population trends indicated that a population increase was likely in the short term.
- 5.9 The LHMA identified the need for an additional 229 additional affordable units annually over the period 2021-2026. New household formation was estimated to be 245 households a year, the majority of which would be 1 and 2-person households. It was identified that there was an unmet housing need for larger households, for whom there is little to no housing supply or affordable market options.
- 5.10 It was identified that Conwy has low numbers and proportions of social housing in comparison to the rest of Wales as the supply of affordable housing has been unable to match the demand across the county. On average, in the 5 years leading up to the LHMA, Conwy delivered 60 affordable houses annually.

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5.11 The LHMA therefore suggests that there is a need for all types of affordable housing in the Conwy County region.

5.12 The following housing characteristics were noted in the Eglwysbach ward area according to the 2011 Census:

- The Eglwysbach ward region has a lower percentage of social and private rented homes (19.2%) than across Conwy (28.3%) but has a higher proportion of homes owned outright (47.6% and 39.9%).
- The Eglwysbach ward area is comprised of a higher proportion of detached houses and bungalows (72.6%) than the Conwy region (36.1%), but has a lower proportion of semi-detached dwellings (16.2% and 28.5%), terraced dwellings (9% and 14.2%) and a much lower proportion of flats, maisonettes and apartments (1.9% and 17.4%).

5.13 Based on data from the 2011 and 2021 census' for the Eglwysbach ward, household sizes were distributed as follows:

	2011 (% of total households)	2021 (% of total households)	Change (%)
1-person household	25.7%	22.8%	-2.9%
2-person household	37.6%	41.3%	+3.7%
3-person household	15.4%	15.6%	+0.2%
4-person household	12.5%	12.1%	-0.4%

5.14 Based on feedback provided by the Pre-Application Enquiry DC/ENQ/29182, CCBC Housing Strategy advised that, as of the date of the response 10/01/2020, the demand for affordable housing in Eglwysbach was deemed to be as follows:

5.15 Intermediate rent:

- Apartment/Flat (1 bed) – 1 no;
- House (2-bed) – 5 no; and
- House (3-bed) – 2 no.

5.16 Low cost homeownership:

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- Apartment/Flat (3 bed) – 1 no;
  - House (2-bed) – 2 no;
  - House (3-bed) – 6 no; and
  - House (4+ bed) – 1 no.
- 5.17 Based on the 10 affordable dwellings that were proposed within the pre-application, CCBC Housing Strategy requested the following mix:
- 5 x 2-bed house, intermediate rent; and
  - 5 x 3-bed house, low cost ownership.
- 5.18 In terms of the proposed mix, the proportion of each unit is outlined below. The overall mix is very similar to the housing mix proposed and shared during pre-application discussions with the LPA, notably with the loss of 4 no. open market dwellings with the development now being for 100% affordables.
- 5 No. 2-bed units; and
  - 5 No 3-bed units.
- 5.19 Based on the information available within the LHMA, data provided by the 2011 and 2021 Census', and the comments made by the LPA within pre-application discussions, the proposed housing mix is considered to be reflective of the needs of Eglwysbach and acceptable. The mix of 5 no. 2-bed units and 5 no. 3-bed units matches the requested mix from CCBC Housing Strategy and would contribute towards addressing the shortfall of affordable housing stock across the Conwy region.
- 5.20 In all respects therefore, the proposal complies with the LDP policy HOU/5.

## Residential amenity

- 5.21 During the development of the proposed layout, consideration has been given to the guidance set out in the council's LDP policy DP/3 and SPG LDP9 'Design'.
- 5.22 As can be seen from the proposed site layout, the new dwellings are proposed to be located with the existing dwellings on both Heol Martin and High Street in mind. The development has taken the surrounding context into account during the design stage. It is recognised that the dwellings on the north side of the site will have their garden areas border the side and garden areas of number 19 Heol Martin and the garden of Cill Gerran, however the dwellings comply with the relevant distances between dwellings and windows as outlined within the 'Householder Design Guide' SPG (LDP1).

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The case is similar behind the dwellings on the southern side of the site, with some developed land bordering the rear garden areas. Overall, the development is not expected to result in concerns of residential amenity or overlooking.

### Landscape and trees

- 5.23 This application is accompanied by a Tree Assessment and Tree Assessment Plans which identifies groups of trees along the site's boundaries. The majority of trees comprise of category B or C trees, with one prominent category A tree located to the east of the proposed site access, but mitigation proposals are recommended to protect and retain the tree.
- 5.24 There are areas available within the applications site for any mitigation planting required.

### Biodiversity

- 5.25 Pre-application feedback stated that a Biodiversity Statement would be required under policy NTE/3 of the LDP. A Biodiversity Statement accompanies this application with ecology surveys having been undertaken in November 2019 and additional reptile surveys in July 2020. Due to the time which has passed since the initial surveys took place, an ecology update also accompanies this application from a follow-up survey which took place on June 7<sup>th</sup> 2023.
- 5.26 This ecology update confirmed that the habitats present on site have not changed significantly and corresponded to the original survey.
- 5.27 The original surveys found the presence of Himalayan Balsam and areas suitable for reptiles and a presence of a small number of slow worms. Both the slow worms and Himalayan Balsam were deemed to require removal from the site prior to works commencing. It was noted that there would not be a significant loss of highly biodiverse habitat, which was reaffirmed within the ecology update as the site consisted of mostly low grassland, with some areas of longer, uncut grass and nettles.
- 5.28 Across seven visits to the site during the reptile surveys in July 2020, seven slow worms were found, with at least three slow worms believed to be present on the site at the time. No other reptile species were found in the surveys at the time.

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- 5.29 Reasonable avoidance measures (RAMs) were suggested in the original surveys and were deemed to remain valid in the ecology update. The key points from these were:
- Reptile fencing to be installed around the perimeter of the site;
  - Any tall vegetation which needs to be removed to allow installation of the fence, should be cut to specific requirements and clearance carried out under ecologist supervision;
  - Stone piles around site edge to be removed by hand under supervision of ecologist;
  - Intensive translocation programme to be carried out immediately after fence is erected to ensure absence of reptiles from work zone;
  - Remaining vegetation can be cleared following translocation and maintained at short sward height;
  - All works and material storage will occur within the work zone or on the hard standing outside the property; and,
  - The stripping of any top soil within the work zone will be supervised and carried out in a directional manner.
- 5.30 Biodiversity enhancement will be incorporated within the site with bird boxes and bee bricks incorporated into the development. Additionally some biodiversity enhancement will be incorporated within the application site on land adjacent to the estate road.

## Heritage

- 5.31 There are three listed buildings designated as historic assets within Eglwysbach and are within a reasonable proximity to the development site. These include:
- The Parish Church of St. Martin – Grade II;
  - Sundial base at Church of St. Martin – Grade II; and
  - Telephone Call-box opposite Post Office – Grade II.
- 5.32 The Parish Church of St. Martin is a particularly important historical asset of Eglwysbach, rebuilt in 1782 and restored in 1874 by Denbigh architect R. Lloyd Williams. The Church sits in a prominent location within the settlement and has great historical value. The churchyard fronts the main road that travels through Eglwysbach and has a graveyard extending to the west, separated from the development site by the property of Cil Gellan.
- 5.33 The sundial base and telephone box, in addition to the Church of St. Martin, compliment the historical character of the settlement and help to retain the heritage of Eglwysbach

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- 5.34 The location of nearby heritage assets were taken into consideration in the design of the development. Overall, the development would not be expected to result in a detrimental impact on local heritage assets.

### Drainage

- 5.35 Policy NTE/10 'Water conservation' requires developments greater than 1,000m<sup>2</sup> or 10 dwellings to be accompanied by a Water Conservation Strategy.

### Surface water

- 5.36 A Flood Consequences Assessment (FCA) and Drainage Strategy has been submitted alongside this application which details the surface water drainage scheme.
- 5.37 The concept surface water drainage scheme includes infiltration techniques, including geo-cellular style soakaways for dwellings, permeable paving for driveways and concrete ring soakaways for the adoptable access roads. The proposed surface water drainage scheme will ensure no increase in runoff over the lifetime of the development.

### Foul water

- 5.38 Foul water is proposed to be disposed to the existing public sewage system. Approximate location of sewer line is indicated in the proposed site layout.

### Welsh language

- 5.39 Policy CTH/5 outlines the council's plans to ensure that development supports and sustains the long-term well-being of the Welsh language and will resist development which will significantly harm the character or linguistic balance of a community. In accordance with the Supplementary Planning Guidance 'Welsh language' (LDP9), as the application site is allocated for housing, the effects of the development of 10 affordable dwellings have already been considered as part of the preparation for the LDP and found to be acceptable.
- 5.40 The development would provide suitable housing to help meet the demand for housing, and particularly affordable housing, within the local area, encouraging local people to remain within the local area as their housing needs would be able to be met locally and creating sustainable communities where the Welsh language can thrive.



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- 5.41 Providing housing within this location offers the possibility for people to be located within a prominent location in Eglwysbach, which also has transport links to nearby villages and larger settlements such as Glan Conwy and Llanrwst and all of the services and facilities therein. The site is also within a reasonable distance to Tal-y-Cafn train station, provided transport links to larger settlements even further away such as Llandudno and Bangor. These would reduce the need to be dependent on private transport or to own a car.
- 5.42 The proposal is expected to beneficially contribute towards the visual elements of the Welsh language in the local area by including a Welsh name with a connection to the local area.
- 5.43 Whilst the proposal relates to housing, it also provides the opportunity to beneficially contribute towards local employment during construction, supporting local construction businesses.
- 5.44 It is concluded that the proposed development would have an overall beneficial effect on the Welsh language and the community within Eglwysbach through the provision of affordable housing to meet an identified need which would be of a price which is affordable to local people.

## Open space

- 5.45 Policy CFS/11 'Development and open space' outlines the provision for open space for new housing development. Developments of below 30 dwellings should make provision of a commuted sum as an alternative to on-site provision, in line with the Council's standards for open space of 3 hectares per 1,000 population.
- 5.46 The application site does not include any designated open space, however there is an area of informal open space located to the to the west of the access road, on the other side of the proposed fence line, which would be accessible to occupants on the site by the new gated access. This area, along with the rest of the field which is outside of the application site, is not designated as open space but would be accessible from the site and provide an informal open space for residents.

## **Financial contributions**

- 5.47 During pre-application discussions around the previous scheme for 14 dwellings, it was indicated that the development was anticipated to generate a need for 3 primary school places. An updated number for the capacity of local primary schools would be required, however a contribution towards education would be proposed as part of the development, should there be a lack of capacity at local schools.
- 5.48 All residential dwellings are proposed as affordable dwellings and therefore no additional financial contribution towards affordable housing is expected to be required.

## 6. Other design considerations

- 6.1 Policy DP/3 of the LDP states that development should be of high quality, sustainable design which provides usable, safe, durable and adaptable places, and protects local character and distinctiveness of the Plan Area's built historic and natural environment.

### Appearance and materials

- 6.2 The proposed development would provide a mix of 2- and 3-bed dwellings in the form of semi-detached and terraced dwellings.
- 6.3 The majority of dwellings located along Heol Martin consist of single storey and dormer bungalows, finished in a white render with matching white UPVC windows and doors and tiled roofs. The dwellings located to the east along the High Street consist largely of two-storey properties, finished with white and off-white render or exposed grey stone bricks, with black tiled roofs and white UPVC windows and black UPVC gutters.
- 6.4 Elements from surrounding properties have been taken into consideration and have combined to develop a modern, but complimentary proposal within an area with great historical character.
- 6.5 The dwellings are proposed to be finished with a split faced walling stone of fortcrete and stone or similar and an off-white render, providing a sharp contrast between the dwellings and reflecting two popular finishes visible within the local area. Windows are provided on the ground and first floor levels to take advantage of the solar heat gain and provide views out to the gardens and across the site. All four housing blocks will be developed with a principal gable forming a design feature, with side elevations being finished with either stone or render to reflect the principal elevation. The dwellings will be slightly set back from one another as to add some depth to the principal elevations, with a small porch will be provided on all dwellings to add depth and break up the elevations, whilst providing protection from the elements.
- 6.6 Proposed elevations of the various dwellings can be seen in the Figures below.

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**Figure 6.1 Proposed elevations for dwellings**

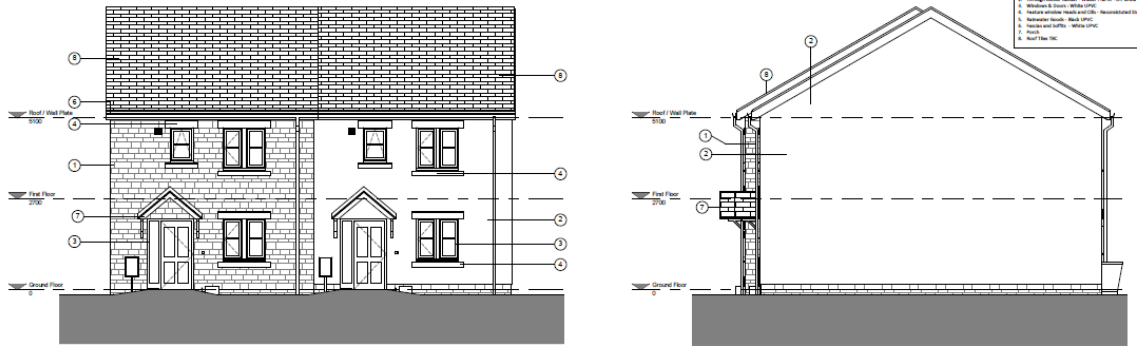


**2B 4P Semi-detached**



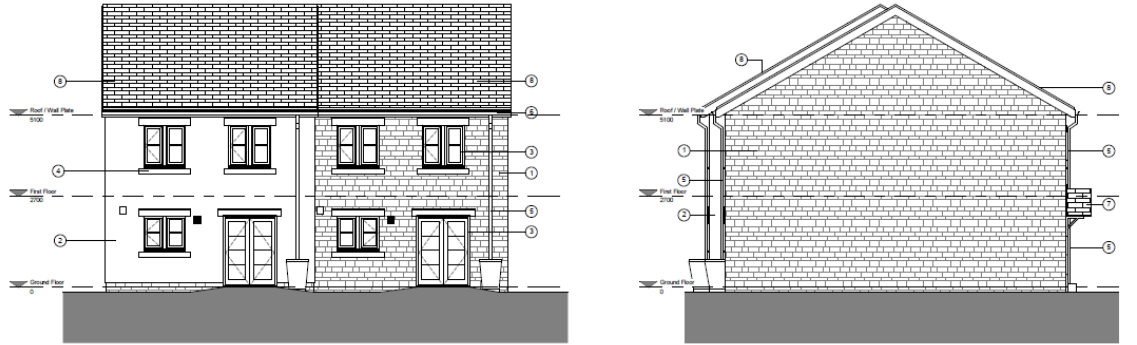
**2B 4P Terraced**

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1 General Elevation - Front  
1:50

3 General Elevation - Side 1  
1:50



2 General Elevation - Rear  
1:50

4 General Elevation - Side 2  
1:50

## 3B 5P Semi-detached



1 General Elevation - Front  
1:50

3 General Elevation - Side 1  
1:50



2 General Elevation - Rear  
1:50

4 General Elevation - Side 2  
1:50

## 3B 5P Terraced

## Environmental sustainability

- 6.7 Careful consideration has been given to sustainability in regards to the proposed development in accordance with strategic policy DP/1 'Sustainable development principles'.
- 6.8 The provision of affordable dwellings would provide much-needed housing for the local community. The homes to be provided have been designed to meet WDRQ 2021 and Lifetime Homes requirements and are of high quality in design, appearance and materials.
- 6.9 With utility prices on the rise, these homes have been developed with an efficient thermal envelope, high level of air tightness and high quality glazed windows to ensure efficient insulation to retain heat and exclude the cold appropriately.
- 6.10 Suitable methods of drainage have been explored and the scheme utilises sustainable drainage methods for surface water disposal and foul drainage within the area. Water conservation features are incorporated within the development.
- 6.11 The proposal helps ensure the safety and amenity of the public, safeguarding 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.
- 6.12 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

- 6.13 The 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, in accordance with policy DP/3.
- 6.14 The site has been designed to be of high standard in terms of safety, including standards for doors and windows, street lighting and layout.
- 6.15 The development would be easily accessible by private and public transport methods, as outlined within section 7 of this report. The nearest bus stop to the site is located on the road outside St. Martin's church and the Bee Inn, around 300m from the proposed

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site access point and a short walk along Heol Martin which features street lighting between the site and both bus stops.



## 7. Accessibility

### Planning policy

- 7.1 The relevant national policies and guidance relating to accessibility are set out within:
- Planning Policy Wales, Edition 12, (2024); and
  - Technical Advice Note 18 'Transport' (2007).
- 7.2 The relevant planning policies within the adopted LDP are as follows:
- Policy STR/1: Sustainable transport;
  - Policy STR/2: Parking standards
  - Policy STR/3 Mitigating travel impact
  - Policy STR/4 Non-motorised travel
- 7.3 The Parking standards SPG (LDP2) also provides relevant guidance in accordance with policy STR/2.

### Movement to, from and within the development

- 7.4 There would be one point of vehicular access provided to serve the site, extending the existing road from Heol Martin between numbers 19 and 22.
- 7.5 Within the site, a second estate road would branch off of the extension to Heol Martin which would provide access to the dwellings, located either side of the road, along with the extra parking provision at the end of the estate road forming a cul-de-sac. This access road would be designed up to adoptable standards to provide access to the dwellings within the construction phase of the development.
- 7.6 Pedestrian pavements are proposed within the development along all points of the road to provide safe routes for pedestrians.
- 7.7 As part of this application, a Transport Statement has been submitted to provide details on the transport impact of the proposed development.
- 7.8 Within the Transport Statement, the estimated traffic generation from the proposed development could be up to 5 vehicle trips two-way in the busiest hours. This equates to an average of a single trip every 12 minutes in the AM and PM peak. The Transport Statement concludes that these estimated additional traffic would not be expected to have a material impact upon the operation of the local highway network.

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- 7.9 In terms of construction traffic, a Construction Traffic Management Plan will be submitted to the Local Planning Authority to consider and approve prior to the commencement of development.

## Sustainability

- 7.10 PPW supports the transport hierarchy which priorities sustainable transport methods, which include walking, cycling and public transport, over travelling by private transport, such as by car. TAN 18 encourages development to take place in areas which would reduce car dependency and increase social inclusion.
- 7.11 At a local level, policy STR/1 'Sustainable transport, development and accessibility' provides the relevant guidance relating to sustainability of developments in relation to the accessibility of sustainable transport methods. This policy encourages development to be located as to minimise the need to travel.
- 7.12 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.
- 7.13 The site is located within easy walking distance of a bus route linking Eglwysbach with nearby villages and areas such as Bodnant Gardens, Graig, Pentrefelin and Glan Conwy as well as larger settlements such as Llandudno Junction and Llandudno, allowing links to further away. As established previously, the nearest bus stop is located 300m along Eglwysbach High Street, to the front of St. Martin's Church. The site also benefits from the train station in Tal-y-Cafn, located around 3.4km away from the site. Access to the site by foot and public transport ensures that future occupiers are not reliant on car ownership
- 7.14 It is considered that the application site complies with planning policy aims in terms of locating development in location accessible by all means of transport to ensure sustainable development. Therefore, it is considered that the site and the proposed development will be accessible to its future occupiers

## Parking

- 7.15 Each dwelling is proposed to be served by 2 designated off-road parking spaces on a drive leading up to the front of the property, along with six additional parking spaces at the north of the site, providing a total provision of 26 parking spaces.
- 7.16 According the 'Parking standards' SPG (LDP2) the site would require 25 parking spaces under the rationale of 1 space per bedroom, up to a maximum of 3 spaces. The proposal is therefore considered to comply with the council's parking standards, as set out in policy STR/2 and the LDP2 SPG.
- 7.17 It is noted that the site is not expected to require all 25 of these spaces and that the 6 additional spaces provided at the north side of the site would be able to accommodate some parking for houses along the High Street, where there is no provision for parking for many of the dwellings along it.

## 8. Conclusion

- 8.1 The proposal relates to an affordable housing scheme of 10 residential dwellings on land to the south of Heol Martin, Eglwysbach. The application site is an allocated site for housing in the Conwy LDP and is proposed for development by a local landowner, who intends to provide 10 affordable homes to meet the need of local people for both rental and low-cost home ownership.
- 8.2 There is clearly an identified need for two- and three-bed housing in Eglwysbach which cannot, and currently is not, being met by current supply. This proposal would seek to meet the identified need within the settlement.
- 8.3 The proposal offers a mix of two- and three-bed dwellings of both semi-detached and terraced housing types. The proposed mix was supported by the Council's Housing Strategy Team in previous pre-application discussions.
- 8.4 As demonstrated throughout this report, we consider the proposal to be in accordance with the adopted policies within the LDP, as well as the overarching principles of the PPW and the new national guidance Building Better Places. We therefore consider that the proposed development is acceptable.

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