

CADNANT

PLANNING

Blentarn, 34 Cadnant Park, Conwy
DESIGN, ACCESS AND PLANNING STATEMENT

Vectorex

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DRAFT FOR PRE-APPLICATION
CONSULTATION (PAC)

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Design, Access and Planning Statement



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1. Introduction

- 1.1 This Design Access and Planning Statement (DAPS) will accompany a full planning application for the demolition of the existing property and the proposed erection of 13 dwellings along with associated works at Blentarn, 34 Cadnant Park, Conwy.
- 1.2 The proposed site is located within the development boundary of Conwy and it currently occupies a large two storey property with extensive garden/ curtilage areas extending along the rear of properties along Cadnant Park. The proposed development seeks to demolish the existing building in order to make the best use of land and the proposed new residential development is designed to be in keeping with the density and character of surrounding sites.
- 1.3 Following the enactment of the Planning (Wales) Act 2015 (the Act) the requirement for pre-application consultation (PAC) on major development schemes was implemented. The requirement to carry out pre-application consultation is required by Section 17 of the Act and the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) as amended by the 2016 Order. This requirement includes residential developments for 10 or more dwellings or for sites of 0.5ha or more. As the proposed development seeks the erection of 12no new residential units, the proposed development triggers this requirement and a PAC is to be carried out.
- 1.1 Following the PAC, the responses received will be collated into a PAC Report and submitted as part of the planning application. The PAC Report will confirm how comments received have been taken into account of in moving forward with the project and what amendments have been made prior to the submission of the application.
- 1.2 As required by the Town and Country Planning (Development Management Procedure) (Wales) Order (Amendment) 2016 a design and access statement must address the following matters;
- (a) explain the design principles and concepts that have been applied to the development;
 - (b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
 - (c) explain the policy or approach adopted as to access, and how policies relating to access in the development plan have been taken into account; and

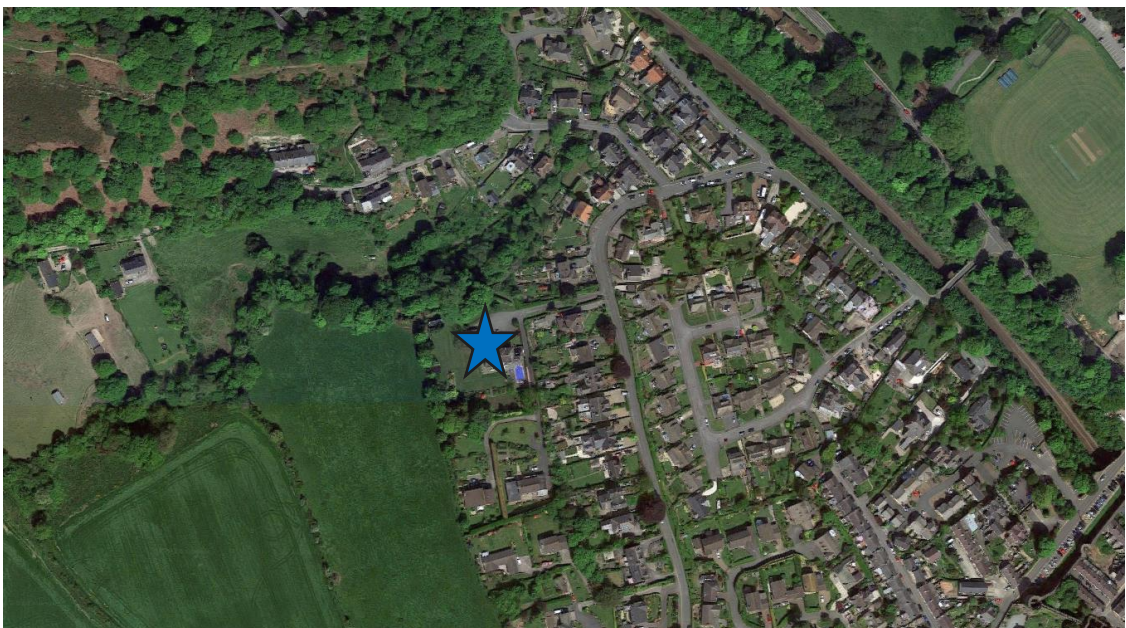
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- (d) explain how any specific issues which might affect access to the development have been addressed.
- 1.3 The adopted development plan consists of the Conwy Local Development Plan (LDP) 2007-2022, which was adopted in October 2013.

2. The site and context

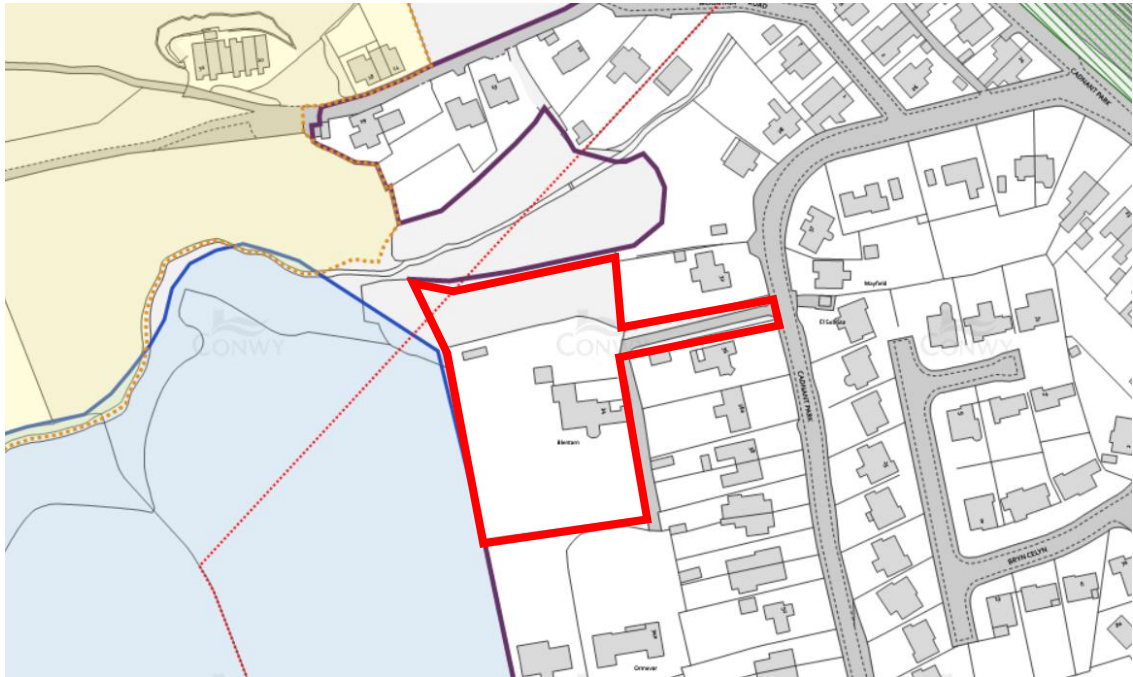
- 2.1 The proposed site is located within the development boundary of Conwy which is identified as an Urban Development Strategy Area within the Conwy LDP. The application site currently comprises of an existing large two storey property together with an extensive garden/ curtilage area.
- 2.2 The proposed site is located within a north western location within the settlement of Conwy as identified in the aerial image in Figure 2.1.

Fig. 2.1 Aerial image identifying the site in the context of the wider settlement



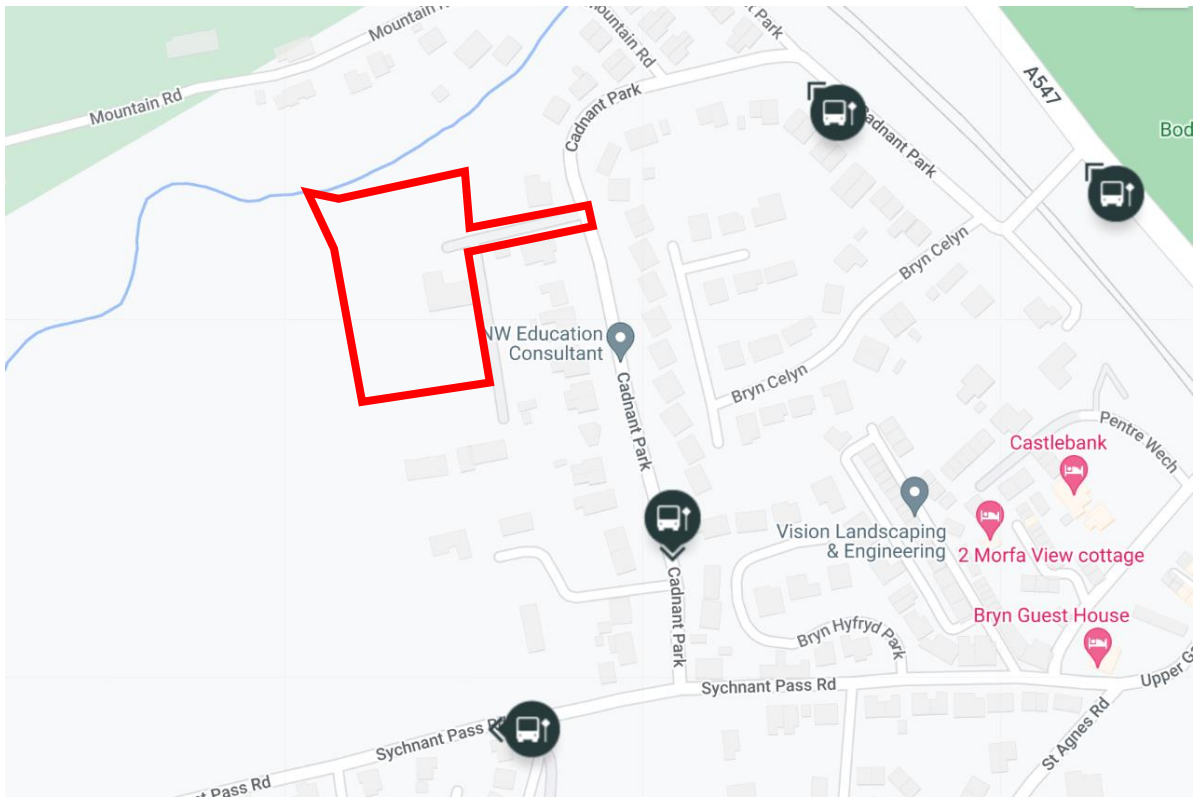
- 2.3 The site measures approximately 0.7 hectare in area and extends along the rear of properties 32 – 40 Cadnant Park. To the north of the site is a small woodland area and to the west is open agricultural land which forms part of the Conwy Valley Special Landscape Area designation (shown in light blue in figure 2.2). The site also bounds two residential properties to the south which are served by the existing access track off Cadnant Park.
- 2.4 The site at its closest points is located approximately 30m away from the Snowdonia National Park boundary which lies to the north west, as shown in yellow by figure 2.2. The application site also falls within the essential setting of the World Heritage site as shown by a red dash line in figure 2.2.

Fig. 2.2 Aerial image identifying the site in the context with the nearby designation/ constraints



- 2.5 The nearby residential properties consist of a mixture of two and three storey houses. There is a mixture of materials including render, stone, pebble dash and slate. The proposal complements the character of the residential properties surrounding the site and therefore, the new dwellings will integrate well with the nearby residential properties.
- 2.6 Access to the site would be via the existing access and internal track that serves the existing dwelling of Blentarn off Cadrant Park, along with a number of other houses to the south and west of the site.
- 2.7 The proposed site is located within a sustainable location being located within the settlement limits of Conwy and with links to other nearby Urban centres such as Llandudno and Colwyn Bay either by public transport (including bus and rail), foot or by bike.
- 2.8 There are several bus stops within walking distance of the site along the Cadrant Park as shown in figure 2.3. Regular services operate from these bus stops at approximately 60 minute intervals and provide a service to the centre of Conwy. Other bus and rail services within the town centre of Conwy are available to travel further afield.

Figure 2.3 Traveline Cymru Map identifying the site and local bus stops



Social

- 2.9 The scheme is located within accessible and sustainable service of the town of Conwy which benefit from local services and facilities, including retail, bars and restaurants and commercial services. A primary school is also located within 600m to the site.
- 2.10 The type of housing proposed reflects a need for this type of accommodation in Conwy, predominantly providing dwellings suitable for larger families. This is addressed within housing mix section of this statement.
- 2.11 In terms of accessibility, the proposed development site is accessible by all means of transport including public transport which will serve the future residents of the proposed development.

Economic

- 2.12 In terms of the economic benefits that will arise from the proposed development, in the short term the proposal will offer employment opportunities and additional spend within the locality during the construction period. In the longer term new housing also delivers significant economic benefits including jobs, additional spending in the local economy and an increase to local authority revenue.

3. The proposed development

- 3.1 The proposal will seek full planning permission for the demolition of the existing dwelling and erection of 13 dwellings along with provision of internal access road, landscaped areas and associated drainage provisions on land known as Blentarn, 34 Cadnant Park Conwy.
- 3.2 The proposed development provides a good mix of houses consisting of the following;

Table 3.1 Proposed housing mix for 13 dwelling scheme

Dwelling type	Number of beds	Size (m ²)	Number of units
A1 – 4P2B Affordable House	2	83	1
A2 – 5P3B Affordable House	3	93	1
B – 6P3B Market House	3	140	1
C – 6P3B Market & Garage House	3	170	2
D - 6P3B Market Split Level House	3	170	3
E – 8P4B Market Split Level House	4	200	4
F – 10P5B Market & Double Garage	5	250	1

- 3.3 Two of the units are proposed as affordable dwellings, these being dwelling types A1 and A2 which will form a pair of semi-detached properties comprising a 1no two bed and 1no three bed property.
- 3.4 The dwellings would form a cul-de-sac, with the dwellings themselves located in the middle of the site and the private garden areas facing out towards the north, west south and east boundaries. The adjacent small woodland area at the north of the site is proposed to be retained. Additional planting and landscaping will also form part of the scheme.
- 3.5 A new internal access road is proposed to connect to the existing access which already serves the dwelling on site. Extracts of the proposed site layouts are provided in Figure 3.1.

Figure 3.1 Extract of the site layout plan as proposed



3.6 In terms of size and scale, the development comprises of a mixture of two and three storey properties. The three storey properties will be located on the northern part of the site (Plot 10 – 13) and on the southern boundary plots (Plots 4 – 7). The land levels at the northern boundary is lower in comparison to the rest of the site and the intention is to make use of the sloping landscape here to provide a lower ground/ basement level to each of these particular plots, maximising the space available for the each of these plots. The two storey properties will be located within the central part of the site, where generally land levels are higher than that of the northern boundary. The remainder of the three storey properties will be located on the southern boundary and will be set within the context of the existing land level increase at this part of the site.

3.7 The design of each house types are shown in the respective plans. In terms of appearance the properties will be finished in a mixture of materials to provide for different styles and appearance on site. The materials proposed include:

- Roof: Natural slate or tile;
- Walls: Render/ cladding

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- 3.8 The proposed layout includes vehicle access directly off the internal road or via a private track leading onto the internal road. Each of the 3+ bed properties will have three parking space provisions within the plot whilst the two affordable units will have 2no parking spaces each.

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 National and local planning policy guidance considered relevant to the principle of this development is set out in this section.

4.3 The proposal relates to a residential development, and relevant national planning policy is set out in:

- Future Wales: the national plan 2040, (2021);
- Building Better Places (July 2020);
- Planning Policy Wales (PPW) Edition 12, (2024);
- TAN 2: Planning and Affordable Housing;
- TAN 5: Nature Conservation;
- TAN 12: Design;
- TAN 15: Development and Flood Risk;
- TAN 18: Transport;
- TAN 20: The Welsh Language; and
- TAN 24: The Historic Environment.

4.4 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 highly sustainable location.

4.5 PPW and more recent guidance set out in '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:

- Staying local: creating neighbourhoods
- Active travel: exercise and rediscovered transport methods
- Revitalising our town centres
- Digital places – the lockdown lifeline

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- Changing working practices: our future need for employment land
- Reawakening Wales' tourism and cultural sectors
- Green infrastructure, health and well-being and ecological resilience
- Improving air quality and soundscapes for better health and well-being

4.6 Relevant national planning policies are listed in Table 4.1.

Table 4.1 Summary of national planning policy and guidance

Policy	Summary of policy
PPW - Assessing the Sustainable Benefits of Development	<p>Paragraph 2.27 advises that; <i>“Planning authorities should ensure that social, economic, environmental and cultural benefits are considered in the decision-making process and assessed in accordance with the five ways of working to ensure a balanced assessment is carried out to implement the Well-being of Future Generations Act and the Sustainable Development Principle. There may be occasions when one benefit of a development proposal or site allocation outweighs others, and in such cases robust evidence should be presented to support these decisions, whilst seeking to maximise contributions against all the well-being goals.”</i></p> <p>Paragraph 2.28 goes on to advise that the key factors in an assessment relate to social considerations, economic considerations, cultural considerations and environmental considerations.</p>
PPW - Housing	<p>Paragraph 4.2.2 advises that; <i>“The planning system must:</i></p> <ul style="list-style-type: none"> • <i>identify a supply of land to support the delivery of the housing requirement to meet the differing needs of communities across all tenures;</i> • <i>enable provision of a range of well-designed, energy efficient, good quality market and affordable housing that will contribute to the creation of sustainable places; and</i> • <i>focus on the delivery of the identified housing requirement and the related land supply.”</i> <p>Paragraph 4.2.1 advises that; <i>“New housing development in both urban and rural areas should incorporate a mix of market and affordable house types, tenures and sizes to cater for the range of identified housing needs and contribute to the development of sustainable and cohesive communities.”</i></p> <p>In terms of Housing Delivery, paragraph 4.2.10 guides that; <i>“The supply of land to meet the housing requirement proposed in a development plan must be deliverable. To achieve this, development plans must include a supply of land which delivers</i></p>

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	<p><i>the identified housing requirement figure and makes a locally appropriate additional flexibility allowance for sites not coming forward during the plan period. The ability to deliver requirements must be demonstrated through a housing trajectory. The trajectory should be prepared as part of the development plan process and form part of the plan. The trajectory will illustrate the expected rate of housing delivery for both market and affordable housing for the plan period.”</i></p> <p>In terms of density Paragraph 4.2.22 guides that; <i>“Planning authorities will need to ensure that in development plans and through the development management process they make the most efficient use of land and buildings in their areas. Higher densities must be encouraged on sites in town centres and other sites which have good walking, cycling and public transport links.”</i></p>
PPW - Access	<p>Paragraph 3.50 states that; <i>“A broad balance between housing, community facilities, services and employment opportunities in both urban and rural areas should be promoted to minimise the need for long distance commuting. Planning authorities should adopt policies to locate major generators of travel demand, such as housing, employment, retailing, leisure and recreation, and community facilities (including libraries, schools, doctor’s surgeries and hospitals), within existing urban areas or areas which are, or can be, easily reached by walking or cycling, and are well served by public transport.”</i></p> <p>Paragraph 3.6 advises that; <i>“Development proposals must address the issues of inclusivity and accessibility for all. This includes making provision to meet the needs of people with sensory, memory, learning and mobility impairments, older people and people with young children. There will often be wider benefits to be gained through the sensitive consideration of such provision, for example, whilst the presence of visual cues will be invaluable in assisting those with hearing loss to engage in a noisy environment, a navigable environment will benefit all. Good design can also encourage people to meet and interact with each other, helping to address issues surrounding loneliness. Good design must also involve the provision of measures that help to reduce the inequality of access to essential services, education and employment experienced by people without access to a car. Design measures and features should enable easy access to services by walking, cycling and public transport.”</i></p>
PPW - Amenity	<p>Paragraph 3.21 states that the planning system must consider the impacts of new development on existing communities and maximise health protection and well-being and safeguard amenity.</p>

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<p>PPW - Design</p>	<p>Section 3 relates to design and Placemaking In Action. It considers that Good Design Making Better Places. Paragraph 3.3 advises that;</p> <p><i>“Good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surrounding area.”</i></p> <p>Paragraph 3.4 goes on to state that;</p> <p><i>“Design is an inclusive process, which can raise public aspirations, reinforce civic pride and create a sense of place and help shape its future. For those proposing new development, early engagement can help to secure public acceptance of new development. Meeting the objectives of good design should be the aim of all those involved in the development process and applied to all development proposals, at all scales. These objectives can be categorised into five key aspects of good design”.</i></p>
<p>TAN 2: ‘Planning and Affordable Housing’</p>	<p>Technical Advice Note 2 ‘Planning and Affordable Housing’ provides guidance on the role of the planning system in delivering affordable housing.</p> <p>Paragraph 10.11 states that:</p> <p><i>“Local planning authorities and applicants for planning permission should work collaboratively in order to establish an appropriate and well-integrated mix of housing types and tenures which will contribute to the identified need for affordable housing, and to the objective of achieving mixed and sustainable communities. Applicants should demonstrate and justify how they have arrived at a particular mix of housing having regard to development plan policies”.</i></p>
<p>TAN 5: ‘Nature Conservation and Planning’</p>	<p>Technical Advice Note 5 ‘Nature Conservation and Planning’ provides advice about how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation.</p> <p>Paragraph 1.6.1 states that;</p> <p><i>“Biodiversity conservation and enhancement is an integral part of planning for sustainable development. The planning system has an important part to play in nature conservation. The use and development of land can pose threats to the conservation of natural features and wildlife. Past changes have contributed to the loss of integrity of habitat networks through land-take, fragmentation, severance, disturbance, hydrological changes and other adverse impacts. But development can also present</i></p>

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	<p><i>significant opportunities to enhance wildlife habitats and the enjoyment and understanding of the natural heritage.”</i></p>
<p>TAN 12: 'Design'</p>	<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; <i>“The distinctive settlement patterns which characterise much of Wales have evolved in part in response to the country’s diverse landscape and topography. The way in which development relates to its urban or rural landscape or seascape context is critical to its success. Because of this, an understanding of landscape quality, including its historic character, is fundamental to the design process.”</i></p> <p>Paragraph 5.8.1 states; <i>“The special qualities of the rural landscape and coastline of Wales should be recognised. The qualities should be enhanced through conservation of the character of the countryside and by achieving quality in new development.”</i></p> <p>Paragraph 5.8.2 states; <i>“Policies and guidance should take account of the need to steer activity to avoid negative impact on distinctive rural landscapes and the best agricultural land and to conserve and enhance diversity of species and habitats. Managing change by means of a landscaping strategy based on a thorough landscape assessment is one means of safeguarding a rural sense of place. This should analyse key issues and put forward guidelines for design themes, palettes of materials, and briefs for specific sites.”</i></p>

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<p>TAN 16: 'Sport, Recreation and Open Space'</p>	<p>The TAN provide guidance on the role of planning in respect of the provision of sport and recreational facilities and informal open spaces. It seeks to ensure that adequate, well located facilities are provided to serve the local area., and also seeks to protect and enhance existing facilities.</p>
<p>TAN 18: 'Transport'</p>	<p>TAN 18 has also been taken into consideration. The main aim of TAN 18 is ensuring 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 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.</p> <p>TAN 18 also considers people with disabilities. TAN 18 identifies that it is important to consider their needs in terms of parking, ensuring that adequate numbers of suitably designed parking spaces are provided in appropriate locations.</p> <p>TAN 18 expands on the importance of accessibility in future developments. TAN 18 provides guidance on providing good accessibility with objectives such as; <i>'ensuring new development is located where there is, or will be, good access by public transport, walking and cycling thereby minimising the need for travel and fostering social inclusion;'</i> and;</p> <p><i>'ensuring that new development and major alterations to existing developments include appropriate provision for pedestrians (including those with special access and mobility requirements), cycling, public transport, and traffic management and parking/servicing;'</i></p> <p>TAN 18 focuses on ensuring future developments consider the importance of the relationship between land use and transport. TAN 18 places an emphasis on reducing the need to travel and the need to provide sustainable modes of transport such as cycling, walking and public transport.</p> <p>TAN 18 also considers people with disabilities. TAN 18 identifies that it is important to consider their needs in terms of parking, in particular ensuring that adequate numbers of suitably designed parking spaces are provided in appropriate locations.</p>
<p>TAN 20: 'Planning and the Welsh Language'</p>	<p>TAN 20 provides guidance on how the planning system considers the implications of the Welsh language when preparing LDPs and</p>

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	<p>making decisions. The LPA should consider the needs and welfare of the Welsh language, and in so doing, contribute to its well-being. Recent changes introduced in the current version of TAN 20 are as a result of bringing into force provisions contained in the Planning (Wales) Act 2015.</p> <p>The main changes relate to the following matters:</p> <ul style="list-style-type: none">• The link between planning for the Welsh language through land-use planning and community planning;• Providing clarification that decision makers may take the language into account where it is material to the application;• Allow language impact assessments in certain specified circumstances.
TAN 24: 'The Historic Environment'	<p>Provides guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning applications that impact on the historic environment. It provides specific guidance on how the various aspects of the historic environment should be considered during this process.</p>

Local planning policy and guidance

- 4.7 The adopted development plan consists of the Conwy Local Development Plan (LDP), which was adopted in October 2013.
- 4.8 The following LDP policies are identified as relevant to the proposed development:
- DP/1 Sustainable Development principles
 - DP/2 Overarching Strategic Approach
 - DP/3 Promoting Design Quality and Reducing Crime
 - DP/4 Development Criteria
 - DP/5 Infrastructure and New Developments
 - DP/ 6 National Planning Policy and Guidance
 - HOU/1 Meeting Housing Need
 - HOU/2 Affordable Housing for Local Need
 - HOU/4 Housing Density
 - HOU/5 Housing Mix
 - CFS/1 – Community facilities and services
 - CFS/11 Development and Open Space
 - NTE/3 Biodiversity
 - NTE/8 Sustainable Drainage Systems
 - NTE/9 Foul Drainage

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- NTE/10 Water Conservation
- CTH/1 – Cultural heritage
- CTH/2 – Development affecting heritage assets
- CTH/5 The Welsh Language
- STR/1 Sustainable Transport Development and Accessibility
- STR/2 Parking Standards
- STR/3 Mitigating Travel Impact
- STR/4 Non-motorised Travel

4.9 Conwy County Borough Council (CCBC) also provides the following Supplementary Planning Guidance (SPG) which are relevant to the proposed development:

- LDP01 Design for Householders;
- LDP04 Planning Obligations;
- LDP05 Biodiversity;
- LDP09 Design;
- LDP06 Welsh Language;
- LDP13 Affordable Housing;
- LDP14 Conservation Areas; and
- LDP40 Trees and Development.

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

5. Main considerations

Principle of development

- 5.1 In line with PPW, the Conwy LDP sets out policies to promote sustainable development within the Plan area. The application site lies within the development boundary of Conwy, where residential development is encouraged. Policy DP/2 and HOU/1 set a presumption in favour of residential development on suitable sites within the urban areas as these are considered to be sustainable locations with good access to services and facilities. The principle of residential development is therefore acceptable, subject to sustainability principles and other material planning considerations which are discussed in turn.

Housing density

- 5.2 Policy HOU/4 seeks a density of 30 dwellings per hectare on allocated sites and large windfall sites (10 dwellings above), except in cases where natural and/or built environment or infrastructure constraints impact on the site layout.
- 5.3 The sites measures 0.7 ha and could potentially accommodate 21 dwellings when applying the above ratio. The proposals would provide for a total of 13 dwellings which would be lower than the expected ratio of 30 dwellings per hectare expected by policy HOU/4, however inherent features of the site such as the existing woodland and the sloping land on the northern boundary affects the extent of land that can actually be developed on site. Around 0.2 hectare of the site is located on the area along the north of the site where land levels decrease quite drastically and is partly covered by the small woodland area therefore this area would pose challenges to an overall development, from a construction side and from a viability perspective. As such, it is considered that the development hereby proposes a suitable density considering the site constraints and would be in accordance with PPW objectives of making efficient use of land for the provision of dwellings.

Affordable housing

- 5.4 Policy HOU/2 of the Conwy LDP seeks to ensure that an appropriate level of affordable housing is provided throughout the plan area. The threshold for the provision of affordable housing within Conwy is 30%, which means for a development comprising

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of 13units, approximately 3.9units (rounded up to 4) should be provided as AHLN. However policy HOU/2 also stipulates that a lower provision may be acceptable where it can be clearly demonstrated and supported by the submission of evidence including completion of a Viability Assessment Pro-Forma.

- 5.5 As can be seen from the Viability Assessment the proposed development already on the fringes of viability. However, 2no affordable housing are to be provided as part of the proposal which when considering the viability aspect is considered to be an acceptable level of affordable housing provision as part of the overall development.

Housing mix

Proposed scheme for 13 dwellings

- 5.6 Policy HOU/5 states that housing developments should reflect the requirements for tenure, house types and sizes as set out in the Local Housing Market Assessment (LHMA) and the Affordable Housing/First Steps Registers, unless it can be demonstrated that local circumstances suggest a different housing mix would better meet the local needs.
- 5.7 Due to the reduction of average household size, the Conwy LHMA recommends a mix of 10% one bedroom, 20% two bedroom and 35% each of three and four (or more) bedrooms.
- 5.8 The affordable housing (AH) and open market (OM) housing mix consists of the following mix as shown by Table 5.1;

Table 5.1 – Details of the proposed housing mix on site

Number of bedrooms	Number of Units	Percentage
2 bed AH	1	8%
3bed AH	1	8%
3 bed (OM)	6	46%
4bed (OM)	4	31%
5bed (OM)	1	8%

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- 5.9 The proposed affordable units will be catered towards 2bed and 3bed units to meet an identified need in Conwy. The current level of need in Conwy is shown in Table 5.2.

Table 5.2 – Table detailing the level of need for particular size of units in Conwy

	1 bed	2 bed	3 bed	4 bed	5 bed	6+ bed
Social – general needs	174	168	111	39	17	4
Social – sheltered	69	18	8	1	0	0
LCHO	0	15	17	3		
Intermediate Rent	5	52	19	4		
LCHO & Intermediate Rent	1	12	18	2		

- 5.10 Whilst the tenure of the affordable units have not been determined yet, it is clear from the table that there is a demand for 2 and 3 bed properties across all tenures in which the proposal would be able to meet.
- 5.11 The mix of open market units are orientated towards the three bed and 4+ bed properties. This would provide for suitable homes for larger families. It is appreciated that the level of three bed units are higher than that recommended in the LHMA (i.e. 35%) however as previously mentioned, the scheme is already on the fringes of viability. To put forward additional one / two bed units as part of the scheme, (to be more in line with the housing mix suggested in the LHMA) would likely affect the development further in terms of viability and could affect the overall ability of the scheme in being deliverable. On this basis it is considered that the scheme as proposed would provide an adequate level housing mix for the site to meet local and general needs.

Planning obligations

- 5.12 In line with Policy DP/5, all new development will be expected to make adequate contribution towards new infrastructure to meet the additional social, economic, physical and/or environmental infrastructure requirements arising from the development.

Public open space

- 5.13 Policy CFS/11 of the LDP states that new housing development of 30 or more dwellings should provide on-site recreational open space, in line with the Council's standards for open space of 3 hectares per 1000 population. The explanatory text of the policy states that for residential developments of 30 or more dwellings, the Council will seek the provision of on-site children's play facilities and a financial contribution to off-site outdoor sports space.
- 5.14 The proposals are for 13 units, therefore, there is no requirement to provide public open space on site and therefore a commuted sum towards the provision of off-site public open space would be proposed.

Visual amenity and impact upon heritage assets

- 5.15 The application site lies outside the designated Conwy Conservation Area but is located within the essential setting of the World Heritage Site. The site is located outside but directly adjacent to the designated Special Landscape Area and within 30m of the Snowdonia National Park boundary. There are also a number of listed buildings in the surrounding area. As such special consideration must be given to the desirability of preserving or enhancing the character and appearance of the nearby heritage designations and landscape areas.
- 5.16 The site is located to the rear of properties at Cadnant Park and is heavily screened on all sides as such significant views of the development from the streetscene and surrounding viewpoints (including along Sychnant Pass road) will be relatively minimal.
- 5.17 Due to the distance, intervening topography, vegetation and buildings, views of the development site from the Conservation area or nearby listed buildings are unlikely to be affected by the proposal.
- 5.18 It is however noted that the LPA in their enquiry response raised particular concerns that the development would result in back land development. It should be clear that the existing dwelling is already served by an existing access which runs past existing properties along Cadnant Park.
- 5.19 Furthermore planning history suggests consent has previously been provided for another residential property to the rear of the site. Planning application 0/25472 granted permission for a single storey dwelling to provide for accommodation for domestic staff.

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As such it is considered that the principle of establishing residential properties in this back land site has previously been considered acceptable.

Trees

- 5.20 The application site, especially the northern boundary comprises of a small woodland area and the remainder of the site comprises of ornamental trees, shrubs and hedges etc. The application hereby proposed is supported by an Arboricultural report (AR). The report states that the layout necessitates the removal of all the ornamental trees, shrubs and hedges currently growing in the garden area. Storm damaged and lower quality trees in the woodland at the northeast of the site are also proposed for removal. However, the higher quality woodland area remains intact.
- 5.21 The AR highlights which trees are to be removed and gives consideration to their current condition as well as provides description of the loss and proposed mitigation.
- 5.22 The Arboricultural Method Statement provided in section 3 of this report gives detailed recommendations of how trees to be retained will be protected. Provided these recommendations are followed the AR does not considers that the development will have a detrimental effect on those trees identified for retention.

Residential amenity

- 5.23 Policies DP/3 and DP/4 of the LDP seek to protect the amenity of local residents. CCBC's Design guide for householders SPG provides minimum separation distances between dwellings, in order to protect the amenity of existing and future occupiers of dwellings.
- 5.24 Within the proposed development, all properties would be sited in the middle of the site, with the front elevations facing out over the proposed access road. The rear elevations would face out towards the site boundaries to the north, west and south, and the rear gardens would back out towards these boundaries accordingly. There are five residential properties which directly adjoin the eastern boundary of the application site and two residential properties on the southern edge of the site. The three properties within the central part of the site which are in a back to back situation with the properties along Cadnant Park are two storey properties and are located between 36m and 42m away from the residential properties themselves, far exceeding the distance prescribed in the supporting Supplementary Planning Guidance documents – LDP01 Design

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Guide for Householder, relating to layout and minimising overlooking. As such it is not expected that these properties would give rise to overlooking issues.

- 5.25 The three storey properties along plot 4 and 13 are positioned in a side to rear elevation, i.e. the side elevation of the proposed house faces onto the rear of the existing houses on Cadnant Park. Whilst these properties are three storey in scale, these properties do not have side elevation windows and the proposed balconies are to be enclosed as not to provide significant scope of views in either side directions. Taking this into account as well as the proposed separation distances, it is not expected that these properties would give rise to overlooking issues.
- 5.26 The land levels on the southern boundary where the three storey properties are proposed increases in height. In any case the separation distances provided between the proposed properties and the existing properties in the area are between 35m – 42m. As such it is not expected that the proposal would result in any significant overlooking or adversely affect the privacy of the existing dwellings adjoining the site.
- 5.27 By virtue of their layout, separation distances and orientation, no overlooking is expected between these dwellings.
- 5.28 The privacy of the neighbours is retained through the layout of the site, orientation of the proposed dwellings and the provision of suitable boundary treatments that would separate the properties from one another.

Drainage

- 5.29 The application is supported by a drainage plan and strategy which indicate that the proposed foul drainage seeks to connect to the combined sewer that runs along Cadnant Park road to the east of the site.
- 5.30 In terms of surface water discharge, the drainage strategy has considered the hierarchy levels for the methods of discharge.
- 5.31 Priority 1: Surface water reuse cannot be considered as the sole method of surface water disposal as it must be considered to be full during a rainfall event. However, attempts must be made to reduce overall site run-off and allow the property owners the ability to re-use surface water run-off. Therefore, a single above ground water butt at the base of a rainwater down pipe is to be provided for each property to allow the property owner the ability to reuse water for watering plants or recreational use within

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the garden. Additionally, rain gardens will be utilised which will help to reuse surface water run-off for feeding wildflowers without the need for human intervention.

- 5.32 Priority 2: Porosity testing has been undertaken on site as part of the initial site investigation. The result of the testing deemed the site is unsuitable for the use of infiltration systems, a separate report containing the results of the porosity testing can be made available upon request. Despite the poor infiltration rate the SAB guidance requires the design to attempt to utilise features which allow some losses from infiltration.
- 5.33 Priority 3: As noted within Section 1.3 there is an existing watercourse located to the north of the site therefore the proposed development is to discharge flows at a controlled rate into this watercourse. However as noted in Section 1.3 as the proposed access road slopes away from the site it is not possible to drain this area into the existing watercourse, therefore for this area of the site alternative means of surface water disposal should be considered.
- 5.34 Priority 4: there are no surface water drainage systems within Cadnant park to accommodate the flows from the proposed access.
- 5.35 Priority 5: As noted in Section 1.2 there is a combined sewerage network located within the highway fronting the site and therefore all surface water runoff from the proposed length of access road be discharged to this. DCWW prevent the proposed connection of surface water to a combined sewerage network in order to help reduce impact on their wastewater treatment works, unless it can be demonstrated that surface water from a development site already discharges to this point and betterment can be provided to the sewerage network as a result of the development. All surface water run-off from the existing hardstanding areas of the site currently discharge to the combined sewer therefore it is proposed to connect the surface water flows from the proposed access road to the combined network but restricted to a provide DCWW a betterment on the current arrangement.

Biodiversity

- 5.36 Policy NTE/3 of the LDP requires development proposals that may have an impact on protected species or designated sites of nature conservation to be accompanied by due assessment of the potential impacts of development, including mitigation proposals.

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- 5.37 As part of this application, a Preliminary Ecological Appraisal has been undertaken for the site, and forms part of the documents submitted with this application. A summary of the ecological receptors which may be affected by the proposal is provided in table 9 of the Ecological Assessment.
- 5.38 The bat surveys resulted in confirmation of likely absence of roosting bats. While there were timing constraints to the emergence survey, conditions were suitable and numerous bats (numbers and species) were recorded during the survey.
- 5.39 There were no evidence of badgers observed at or near the site. However, the site is suitable for badger occupation and foraging and may colonise the site in the future. Records for badger exist in the wider landscape.
- 5.40 The survey recommends the following recommendations as part of any future development proposal;
- A badger survey should be undertaken within 6-months of works commencing.
 - Bat roosting opportunity to be provided with bat boxes and crevice opportunities.
 - Works impacting the roof should be undertaken between 1st December – 1st March, inclusive).
 - A licensed bat ecologist should be present during the initial roof strip and those works to be supported by RAMs.
 - Bird boxes to be incorporated on site.
 - A landscape plan is recommended which should:
 - Maximise native species
 - Maximise species diversity
 - Create linear habitat around the entirety of the site boundaries.
 - Aim to keep habitats unilluminated.

6. Design

Character

- 6.1 The proposed development has been designed to sympathetically compliment the character of the area with the needs of people in mind, providing ample living and garden area, and parking provisions. It is not considered that the proposal will disrupt the rhythm and grain of development within the vicinity of the site as the proposed development has been designed to complement the scale and design of other residential development in the immediate vicinity of the site and wider settlement of Conwy as a whole.
- 6.2 The immediate vicinity comprises of a mixture of sized, designed properties therefore there is not set character to the properties in the area. There are however several three storey properties bounding the site along Cadnant Park, all of which comprises of different finishes, including render and comprise of pitched roofs with the front gables facing the road. As such the scheme offers similarities in terms of size, scale and design.
- 6.3 The indicative materials for the proposed scheme includes natural slate to the roof and mostly painted render to the walls which are considered appropriate and consistent with other properties in the area. The scheme also proposes to make use of cladding material to break up larger render elements and to provide a contrasting colour and texture to the larger gable elements.
- 6.4 The positioning of each plot together with the size of fenestration have carefully been considered during the preparation of the application and would be sufficient to overcome/ avoid any significant overlooking issues between the properties.
- 6.5 In terms of landscaping, lawned garden areas will be provided to the rear of each property. Where possible, the existing boundary treatments will be retained and enhanced by planting to match the existing boundary. Additional boundary treatments will also include 1.8m high grey horizontal slatted fence panels on the rear boundaries of the plots to provide a degree of privacy to the proposed garden areas.
- 6.6 The overall appearance of the proposed development is considered to be consistent with other residential developments within the local area. Careful consideration has been given to ensure that the proposed development integrates into its surroundings.

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The site can comfortably accommodate the proposal without appearing cramped or overdeveloped.

Environmental sustainability

- 6.7 Careful consideration has been given to sustainability of the proposed development, in accordance with Strategic Policy DP/1 of the LDP.
- 6.8 The provision of affordable dwellings would provide housing for the local community.
- 6.9 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.
- 6.10 Each proposed property will be installed with solar panels and heat pumps to allow each unit to be as sustainable as possible in terms of energy generation.
- 6.11 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

- 6.12 The proposed development has been designed with the safety and well-being of future users being a key consideration as well as the need to protect and enhance the safety of the surrounding community. The proposal has been designed to allow for natural surveillance whilst promoting a sense of ownership and responsibility.
- 6.13 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.

7. Accessibility

Policy approach

- 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 Development and Accessibility;
 - Policy STR/2 Parking Standards;
 - Policy STR/3 Mitigating Travel Impacts;
 - Policy STR/4 Non-motorised Travel

Movement to, from and within the development

- 7.3 In terms of design, the proposed site layout has been carefully designed to ensure that all of the site's future users can effectively access the site and the proposed new residential dwellings and have safe access to the wider pedestrian, cycle and highway network.
- 7.4 Vehicular and pedestrian access into the site will be provided via the existing access serving the residential property known as Blentarn and the other two properties located on the southern side of the site.
- 7.5 It is noted that the LPA's initial pre-application advice raised concerns that the development would result in back land development. It should be clear that the existing dwelling is already served by the existing access which runs past existing properties along Cadnant Park. There are examples of larger back land development schemes in the local area that has set a precedent for similar developments.
- 7.6 There would be no need to significantly alter the access drive and the extent of vehicles associated with the development is not expected to be significant to result in any adverse impact on the nearby properties. The existing access track will be extended to include a pedestrian pavement to connect to the existing pavement along Cadnant Park road, providing safe access to and from the site for those travelling on foot. Furthermore new planters will be installed on along the existing access track to act as traffic calming

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measure, restricting the ability of vehicles to drive at increase speeds along the access drive. This would therefore have a beneficial impact in term of highway safety.

- 7.7 There are existing Active Travel Route networks within the immediate area (ICW and ICC3) which are designated routes for walking and cycling. The proposed scheme by virtue of the provision of pedestrian access to and from Cadnant Park will allow future user of the site to be able to safely connect to these existing Active Travel Routes in the area. The scheme proposes improvements to provide for more secure pedestrian walking facilities as well as allow good connectivity to the nearby open spaces provisions which are located within 340m of the site.
- 7.8 The proposed site is located within a sustainable location being located within the settlement limits of Conwy and with links to other nearby Urban centres such as Llandudno and Colwyn Bay either by public transport (including bus and rail), foot or by bike.
- 7.9 There are several bus stops within walking distance of the site along the Cadnant Park as shown in figure 2.3. Regular services operate from these bus stops at approximately 60 minute intervals and provide a service to the centre of Conwy. Other bus and rail services within the town centre of Conwy are available to travel further afield.
- 7.10 It is considered that the proposed development 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.

8. Conclusion

- 8.1 This Design and Access Planning Statement accompanies a full planning application for the demolition of the existing property and the proposed erection of 13 dwellings with associated works at Blentarn, 34 Cadnant Park, Conwy.
- 8.2 The proposed site is located within the development boundary of Conwy and currently occupies a large two storey property with extensive garden/ curtilage areas extending along the rear of properties located along Cadnant Park. The proposed development seeks to demolish the existing building in order to make the best use of land and the proposed new residential development is designed to be in keeping with the density and character of surrounding sites.
- 8.3 The application site lies within the development boundary of Conwy, where residential development is supported.
- 8.4 The provision of a Viability Assessment shows that the proposed development is already on the fringes of viability. However, 2no affordable housing are to be provided as part of the proposal which when considering the viability aspect is considered to be an acceptable level of affordable housing provision as part of the overall development.
- 8.5 By virtue of their layout, separation distances and orientation, no overlooking is expected between these dwellings. The privacy of the neighbours is retained through the layout of the site, orientation of the proposed dwellings and the provision of suitable boundary treatments that would separate the properties from one another.
- 8.6 It is considered that the proposed layout is acceptable in terms of design and access considerations. It is considered that there is a good mix of house types and that the houses will be attractive. The design will be in keeping with the local vernacular of the settlement and complements the character of the area.
- 8.7 It is considered that the proposed development 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.
- 8.8 It is therefore considered that the proposed development of 13 dwellings should be supported.

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