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PLANNING

**LAND ADJOINING MAES MONA, AMLWCH
DESIGN, ACCESS AND PLANNING STATEMENT**
CYNGOR SIR YNYS MON / ISLE OF ANGLESEY
COUNTY COUNCIL
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 Cyngor Sir Ynys Môn/Isle of Anglesey County Council, for full planning permission for the erection of 40 affordable dwellings, construction of an internal access road, provision of an area of public open space together with associated works on land adjoining Maes Mona, Bethesda Street, Amlwch.
- 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 Anglesey and Gwynedd Joint Local Development Plan (JLDP), which was adopted in July 2017. The application site is

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allocated for housing in the adopted JLDP as site T5, for up to 50 houses. This application proposes 40 dwellings.

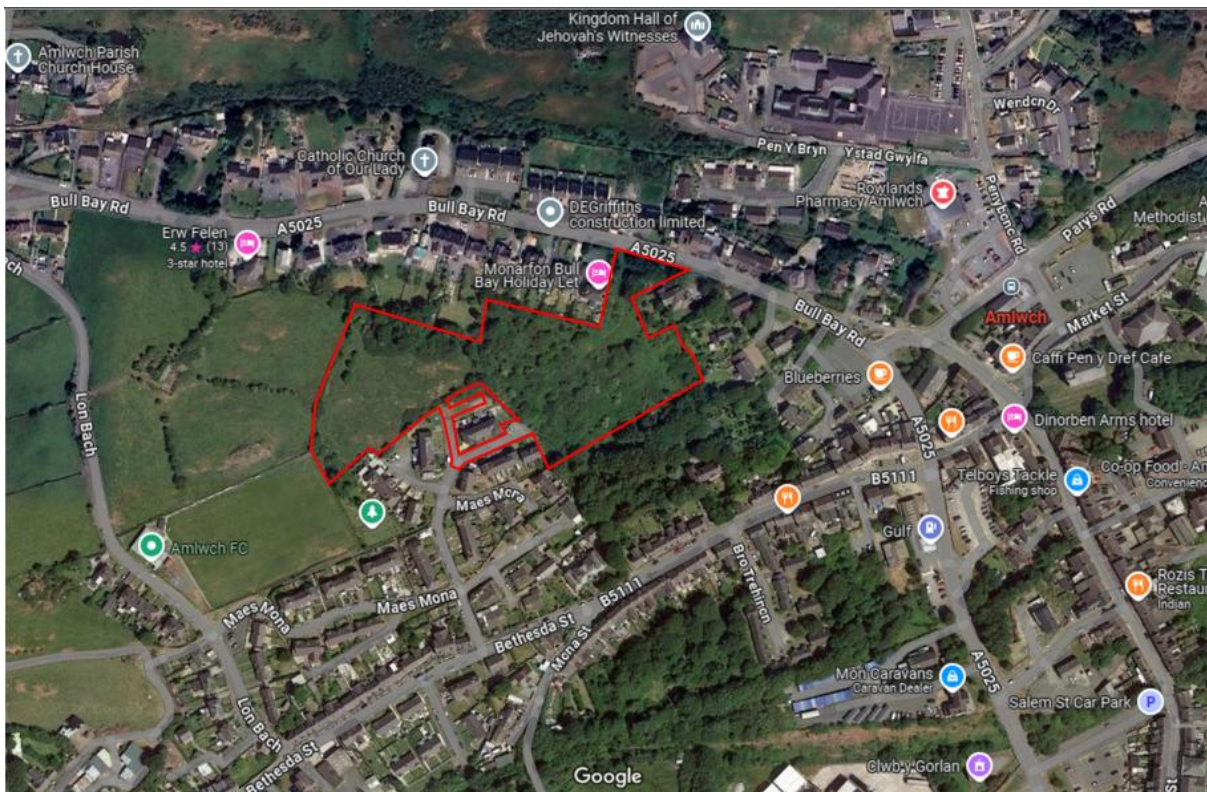
- 1.7 Pre-application discussions were undertaken with the Local Planning Authority prior to the commencement of Pre-Application Consultation on a draft application. Advice and feedback received during pre-application discussions has been taken into account whilst formulating the application.

2. The site and context

2.1 The application site is allocated in the adopted JLDP as a housing site (T5), expected to deliver 50 residential dwellings. The application site comprises two parcels of land (western parcel and eastern parcel) which are linked, located to the north and east of the existing residential estate of Maes Mona, Amlwch. Maes Mona lies to the north of Bethesda Street/B5111, from which vehicular access is provided. The application site lies in a residential area with residential properties surrounding the site, except for to the west. However, it should be noted that the land to the west, is allocated in the JLDP as another and separate housing site.

2.2 The application site is identified in Figure 2.1 below.

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



2.3 The western parcel of land lies directly to the north of Maes Mona and extends towards the west, which then adjoins the Amlwch Football Club's pitch. Parc Maes Mona (play park) lies to the south of the application site, located between the football pitch and dwellings at Maes Mona. The western parcel of land forming part of the application site directly adjoins the gardens of residential dwellings along the A5025 (Bull Bay Road)

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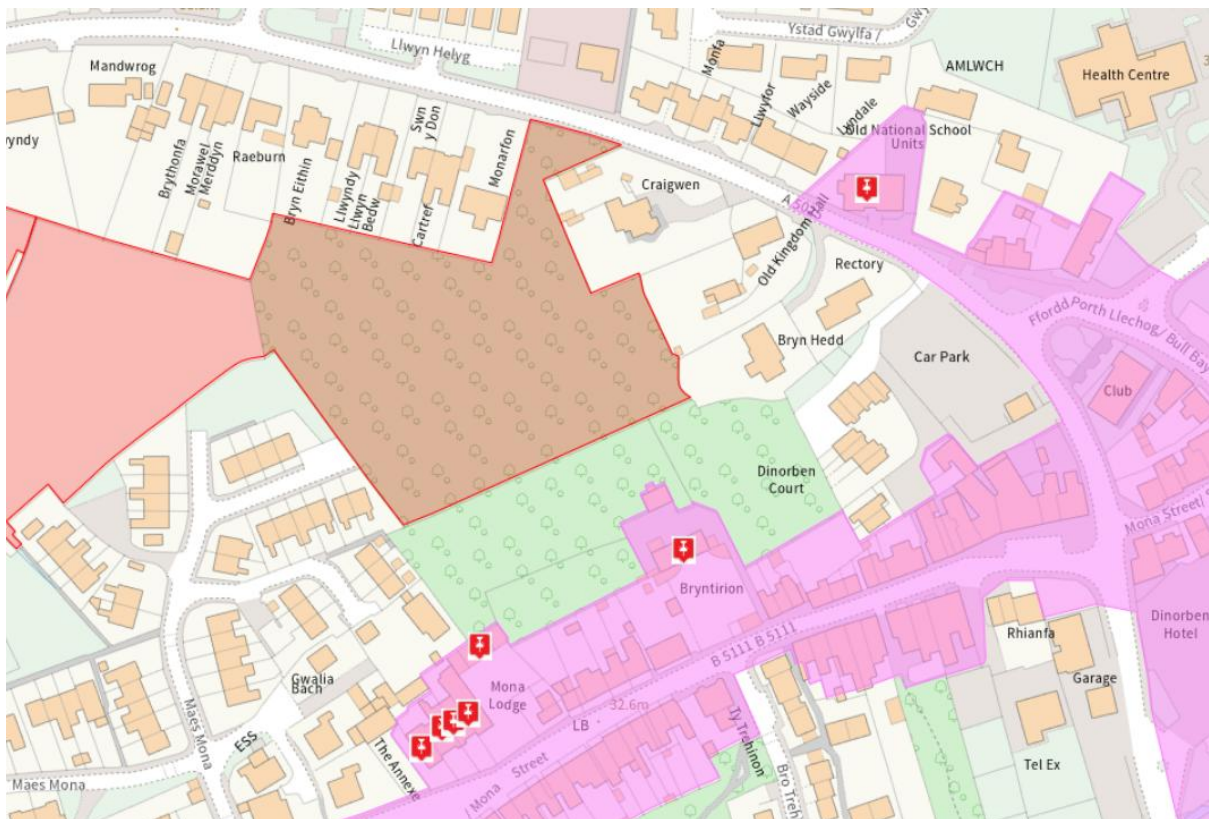
to the north, with agricultural land directly to the west (which is also allocated in the JLDP as a residential site – T6).

2.4 The western parcel of land adjoins the eastern parcel of land which sits to the north and east of Maes Mona. This parcel of land includes trees sporadically located across the site and adjoins an area of land with tree coverage to the south and adjoins the rear gardens of residential dwellings along its north and eastern boundaries. The eastern parcel of land does extend up toward the A5025 (Bull Bay Road) to the north.

2.5 The Amlwch Conservation Area lies to the south and east of the application site, identified by pink shading in Figure 2.2 below. The red pins also identify the location of listed buildings nearby which include:

- Bryntirion, Mona Street – Grade II;
- Former stables – coach house at Mona Lodge, Mona Street – Grade II;
- 1-4 Mona Lodge, Mona Street – Grade II; and
- Old National School, Bull Bay Road – Grade II.

Figure 2.2 Extract of Map Mon identifying the location of housing allocation T5, the Amlwch Conservation Area 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 40 dwellings on an allocated site (T5) which lies within the development boundary of Amlwch within the JLDP. The application is being submitted by Cyngor Sir Ynys Mon's Housing Services, in order to deliver affordable housing to meet a location need on a Council owned site.

3.2 The proposed affordable dwellings would comprise of the following mix:

- 10 x one-bed flats;
- 3 x one-bed bungalows;
- 3 x two-bed bungalows;
- 12 x two-bed houses;
- 8 x three-bed houses; and
- 4 x four-bed house.

3.3 An extract of the proposed site layout plan 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 two parcels of land would be developed as two phases, with the land to the west forming phase 1 and the eastern parcel forming phase 2. Phase 1 would comprise of 19 dwellings (plots 1-19) and phase 2 of 21 dwellings (plots 20-40).
- 3.5 Each dwelling would have parking to the front/side with a small area of front/side garden with the main garden located to the rear. A patio area and garden shed would be provided within each plot.
- 3.6 Two points of vehicular access would be provided from Maes Mona; one continuing the access road towards the north between numbers 46 and 47 Maes Mona and the other following the access road to the east, between numbers 29 and 50 Maes Mona.
- 3.7 Nine visitor car parking spaces are proposed to be provided to the north of the row of existing terraced dwellings (47-50) of Maes Mona. White lining is proposed to be provided to formalise four parking spaces on the second entrance into the application site to the east near 50 Maes Mona.
- 3.8 There are existing areas of rocky outcrops on the land within the eastern parcel, and an area of public open space is proposed to be provided within this area, with pedestrian linkages within the area, and connecting phase 1 and phase 2 and also providing a pedestrian linkage to the A5025 (Bull Bay Road) to the north. Informal pockets of open space are also proposed within the wider site, where trees and soft landscaping is proposed.

Appearance

- 3.9 The proposed dwellings would comprise of detached and semi-detached properties comprising of a mix of unit sizes and types including two-storey houses, bungalows and apartments/flats designed to reflect the appearance of semi-detached dwellings. The materials proposed would be render with some grey-green cladding and slated roofs, which would be in-keeping with and would complement the design and appearance of other properties nearby.

Landscaping

- 3.10 The proposed soft landscaping plans identify the existing native vegetation which is to be retained, which includes vegetation along the northern and western boundaries, with

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some existing vegetation to be removed along the southern boundary of the eastern parcel of land.

- 3.11 Native tree planting is proposed to enhance the area of vegetation being retained along the northern boundaries as well as being incorporated along all other site boundaries.
- 3.12 Species rich grassland is proposed to be provided within the area of public open space together with species rich grassland. Low shrub and ground cover planting is proposed throughout the site to the front of residential properties to soften the appearance of the site and provide interest.

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 (FWTNP);
- Building Better Places: The Planning System Delivery Resilient and Brighter Futures (July 2020);
- Technical Advice Note (TAN) 5 'Nature Conservation and Planning';
- Technical Advice Note (TAN) 12 'Design' (2016);
- Technical Advice Note (TAN) 18 'Transport' (2007);
- Technical Advice Note (TAN) 20 'The Welsh Language' (2017)
- Technical Advice Note (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).

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.

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4.6 The following tables provide a summary of relevant national and local planning policy guidance.

Table 4.1: Summary of relevant national planning policy and guidance

Policy	Summary
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 Access	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>
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;

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	<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>
Guidance	Summary
<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>“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>
<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. 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; <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; <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, 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> <ul style="list-style-type: none"> • The link between planning for the Welsh language through land-use planning and community planning;

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	<ul style="list-style-type: none"> • 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, 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.
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"> • Staying local: creating neighbourhoods • Active travel: exercise and rediscovered transport methods • Revitalising our town centres • Digital places – the lockdown lifeline • 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.
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

4.7 The development plan consists of the Anglesey and Gwynedd Joint Local Development Plan (JLDP). The JLDP establishes a policy framework and makes provision for the development needs of the Counties of Anglesey and Gwynedd for the period from 2011 to 2026.

4.8 Relevant planning policies within the JLDP are listed in table 4.2.

Table 4.2 Local planning policy

Policy	Summary
Strategic Policy PS 2: Infrastructure and developer contributions	The Councils will expect new development to ensure sufficient provision of essential infrastructure (either on-site or to service the site) is either already available or provided in a timely manner to make the proposal acceptable, by means of a planning condition or obligation.

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	<p>Where the essential, enabling, and necessary infrastructure is required as a consequence of a scheme and cannot be provided on site, financial contributions will be requested, within limits allowed by legislation, to get essential investment off site. If the effect of the development is cumulative, the financial contributions may be accumulated, within legislative constraints, to alleviate the cumulative effect.</p>
<p>Policy ISA 5: Provisions of open spaces in new housing developments</p>	<p>New housing proposals for 10 or more dwellings, in areas where existing open space cannot meet the needs of the proposed housing development, will be expected to provide suitable provision of open spaces in accordance with the Fields in Trust benchmark standards of 2.4 hectares per 1000 population.</p> <p>In exceptional circumstances, where it is not possible to provide outdoor playing spaces as an integral part of a new housing development, the developer will be required to:</p> <ol style="list-style-type: none"> 1. provide suitable off site provision which is close to and accessible to the development in terms of walking and cycling, or, where this is not feasible/practical; or 2. Contribute financially towards new facilities including equipment, improving existing facilities on readily accessible sites or improving accessibility to existing open spaces. <p>Developer contributions will be subject to a legal agreement in line with Policy ISA 1.</p>
<p>Policy PCYFF 1: Development boundaries</p>	<p>The Plan identifies Development Boundaries for the Sub-regional Centre, Urban Service Centres, Local Service Centres, Service Villages and Local / Rural Coastal Villages. Proposals within Development Boundaries will be approved in accordance with the other policies and proposals of this Plan, national planning policies and other material planning considerations.</p> <p>Outside development boundaries development will be resisted unless it is in accordance with specific policies in this Plan or national planning policies or that the proposal demonstrates that its location in the countryside is essential.</p>
<p>Policy PCYFF 2: Development Criteria</p>	<p>A proposal should demonstrate its compliance with:</p> <ol style="list-style-type: none"> 1. Relevant policies in the Plan; 2. National planning policy and guidance. <p>Proposals should make the most efficient use of land, including achieving densities of a minimum of 30 housing units per hectare for residential development (unless there are local circumstances or site constraints that dictate a lower density); must provide appropriate amenity space to serve existing and future occupants; should have regard to the generation, treatment and disposal of waste; includes, where applicable, provision for the appropriate management and eradication of invasive species.</p> <p>Additionally, planning permission will be refused where the proposed development would have an unacceptable adverse impact on the health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution,</p>

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	or other forms of pollution or nuisance; and land allocated for other development/uses.
Policy PCYFF 3: Design and Place Shaping	All proposals will be expected to demonstrate high quality design which fully considers the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. Innovative and energy efficient design will be particularly encouraged. Proposals, including extensions and alterations to existing buildings and structures will only be permitted provided they conform to all of the listed criteria.
Policy PCYFF 4: Design and Landscaping	All proposals should integrate into their surroundings. Proposals that fail to show (in a manner appropriate to the nature, scale and location of the proposed development) how landscaping has been considered from the outset as part of the design proposal will be refused.
Policy PCYFF 6: Water Conservation	Proposals should incorporate water conservation measures where practicable, including Sustainable Urban Drainage Systems (SUDS). All proposals should implement flood minimisation or mitigation measures where possible, to reduce surface water run-off and minimise its contribution to flood risk elsewhere. Proposals greater than 1,000 m ² or 10 dwellings should be accompanied by a Water Conservation Statement. The application is for seven dwellings and does not need to be accompanied by a Water Conservation Statement.
Strategic Policy PS 17: Settlement Strategy	Housing development is distributed in accordance with the settlement strategy based on a settlement's level of service provision, function and size (population) and subject to its environmental, social and infrastructure capacity to accommodate development. 22% of the Plan's Growth located within Local Service Centres. This will be through commitments and new allocations including allocating housing sites (open market housing with a proportion of affordable provision). In addition, windfall sites within the development boundary can be permitted.
Policy TAI 1: Housing in sub-regional centre and urban service centre	In the Sub-Regional Centre of Bangor and the Urban Service Centres, housing to meet the Plan's strategy will be delivered through housing allocations identified and suitable windfall sites within the development boundary based upon the indicative provision in the policy tables 332 units over the plan period.
Policy TAI 8: Appropriate housing mix	The Councils will work with partners to promote sustainable mixed communities by ensuring that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. Proposals should contribute to creating sustainable mixed communities by: 1. Maximising the delivery of affordable housing (including for local need) across the Plan area in accordance with Strategic Policy PS 18; 2. Contributing to redress an identified imbalance in a local housing market; 3. Ensuring the sustainable use of housing land, ensuring an efficient density of development compatible with local amenity in line with Policy PCYFF 3; 4. Ensuring the correct mix of housing unit types and tenures to meet the needs of the Plan area's current and future communities;

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	<p>5. Making provision, as appropriate, for specific housing needs such as student accommodation, homes for the elderly, Gypsy & Travellers, supported accommodation, nursing, residential and extra care homes, needs of people with disabilities;</p> <p>6. Improving the quality and sustainability of the existing housing stock;</p> <p>7. Ensuring high standards of design that create sustainable and inclusive communities in line with Policy PCYFF 3.</p>
<p>Strategic Policy PS 18: Affordable housing</p>	<p>Development opportunities have been identified to provide a minimum target of 1,572 new affordable homes.</p>
<p>Policy TAI 15: Affordable housing threshold and distribution</p>	<p>The Councils will seek to secure an appropriate level of affordable housing across the Plan area by working in partnership with Registered Providers, developers and local communities to meet the minimum target presented in Strategic Policy PS 18.</p> <p>1. Threshold Housing development, both new build and conversions, in settlements identified within the settlement hierarchy as shown in Strategic Policy PS 17 will be expected to make an affordable housing contribution in line with the threshold figures. Within local villages, housing developments of 2 or more units will be expected to make an affordable housing contribution.</p> <p>2. Percentage of affordable housing</p> <p>A proposal including an alternative affordable tenure mix should yield a higher percentage of affordable provision subject to consideration of the following criteria:</p> <p>i. All developments will be required to achieve an appropriate mix in terms of tenure, types and sizes of local need affordable housing, determined by the local housing market assessment or any alternative Council or partner assessment.</p> <p>ii. Affordable units should be fully integrated within a development and indistinguishable from non-affordable housing.</p> <p>iii. Where the viability of individual schemes fall short of the policy requirements specified, the onus will be on the applicant / developer / landowner to clearly demonstrate on a viability assessment pro-forma the circumstances justifying a lower affordable housing contribution or tenure mix.</p> <p>iv. Where, following the submission of a viability pro-forma, disagreement remains between the applicant / developer / landowner and the Local Planning Authority as to the affordable housing provision within a scheme, an independent external assessment of the scheme (e.g. by the District Valuers Service) will be undertaken at the applicant's expense. The number of affordable housing provided will reflect the conclusion of this assessment.</p> <p>v. That there are suitable mechanisms in place to manage the occupation of the affordable housing unit(s) upon initial occupation, and in perpetuity, to those who can prove a need for an affordable dwelling.</p> <p>vi. If it can be demonstrated that there are no eligible occupiers for rural enterprise dwellings then the housing will be occupied by those eligible for consideration for affordable housing.</p>

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	<p>vii. Extensions and adaptations to affordable housing will be permitted provided that the alterations or adaptations allow the house to remain as an affordable dwelling.</p> <p>viii. Dwellings are of a size, scale and design compatible with an affordable dwelling.</p> <p>ix. Within local, rural and coastal villages the affordable housing provision should only be for affordable housing for local need (as defined in the Glossary of Terms).</p> <p>Where the affordable housing requirement of a particular scheme falls below a single dwelling on the site, providing an affordable unit within that development will remain the priority.</p> <p>However, if it is deemed that this is not possible, a pro-rata payment will be expected rather than no affordable provision on the site.</p> <p>Affordable housing for local need in local villages is defined in the Glossary of Terms as follows:</p> <p>People in need of an affordable house who have resided within the Village or in the surrounding rural area for a continuous period of 5 years or more, either immediately before submitting the application or in the past.</p>
<p>Strategic Policy PS 1 Welsh Language and Culture</p>	<p>The Councils will promote and support the use of the Welsh language in the Plan area. This will be achieved by:</p> <ol style="list-style-type: none"> 1. Requiring a Welsh Language Statement, which will protect, promote and enhance the Welsh language, where the proposed development falls within one of the following categories: <ol style="list-style-type: none"> a. Retail, industrial or commercial development employing more than 50 employees and/or with an area of 1,000 sq. m. or more; or b. Residential development which will individually or cumulatively provide more than the indicative housing provision set out for the settlement in Policies TAI 1 – TAI 6; or c. Residential development of 5 or more housing units on allocated or windfall sites within development boundaries that doesn't address evidence of need and demand for housing recorded in a Housing Market Assessments and other relevant local sources of evidence. 2. Requiring a Welsh Language Impact Assessment, which will set out how the proposed development will protect, promote and enhance the Welsh Language, where the proposed development is on an unexpected windfall site for a large scale housing development or large scale employment development that would lead to a significant workforce flow; 3. Refusing proposals which would cause significant harm to the character and language balance of a community that cannot be avoided or suitably mitigated by appropriate planning mechanisms; 4. Requiring a bilingual Signage Scheme to deal with all operational signage in the public domain that are proposed in a planning application by public bodies and by commercial and business companies; 5. Expect that Welsh names are used for new developments, house and street names.

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Policy AMG 5: local biodiversity conservation	Proposals must protect and, where appropriate, enhance biodiversity that has been identified as being important to the local area.
Policy PS 20: Preserving and where appropriate enhancing heritage assets	In seeking to support the wider economic and social needs of the Pla area, the LPAs will preserve and where appropriate, enhance its unique heritage assets, which includes listed buildings and their curtilages, conservation areas (in line with policy AT1), Registered Historic Landscapes, Parks and Gardens (in line with policy AT1).
Policy AT1: Conservation areas, world heritage sites and registered historic landscapes, parks and gardens	Proposals within or affecting the setting and/ or significant views into and out of Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens should have regard to adopted Conservation Area Character Appraisals, Conservation Area Plans and Delivery Strategies.

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

- Supplementary Planning Guidance (SPG) Amlwch Conservation Area Character Appraisal (September, 2009);
- SPG 'Housing Mix' (October 2018);
- SPG 'Open Spaces in New Housing Developments' (March 2019);
- SPG 'Affordable Housing' (April 2019);
- SPG 'Planning Obligations' (September 2019);
- SPG 'Maintaining and Creating Distinctive and Sustainable Communities' (July 2019).

5. Main considerations

Principle of development

- 5.1 Policy TAI 1 'Housing in sub-regional centre and urban service centres' advises that housing to meet the Plan's strategy would be delivered through housing allocations and windfall sites within the development boundary. The application site lies within the development boundary of Amlwch and forms housing allocation T5. Policy TAI 1 estimates that T5 could deliver 50 dwellings, however, due to site constraints including areas of rock outcrop, unusable development space towards the north, the need for an area for onsite drainage and public open space, the application proposes to deliver 40 dwellings.
- 5.2 In light of the above, the principle of development is considered to be acceptable.

Affordable housing

- 5.3 Policy TAI 15 states that any development over two dwellings would be required to provide affordable housing. Llangefni lies in the Amlwch and hinterland area, where 10% affordable housing is sought on new developments. The proposal would provide all dwellings (40) as affordable dwellings which would meet and exceed the affordable housing provision.

Housing mix

- 5.4 Policy TAI 8 and the explanatory text requires an appropriate housing mix, stating that new housing development should include an appropriate balance and mix of house types and sizes, including, where applicable, affordable houses and for those who wish to self-build, to reflect identified demographic needs of the settlement. The policy also states that it is also important to address any under-provision which exists in the current range of housing stock in the settlement or area. Facilitating more balanced communities, comprising of a range of ages, household types and incomes may also help achieve wider social policy goals, such as maintaining and strengthening Welsh speaking communities.
- 5.5 Supplementary Planning Guidance (SPG) on 'Housing Mix' was adopted by the Councils in October 2018 and advocates a four-stage approach to the assessment of

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an appropriate housing mix within housing developments. These stages are considered in turn below:

Stage 1:

- 5.6 Stage 1 points towards an assessment of the evidence for supply and demand and need in the local community and with this in mind the explanatory text to JLDP Policy TAI 8 notes: *“The Councils will consider information from a variety of sources, which include Local Housing Market Assessment, Housing Needs Studies, Common Housing Register, Tai Teg Register, Elderly Persons’ Accommodation Strategy, the 2011 Census and the 2011 Household Projections to assess the suitability of the mix of housing in terms of both type and tenure proposed on development sites.”*
- 5.7 In this case the applicants have reviewed the aforementioned sources and a summary of the main findings is provided below.
- 5.8 The Anglesey Local Housing Market Assessment (LHMA) Update 2016 notes that in 2011 the average household size of 2.25 compares to an average of 2.9 bedrooms per household on Anglesey according to the 2011 Census. The 2011 Census also indicates that 2.3% of households on Anglesey had fewer bedrooms than they required (compared to 3.0% across Wales). The 2021 Census, advises that the average household size on Anglesey is 2.21.
- 5.9 In terms of accommodation profile, the LHMA notes that the Anglesey contains more detached houses and fewer flats than the national average. The most common property type on Anglesey is detached houses followed by terraced dwellings.
- 5.10 Since 2001, however the LHMA notes that the number of purpose-built flats has increased markedly on Anglesey by 30.9%. The change in the number of houses has been less notable, although semi-detached properties have recorded the biggest rise (16.9%).
- 5.11 The LHMA makes recommendations to improve the housing balance on Anglesey with the key findings being as follows:
- Household population will rise by 2,420 by 2026 and by 3,960 by 2033, which equates to 220 households per year.
 - In terms of the accommodation required to provide better balance over the plan-period, of the new housing required up to 2026, 70% should be market, 3% shared ownership/help-to-buy, 17% intermediate rent and 10% social rented. The new

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housing required by 2033 should be 73% market, 3% shared ownership/help-to-buy, 17% intermediate rent and 7% social rented.

- The LHMA also indicates that new market accommodation should principally be two, three- and four-bedroom homes with a range of dwelling sizes required in the affordable sector.
- The size of new social rented accommodation required is:
 - One bedroom = 28.9%
 - Two bedroom = 16.3%
 - Three bedroom = 11.1%
 - Four or more bedrooms = 43.8%
- The size of new discount sale accommodation requires is:
 - One bedroom = 35.4%
 - Two bedrooms = 35.4%
 - Three bedrooms = 25.1%
 - Four or more bedrooms = 4.1%

5.12 The above data suggests that there is a need for all sizes of affordable housing.

5.13 The following housing characteristics are noted in Amlwch according to the 2011 Census:

- The Amlwch built up area has a higher proportion of social and private rented homes (36.1%) and a lower proportion of homes owned outright (61.1%) compared to Anglesey (28.8% and 68.5%)
- The Amlwch built-up area has a lower proportion of detached houses (29.9%) but a higher proportion of terraced (28%) and semi-detached houses (34.5%) compared to the Isle of Anglesey which has 47.9% detached, 22.3% terraced and 21.3% semi-detached.
- The Amlwch built-up area has a lower proportion of dwellings with 4+ bedrooms (14.5%) compared to Anglesey (21.1%).

5.14 The following table highlights the type of houses built between 2011 and 2020 in Amlwch:

	House Type			Dwelling Type			Number of Bedrooms			
	Detached	Terrace	Semi-detached	House	Bungalow	Flat	1	2	3	4+
No.	8	17*	9	25	0	9	7	10	15	2
%	23.5	50	26.5	73.5	0	26.5	20.6	29.4	44.1	5.9

* This figure also includes a number of flats developed in the settlement.

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5.15 The proposed development would provide a mixture of:

- 10 x one-bed flats;
- 3 x one-bed bungalows;
- 3 x two-bed bungalows;
- 12 x two-bed houses;
- 8 x three-bed houses; and
- 4 x four-bed house.

5.16 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.

Number of bedrooms per unit	Number of units	Overall percentage
one-bed units	13	32.5%
two-bed units	16	40%
three-bed houses	8	20%
four-bed house	4	10%

5.17 The proportion of 1 and 2 bed units would be higher than the current proportion of 1-2 bed units in the settlement. In light of this evidence would be expected with a formal submission to satisfy the authority that there is a need within the community for 1-2 bed apartments. This could be in the form of evidence of waiting list for such properties held by local estate agents or the Council's/Tai Teg waiting list if the proposal is for affordable housing.

5.18 Discussions have been undertaken with Housing Strategy within the Council regarding the need.

5.19 The Social Housing Register identifies that there are 119 households on the Council's list for social rented accommodation as follows:

	1 bed	2 bed	3 bed	4+ bed	TOTAL
Current Supply	76	108	116	17	317
Demand	89	18	4	8	119

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5.20 It is clear from the above figures that the highest demand for social rented accommodation is for one and two-bed units.

5.21 In terms of the Tai Teg Housing Register, the following need has been identified:

	Did not specify	1 bed	2 bed	3 bed	4+ bed	TOTAL
Purchase	0	1	8	14	2	24
Rent	0	5	15	21	5	46
Self-build	0	0	0	0	0	0
TOTAL	0	6	23	35	7	71
%	0%	8%	33%	49%	10%	

5.22 It can be seen that there is a need for rental properties of all sizes, but in particular two and three-bed units.

5.23 The proposed housing mix is considered to respond to the identified need for housing in Amlwch and the variety of house types and sizes proposed would contribute towards creating sustainable communities.

5.24 The new guidance published by Welsh Government, Building Better Places, emphasises the importance of health and well-being moving forward from the Covid-19 pandemic. The guidance notes the importance of building homes that will last a lifetime and be made resilient and adaptable to future pandemics should they occur again. The guidance states that moving forward, homes need to be “great places to live”.

Stage 2:

5.25 The Stage 2 assessment as advocated by the Housing Mix SPG refers to other considerations, for example size and location of the site. The application site is an allocated site for housing in a residential area of Amlwch. Residential dwellings at Maes Mona mainly comprise of semi-detached and terraced two-storey properties. There are also some bungalows in the area. The proposed dwellings would predominantly provide two-storey units along with some bungalows which would complement the existing scale of dwellings on neighbouring sites and would introduce semi-detached units which would add to the current housing mix in Amlwch.

5.26 Due to the planning density requirements, the proposed design looks to maximise the land use by providing semi-detached units. Bungalows are also located within the

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settlement including along Bull Bay Road, Bethesda Street and Bro Trehinon and some bungalows are proposed as part of this proposal to give diversity to the housing mix and meet the identified need.

- 5.27 Policy PCYFF2 states that to make efficient use of land, residential developments should achieve a minimum density of 30 units per hectare unless there are local circumstances or site considerations that dictate a lower density. In this case, the site measures 1.8 ha in area and the number of units proposed 40, which equates to a lower density (22 dwellings per hectare) than the required density of 30 dwellings per hectare.
- 5.28 This is due to constraints within the site include an area of rock outcrop within the northern part of the site, which has been left undeveloped to provide an area of public open space, the need to provide on-site drainage solution and the inclusion of an area of land towards the A5025 which would not be developable, and therefore provides a pedestrian link through to Bull Bay Road/A5025. In light of this, the lower density is considered to be justified.

Stage 3:

- 5.29 Stage 3 of the assessment as set out in the Housing Mix SPG points developers towards discussion with the Local Planning Authority and with housing authorities before submitting a planning application.
- 5.30 Pre-application discussions with the Council's Housing Strategy confirmed support to the proposed housing mix as it corresponds with the housing need for the area and the variety of house sizes proposed would contribute towards creating sustainable communities.

Stage 4:

- 5.31 Finally, the Stage 4 assessment as advocated by the Housing Mix SPG points towards submission and assessment of the planning application. The application is currently subject to pre-application consultation prior to the formal submission of the planning application.

Summary and conclusion

- 5.32 In summary, the housing mix has been derived and also provides the information expected in a Housing Statement and a Housing Mix Schedule as set out in the Housing Mix SPG (2018).
- 5.33 The proposed development has addressed the Plan's objectives, and Policy TAI 8 in particular, stating how the proposed development contributes to maintaining or creating mixed and balanced communities, providing much needed one-, two-, three- and four-bed affordable units. Evidence of housing demand and need has been provided.
- 5.34 Pre-application discussions have confirmed that that proposed housing mix is acceptable.
- 5.35 In all respects therefore, the proposal complies with JLDP Policy TAI 8 and with the Housing Mix SPG (October 2018).

Residential amenity

- 5.36 During the development of the proposed layout, consideration has been given to the guidance set out in Supplementary Planning Guidance 'Design Guide for the Urban and Rural Environment'.
- 5.37 As can be seen from the proposed site layout, new dwellings are proposed to be located some distance away from existing dwellings at Maes Mona and existing properties along Bull Bay Road, complying with the distances stipulated in the SPG. In light of the above, affect on residential amenity and overlooking is not expected to be of concern.

Landscape and trees

- 5.38 The application is accompanied by a Tree Impact Assessment and Tree Constraints Plan which identifies groups of trees along the site's boundaries. The majority of tree groups comprise of category B trees, whilst Groups G1 and G6 comprise of A category trees.
- 5.39 The proposed soft landscaping plans identify the existing native vegetation which is to be retained, which includes vegetation along the northern and western boundaries, with some existing vegetation to be removed along the southern boundary of the eastern parcel of land.

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- 5.40 Native tree planting is proposed to enhance the area of vegetation being retained along the northern boundaries as well as being incorporated along all other site boundaries.
- 5.41 Species rich grassland is proposed to be provided within the area of public open space together with species rich grassland. Low shrub and ground cover planting is proposed throughout the site to the front of residential properties to soften the appearance of the site and provide interest.

Biodiversity

- 5.42 Pre-application advice identified the need for the application to be accompanied by an Ecological Assessment and biodiversity enhancement. Ecology surveys were undertaken in 2020 and have been repeated again in 2024.
- 5.43 The surveys revealed that the site is divided into two distinct areas comprising of farmland on the western parcel of land, and a previously unmanaged area dominated by scrub on the eastern parcel of land.
- 5.44 Habitats present on the site western parcel of land are broadleaved woodland, improved grassland, and scrub. There is also a drain just outside the western site boundary.
- 5.45 The eastern parcel of land, which was originally dense scrub, has since been subjected to a level of management with the scrub cut back and cleared under the supervision of Cambrian Ecology staff in 2022. This level of supervision was due to the potential presence of hedgehogs. No animals were found during the course of the works. The scrub is now beginning to regenerate but has been regularly managed to prevent future problems at the development stage.
- 5.46 Two 'Invasive Non-Native Species' (INNS) in the form of Montbretia and Spanish bluebell were recorded on the site.
- 5.47 The reptile surveys carried out on both parts of the site in 2020 were all negative.
- 5.48 No protected species were recorded during the survey although there is some potential for nesting birds and hedgehogs to be present in the areas of scrub that will be lost.
- 5.49 The biological records search revealed that there are a large number of hedgehog records in the area which need to be taken into account in the site design for this rapidly declining species, along with records of red squirrel.

5.50 Biodiversity enhancement is proposed within the site in terms of the use of plants of benefit to biodiversity as part of the landscaping proposals, along with habitat enhancement and nest boxes for red squirrel, the provision of bat tubes and bee bricks as an integral part of the fabric of the buildings and the improvements to defunct hedges on the site. These are all identified on the proposed elevation plans and the site boundary plans.

Heritage and conservation

5.51 The Amlwch Conservation Area lies to the south and east of the application site, identified by pink shading in Figure 2.2. The red pins also identify the location of listed buildings nearby which include:

- Bryntirion, Mona Street – Grade II;
- Former stables – coach house at Mona Lodge, Mona Street – Grade II;
- 1-4 Mona Lodge, Mona Street – Grade II; and
- Old National School, Bull Bay Road – Grade II.

5.52 The Supplementary Planning Guidance (SPG) 'Amlwch Conservation Area Character Appraisal' (September, 2009) is a material planning consideration when determining planning applications which may have an impact on the Amlwch Conservation Area. The extent of the Conservation Area has been extended since the adoption of the Amlwch Conservation Area Character Appraisal extending up to include the Old National School (Grade II listed building) and further along Mona Street. It was considered that the early C19th Old National School on Bull Bay Road (A5025) defines the extent of the historic development of the town to the north.

5.53 Mona Lodge and Bryntirion are both historically important listed buildings being the homes of key figures during the early C19th industrial growth of the town. The terrace between the two properties and the terrace on the southern side of the street also help frame and define the form and character of the town. The boundary was extended along Mona Street up to and including the property known as Bryn Hyfryd (formerly Greystones Doctor's Surgery) that completes the historic framing and protects its setting and views.

5.54 The SPG 'Amlwch Conservation Area Character Appraisal' advises that development which affect the conservation area should preserve or enhance its historic character and appearance. The value of the conservation area can be damaged significantly by the loss of its historic details.

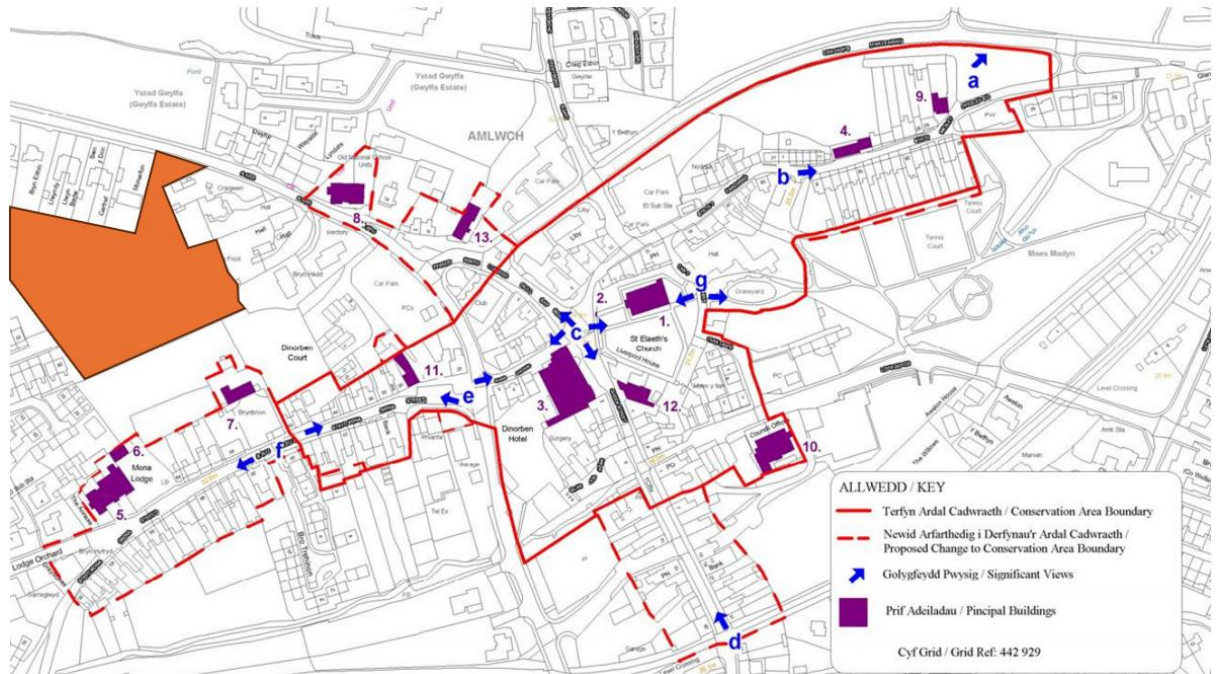
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- 5.55 Amlwch was designated as a Conservation Area in July 1991 as the town's setting, general uniformity of Victorian architectural styles, differing scale, varying roofscape, open spaces, history and overall quality all contribute to its character. Whilst some of the town's more notable buildings are individually listed it is the overall streetscape that makes the major contribution to the quality of the area.
- 5.56 The listed buildings of No's 1-4 Mona Lodge, Former stables-coachhouse at Mona Lodge, Bryntirion and the Old National School are identified as principal buildings within the Conservation Area Character Appraisal. Details of these buildings are provided below:
- 5.57 **No's 1- 4 Mona Lodge** (Grade II Listed Building c.Early C19th): large symmetrically planned town house, once home to James Treweek manager of the Mona Mine, now sub-divided into 4 dwellings. Central block is a 3 storey, 3 window range with entrance below central gable with wings to sides. Having horned sashed windows and slate roof. Brick chimney stacks are prominent having a pair of diagonally set stacks to centre with 6 diagonally set clustered stacks with capping to each wing. A historically significant town house that retains its original character in the symmetry of its design and quality of its detailing.
- 5.58 **Former stables-coachhouse at Mona Lodge** (Grade II Listed Building c.Early C19th): lofted stables-coachhouse built of rubble masonry with brick heads to ground floor openings and hipped slate roof. Retains its original character and forms a group with adjacent townhouse (Mona Lodge).
- 5.59 **Bryntirion** (Grade II Listed Building c.Early C19th): 2 storey with attics, 3 window range with wing to rear. Having stuccoed render with ashlar scoring, rusticated quoins, slate roof, with tall rendered end stacks and moulded wood porch. Once home to a member of the prominent Paynter family who had interest in ship-building, insurance, law, as well as being corn merchants and the builders of Mona Mill.
- 5.60 **Old National School** (Grade II Listed Building 1821): comprising a central storeyed block with arched entrance to front flanked by advanced single storey classroom wings. Built of rubble masonry with dressed limestone dressings having modern, shallow hipped, slate roofs. An ambitiously planned early C19th National School.
- 5.61 The Conservation Area Character Appraisal identifies the location of the Conservation Area (red and red dashed), principal buildings in purple and significant views with blue

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arrows as per Figure 5.2 below, which also include the application site marked in orange.

Figure 5.2 Extract of map from Conservation Area Character Appraisal



5.62 As can be seen from Figure 5.2, the development of the application site for housing would not impact directly on any identified Significant Views within the Conservation Area. The application site would be close to the boundary of the Conservation Area to the south around Bryntirion and Mona Lodge, however, there is an existing dense area of woodland between the application site and the boundary of the Conservation Area and the listed buildings, and therefore in light of this, the development of the site is not considered to impact on the character of the Conservation Area. The northern part of the application site which links through to the A5025/Bull Bay Road to the north, would be landscaped and enhances and would not be considered to impact on the listed building at the National School or the Conservation Area nearby.

5.63 Whilst lying outside the Conservation Area, in terms of building materials, the proposal includes the use of render and grey/green cladding, with natural slate roof which would complement the traditional use of materials within the Conservation Area as identified in the SPG.

Drainage

5.64 Policy PCYFF 6 'Water Conservation' of the JLDP identifies the need for proposals to incorporate. The application is accompanied by a Drainage Strategy and drainage proposals.

Surface water

5.65 Re-use of surface water will be incorporated by way of above ground water butts. Porosity testing has been undertaken and the ground conditions are not deemed feasible to dispose of surface water through soakaways. Surface water would be disposed to a land drainage feature located to the south-western boundary which currently serves the site – surface water flows would be communicated to this water course through controlled rate.

5.66 Surface water drainage has been considered from the outset, with a low area of the site being identified as a suitable area for providing a SuDS basin with green swales along the street frontages which would provide areas of soft landscaping.

Foul water

5.67 Foul water is proposed to be disposed to the existing public sewage system.

Welsh language

5.68 Policy PS1 'Welsh language and culture' advises that the Councils will promote and support the use of the Welsh language in the Plan area. In accordance with the Supplementary Planning Guidance 'Maintaining and creating distinctive and sustainable communities', as the application site is allocated for housing, the effects of the development of up to 50 dwellings comprising of 45 open market and 5 affordable dwellings have already been considered as part of the preparation of the JLDP and found to be acceptable.

5.69 This application is for 40 affordable dwellings comprising of a mix to meet an identified need for housing for local people. The properties would be developed for and ownership would be retained by Isle of Anglesey County Council, providing rental properties for local people who cannot meet their need on the open market.

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- 5.70 The proposal would provide suitable housing to help meet the demand for 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.
- 5.71 Providing housing within this location offers the possibility for local people to be located within easy access to Amlwch, which also has transport links to nearby villages and larger settlements such as Llangefni and Bangor and all of the services and facilities provided therein. This reduces the need to be dependent on private transport or to own a car.
- 5.72 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.
- 5.73 Whilst the proposal relates to housing, it also provides the opportunity to beneficially contribute towards local employment during construction, supporting local construction businesses.
- 5.74 It is concluded that the proposed development would have an overall beneficial effect on the Welsh language and the community within Amlwch 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

- 5.75 Policy ISA 5: 'Provision of Open Spaces in New Housing Developments' advises that housing proposals for 10 or more dwellings in areas where existing open space cannot meet the need of the proposed development, would be expected to provide suitable provision of open spaces.
- 5.76 The application includes the provision of an area of informal open space within the northern part of the site, between the two areas of housing, amounting to 6,198sqm.
- 5.77 No formal play equipment is proposed on the site and a financial contribution towards off-site provision is proposed along with a financial contribution towards outdoor sport provision.

Financial contributions

- 5.78 During pre-application discussions, the Council's Education Section indicated that there is sufficient capacity within local schools to accommodate children from the development and in light of this, no financial contribution towards education would be required.
- 5.79 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 PCYFF 3 of the JLDP states that development should complement and enhance the character and appearance of the site in terms of siting, appearance, scale, height, massing and elevation treatment.

Appearance and materials

6.2 The proposed dwellings would provide a mix of one-bed apartments, two-, three- and four-bed houses and one and two-bed bungalows in the form of semi-detached and detached dwellings.

6.3 Elements from the surrounding properties have been combined to develop a modern but complimentary proposal to this greenfield site. An off-white render provides a sharp, contrasting, modern finish to the rest of the properties.

6.4 Larger glazing panels are provided to the rear elevation to take advantage of the solar heat gain and to provide views out into the gardens. All housing blocks will be developed with a principle gable forming the design feature, with elements of cladding to break up the larger render panels. Smaller canopies provide the occupants with protection from the elements and breaks up the principal elevation.

6.5 An illustration of the proposed appearance of the dwellings is provided in Figure 6.1 below.

Figure 6.1 Illustration of proposed appearance of dwellings



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AERIAL VIEW NORTH - PLOTS 20-40



AERIAL VIEW SOUTH - PLOTS 20-40



AERIAL VIEW WEST

Environmental sustainability

- 6.6 Careful consideration has been given to sustainability of the proposed development, in accordance with policy PS5 of the JLDP.
- 6.7 The provision of affordable dwellings would provide housing for the local community. The homes have been designed to meet WDRQ 2021 and Lifetime Homes requirements.
- 6.8 With utility prices on the rise these homes have been developed with an efficient thermal envelope, high level of air tightness, a combination of solar PV's to generate electricity with the provisions of future battery storage and an ASHP with internal provisions for the unit to assist in the reduction of fuel poverty. Provisions provided for future car charging points are made.
- 6.9 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.
- 6.10 The proposal ensures the safety and amenity of the public and safeguards the environment from the adverse effects of pollution of water, land or air, hazards from industry, and associated noise, odour or vibration arising from the development.
- 6.11 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 residents being a key consideration as well as the need to protect and enhance the safety of the surrounding community.
- 6.13 The site has been developed to achieve Gold standard Secure by Design. No comments were received other than to highlight typical Secure by Design standards for windows/doors etc.
- 6.14 The development would be easily accessible by private and public transport, as outlined within section 7 of this report, with the nearest bus stop located within 300m

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from the application site (near Amlwch Library) with another bus stop within 450m along Lon Bach.

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 PS 4: Sustainable transport, development and accessibility; and
 - Policy TRA 2: Parking standards.

Movement to, from and within the development

- 7.3 Two points of vehicular access would be provided from Maes Mona; one continuing the access road towards the north between numbers 46 and 47 Maes Mona and the other following the access road to the east, between numbers 29 and 50 Maes Mona.
- 7.4 Within the site, two internal access roads which would be designed to be up to adoptable standards would provide access to the dwellings within each phase of development.
- 7.5 Pedestrian pavements are proposed within the site to provide safe routes for pedestrians. Pedestrian routes are also proposed within the area of public open space to the north of the site, providing a link on foot through to Bull Bay Road to the north.
- 7.6 The application is accompanied by a Transport Statement as requested by the Local Highway Authority during pre-application discussions.
- 7.7 The Transport Statement considers that the existing site access points provide suitable vehicular visibility for the development.
- 7.8 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

- 7.9 PPW supports the transport hierarchy, which prioritises sustainable means of transport, including walking, cycling and public transport, over travelling by private car. TAN 18 encourages development to take place in areas which would reduce car dependency and increase social inclusion.
- 7.10 At a local level, Policy PS 4 advises that development will be located so as to minimise the need to travel.
- 7.11 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.
- 7.12 The site is located within easy walking distance of a bus route linking Amlwch with nearby villages such as Bull Bay, Cemaes, Llanfechell, Carreglefn, Rhosgoch, Pentrefelin and Llanfachraeth, as well as other larger settlements such as Llangefni and Bangor allowing links with other destinations further afield. The nearest bus stop is located about 300m walk away near Amlwch Library. Access to the site by foot and public transport ensures that future occupiers are not reliant on car ownership.
- 7.13 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

- 7.14 Each dwelling is served by two parking spaces, each apartment would have one parking space and the four-bed dwelling would have three parking spaces, providing a total of 56 car parking spaces. This is slightly lower than the requirements as set out in the SPG in relation to parking which requires 65 spaces, however that site offers opportunity to travel by non-car transport modes and encourage residents to choose to travel by sustainable modes.
- 7.15 Car parking spaces will be provided to the front/side of the proposed dwellings. The proposal includes the formation of internal access road with adequate turning space to allow site users to enter and leave the site in a safe manner.

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- 7.16 Two car parking spaces are provided for each two and three bed dwellings. One car parking space is provided for each one and two bed bungalow. Three car parking spaces are provided for each four-bed dwelling.
- 7.17 Nine visitor car parking spaces are proposed to be provided to the north of the row of existing terraced dwellings (47-50) of Maes Mona. White lining is proposed to be provided to formalise four parking spaces on the second entrance into the application site to the east near 50 Maes Mona.
- 7.18 The proposed car parking provision is therefore considered appropriate within the context of the site and its sustainable location.

8. Conclusion

- 8.1 The proposal relates to an application for an affordable housing scheme of 40 residential dwellings on land to the north of Maes Mona, Amlwch. The application site is an allocated site for housing in the JLDP and is owned by Isle of Anglesey County Council, who intend to develop the site to provide 40 affordable homes to meet the needs of local people for rental properties.
- 8.2 There is clearly an identified need for smaller one-, two- and three-bed housing in Amlwch which cannot be met by current supply. This proposal would seek to meet the identified need within the town.
- 8.3 The proposal would offer a mix of one-, two-, three- and four-bed dwellings and the proposed mix is supported by the Council's Housing Strategy team.
- 8.4 As demonstrated throughout this report, we consider the proposal to be in accordance with the adopted policies within the JLDP, as well as the overarching principles of the PPW and the new national guidance Building Better Places. We therefore consider that the proposed development is acceptable.

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