



Proposed development of 28no. dwellings (affordable homes) on land at Heol Dirion, Colwyn Bay.

Supporting Planning Statement

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1. Planning Statement

- 1.0. This statement should be read in conjunction with the other documents submitted with the application.

Site Background & Description

- 1.1. The site is identified as a contingency housing site by the Council. It is currently an open field.
- 1.2. The site is within comfortable walking distance of shops and services and is abutting a residential area.
- 1.3. The area immediately surrounding the Site is predominately residential with a suburban character.

Proposed Development

- 1.4. The Applicant proposes the development of the site for 28 dwellings and associated landscaping, gardens, access and infrastructure.
- 1.5. The development would be of a design and character suitable to the local area. See 'Saer' Design and Access Statement for details.
- 1.6. Access to the site is off Heol Dirion and is detailed within the Highways Technical Note provided with the application.
- 1.7. The application is being made by Wales and West Housing Association (WWHA). The Housing Association propose that the dwellings will be made available as affordable social rented properties to meet general need.
- 1.8. The application is supported by the following documentation:

Drawings:

Location Plan

P1315-HDC-SAL-01-ZZ-DR-A-0003_P2_ProposedSitePlanSite Elevations
P1315-HDC-SAL-01-ZZ-DR-A-0005_P1_ProposedSiteElevations
P1315-HDC-SAL-01-ZZ-DR-A-0006_P1_ProposedSiteSections
P1315-HDC-SAL-01-ZZ-DR-A-0007_P1_ProposedSite3Ds
P1336-WWH-SAL-05-ZZ-DR-A-0015_P1_1B2PBungType
P1336-WWH-SAL-07-ZZ-DR-A-0017_P1_2B4PHouseType
P1336-WWH-SAL-08-ZZ-DR-A-0018_P1_3B5PHouseType

- Drainage Strategy
- Landscape Plan
- Planting Schedules
- Outline Plantin Spec
- Preliminary Ecological Assessment
- Green Infrastructure Statement
- Design and Access Statement
- Linguistic Impact Assessment
- Arboriculture Impact Assessment
- Tree Survey
- PAC Report and Appendices

Policy Review

Principle

- 1.9. Policy HOU/1 states that over the period 2007 to 2022 the Council wil plan, monitor and manage the delivery of approximately 6,520 new dwellings (at an average annual rate of 478 new dwellings) inclusive of completions, commitments, windfall and new allocations and a contingency level of up to approximately 7,170 dwellings. The policy states that the basis for release of contingency sites is if the Joint Housing Land Availability Study (JHLAS) indicates that the Council is unable to achieve a five year housing land supply, the Council will release a site (or sites) from the list of contingency sites, in order to increase the housing land supply. The release of contingency sites will be based on the following criteria:

- i) The location of the site within the spatial strategy, with priority being given to the release of a site in the same area where a shortfall in the land supply has been identified; and
- i) The ranking of the site within BP/21, with priority being given to releasing the highest ranking contingency sites.

There are a number of reasons why the level of housing built in Conwy has been significantly below the level required by the TAN1 residual method calculation, which has resulted in a failure to achieve a five-year land supply since adoption of the LDP. Due to the extent of housing shortfall, even including contingency sites in the land supply, it is insufficient to achieve a five-year supply. The latest JHLAS demonstrates a significant shortfall, even with contingency sites included in the land supply.

- 1.10. Most new development will take place within, and on the fringe of, the urban areas. Over the Plan period 85% of the housing development will be located

primarily within, and on the fringe of, the urban areas to reflect the spatial priorities of contributing to the creation of sustainable communities. Urban areas will be key in the provision of a combination of market and affordable housing for local need on both allocated and windfall sites. The recent change to PPW and revocation of TAN1 have removed the previous requirement to maintain a five year supply of housing, with monitoring now focused on housing delivery against the trajectory contained in the local development plan. The latest housing completions data available for Conwy is for 2018-19. Under the new methodology, housing completions in Conwy were 134 dwellings (30%) below the LDP annual requirement in 2018-19, and 2,078 (40%) below the cumulative LDP delivery requirement for 2007-2019. This compares to a 2.5 year supply in the last (2019) JHLAS report. Both methods demonstrate a significant shortfall in housing delivery against the Conwy LDP target. The proposal would represent a modest but significant contribution to the housing delivery targets, on a sustainable previously developed site. It is clear that weight must be given to the issue of housing under delivery in Conwy. However, it is accepted that this benefit must be balanced against other material considerations.

- 1.11. The development is therefore acceptable in principle, subject to sustainability principles and impact on visual amenity/landscape, residential amenity, biodiversity/nature conservation, trees/landscaping, highway safety, flood risk etc.

Housing mix

- 1.12. In terms of housing mix, the site will deliver a scheme 100% affordable homes, in a location where it is much needed.

Biodiversity and Nature Conservation

- 1.13. DP/3, DP/4, NTE/1 and NTE/3 state that nature conservation is a material consideration. A Preliminary Ecological Assessment and Green Infrastructure statement has been provided with the application. These identify the mitigation required as a result of the development, as well as opportunities for betterment.
- 1.14. A tree report and constraints plan has been provided with the application. Although it is proposed that some trees are removed, the development will also provide replacement specimens in better condition, as set out in the 'Tree Survey Schedule'
- 1.15. PPW requires development to deliver biodiversity enhancement over and above the mitigation requirement. The applicant has no objection to this being conditioned, should planning permission be granted.

Amenity

- 1.16. DP/3 and DP/4 state that residential amenity is a material consideration.
- 1.17. The site is adjacent to existing housing development, but the distance of the development from existing housing has been designed to avoid overlooking and overshadowing. Similarly, the development itself is designed to protect the amenity of potential future occupiers.
- 1.18. It is therefore concluded that the proposed design is in compliance with DP/3 and DP/4.

Highways

- 1.19. DP/3, DP/4, STR/2 and STR/3 require development to address highway related matters such as access, parking, travel mitigation, etc. STR/4 supports non-motorised travel. STR/2 and the associated SPG LDP2 – Parking Standards set out parking requirements for different land uses.
- 1.20. The Technical Highways note provided with the application sets out the scheme’s compliance with all relevant highways policies and requirements.

Drainage

- 1.21. NTE/8 and NTE/9 require adequate surface water and foul water drainage facilities to serve the development. Policy NTE/8 sets presumption in favour of sustainable drainage systems for the disposal of surface water, and Policy NTE/9 requires the provision of foul drainage to an adopted sewer wherever possible.
- 1.22. Foul and surface water disposal is proposed via discharge into public sewers; in the case of surface water, this is to be attenuated to allow discharge at a betterment to existing. The application is supported by a full drainage scheme for foul and surface water and this has been submitted as part of the application documents.

Welsh Language and Cultural Identity

- 1.23. A Linguistic Assessment has been provided with the application. The Assessment has therefore established that in relation to matters of population characteristics, quality of life, economic factors, infrastructure supply, social and culture and aspects the perceived impacts of the proposal are neutral and positive. Further details are within the assessment itself.