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PLANNING

**LAND AT BRYN MORFA, BODELWYDDAN
DESIGN, ACCESS AND PLANNING STATEMENT
MAXI DEVELOPMENTS NW LTD
APRIL 2021
2018.108_06**

**DRAFT ISSUED FOR PRE-APPLICATION
CONSULTATION**

Conwy | 20 Connaught House, Riverside Business Park, Benarth Road, Conwy LL32 8UB

Chester | 1 Aldford House, Bell Meadow Business Park, Pulford, Chester CH4 9EP

Design, Access and Planning Statement



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Author:	Georgia Crawley / Sarinah Farooq MPlan (Hons)		
Checker:	Rhys Davies MRTPI		
Reviewer:	Rhys Davies MRTPI		
Approved by:	Rhys Davies MRTPI		
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Contents

1. Introduction.....	1
2. The site and context	2
3. The proposed development	5
4. Policy context.....	6
5. Main considerations.....	18
6. Other design considerations	30
7. Accessibility	33
8. Conclusion.....	35

1. Introduction

- 1.1 This Design, Access and Planning Statement accompanies an application by Maxi Developments NW Ltd for the demolition of one dwelling and erection of 28 dwellings including the creation of new vehicular access, internal access road and associated works at on land at Bryn Morfa, Bodelwyddan, Denbighshire, LL18 5TT.
- 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 or more dwellings. The proposed development exceeds the number of dwellings 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 Denbighshire Local Development Plan (LDP), which was adopted on 4th June 2013.

2. The site and context

- 2.1 The application site comprises the dwelling known as 22 Bryn Morfa, Bodelwyddan, along with a parcel of former agricultural land to the rear of the dwelling. The site adjoins an established residential area. Residential properties are located adjoining the south and western boundaries of the site.
- 2.2 The application site directly adjoins the existing housing and the development boundary along Bryn Morfa, Bryn Dedwydd and Morfa View to the south and west. To the east, the application site is adjoined by allotments which are accessible via the community facilities to the south-east. The site will provide pedestrian links down to the community facilities and allotments which will improve connectivity throughout the area.
- 2.3 The land is difficult to farm as it has a number of inaccessible corners and is narrow. The site would be a logical extension to the settlement of Bodelwyddan, essentially rounding-off the current form of the built environment.
- 2.4 The site is within walking distance to a range of facilities, including shops, employment sites and the local primary school.

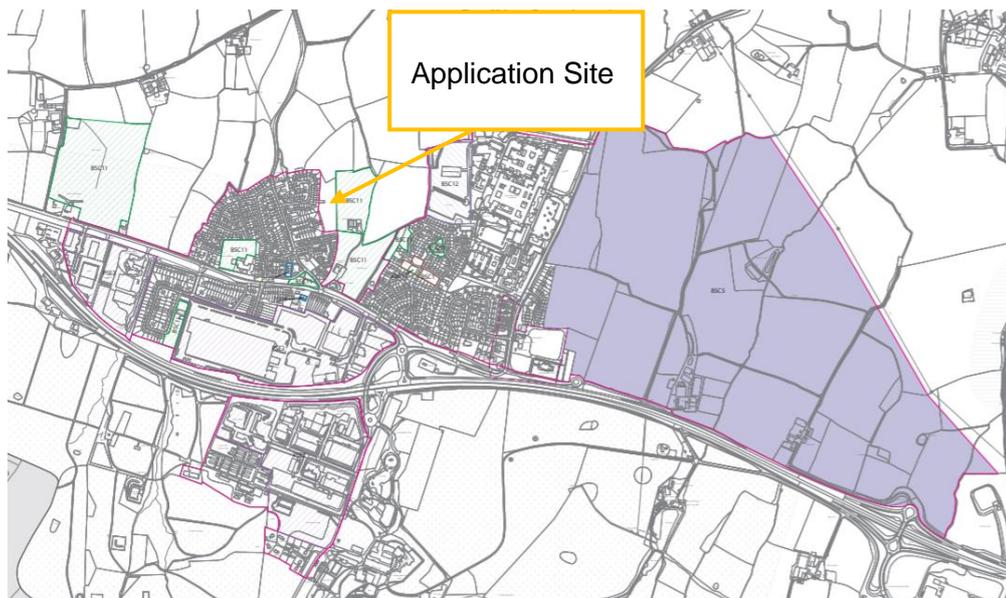
Figure 2.1 Aerial image identifying location of site within its immediate context



Design, Access and Planning Statement

- 2.5 There is a bus stop located approximately 100m from the proposed site access, along Abergele Road. The bus stop is served by bus services 13 (Prestatyn – Llandudno) and 45 (Rhyl – Glan Clwyd Hospital via Kinmel Bay). These services provide regular services between 06:25 – 00:31.
- 2.6 The boundaries of the site benefit from a good level of screening which will be retained and enhanced as part of the development.
- 2.7 The surrounding residential properties consist of a mixture of one and two storey houses, constructed from a range of materials including brickwork, render, stone, pebble dash and slate.
- 2.8 The application site is located within the Main Centre settlement of Bodelwyddan which is identified as one of the main locations for growth within the Denbighshire LDP Growth Strategy. Bodelwyddan included a Key Strategic Site for housing, under policy BSC5 of the LDP, as this area was due to be the focus of main growth in the county with 1,715 dwellings units to be delivered during the plan period. To date, no units have been delivered on this Key Strategic Site.
- 2.9 The plan extract in Figure 2.2 identifies the site in relation to the Key Strategic Site (which is indicated in purple within the extract below).

Figure 2.2 Extract of Bodelwyddan LDP Proposals Maps



Design, Access and Planning Statement

- 2.10 In terms of the location of the development and its appropriateness for a residential development, the application site is located within Bodelwyddan which is identified as Main Centre and focus for development within the LDP. Bodelwyddan offers a wide range of services and community facilities, in addition to the range of employment opportunities that are available locally.
- 2.11 Ysgol Y Faenol Primary School is located within the settlement and is within walking distance of the site. Welsh-medium Glan Clwyd Secondary School is a short distance away in St Asaph or, alternatively, Ysgol Emrys Ap Iwan, an English-medium school, is located in Abergele. Both of these are easily accessible from the application site. There are also several facilities and services available in the immediate area such as a pharmacy, convenience store, church, village hall, golf club, employment areas, public house and children's play areas.
- 2.12 Therefore, it is evident that the application site is located within an accessible and sustainable location which is well connected to other locations within North Wales via the A55, which is an approximate 3-minute drive away from the site.

3. The proposed development

- 3.1 The proposal is for the demolition of the one dwelling and erection of 28 dwellings including the creation of new vehicular access, internal access road, pedestrian link to the adjacent allotments, with associated drainage works, landscaping and parking.
- 3.2 The proposed mix of dwellings to be delivered through the development would comprise of the following:
- 1 x detached, four bedroom, six person house (with internal garage);
 - 1 x detached, three bedroom, five person house;
 - 18 x semi-detached, three bedroom, five person houses; and
 - 8 x semi-detached, two bedroom, four person houses.
- 3.3 Of the 28 dwellings proposed, three dwellings would be provided within the site as affordable dwellings for local housing need, and would remain so in perpetuity. The remainder would be open market dwellings.
- 3.4 An existing dwelling known as 22 Bryn Morfa is proposed to be demolished in order to provide the access into the site from the highway, Bryn Morfa, which is located along the western boundary of the site.
- 3.5 A pedestrian footway is also proposed within the site to provide access to the allotments and Bodelwyddan Community Centre where there is an equipped children's play area, located to the east and south-east of the site.
- 3.6 The proposed development would also incorporate two attenuation ponds on site as part of the SuDS surface water drainage scheme to serve the proposed development.
- 3.7 Additionally, proposed landscaping would strengthen and enhance the existing vegetation along the boundaries of the application site. Notable trees along the boundary are proposed to be retained as part of this application.
- 3.8 The cumulative impact of the proposed landscaping and attenuation ponds would provide biodiversity gains and enhancement within the site.

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 11, (2021);
- Future Wales The National Plan 2040 (2021);
- Building Better Places: The Planning System Delivering Resilient and Brighter Futures (2020);
- Technical Advice Note (TAN) 5: Nature Conservation;
- TAN 12: Design;
- TAN 15: Development and Flood Risk;
- TAN 18: Transport;
- TAN 20: The Welsh Language.

4.3 Relevant national planning policies are listed in table 4.1.

Table 4.1 Summary of national planning policy and guidance

Policy	Summary of policy
Planning Policy Wales (Edition 11), 2021	<p>The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places.</p> <p>PPW defines “sustainable development” as “the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals.</p>

Design, Access and Planning Statement

	<p>Acting in accordance with the sustainable development principle means that a body must act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.”</p> <p>PPW sets out that sustainable places are the goal of the land use system in Wales, which should create places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly.</p> <p>Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well-being, creating prosperity for all.</p> <p>PPW provides that the most appropriate way to implement sustainable development is to adopt a placemaking approach to plan making, policy and decision making.</p> <p>“Placemaking” is a holistic approach to the planning and design of development and spaces, focused on positive outcomes. It draws upon an area’s potential to create high quality development and public spaces that promote people’s prosperity, health, happiness, and well being in the widest sense. Placemaking considers the context, function and relationships between a development site and its wider surroundings. This will be true for major developments creating new places as well as small developments created within a wider place.</p> <p>Where there is a need for sites, but it has been clearly demonstrated that there is no previously developed land or underutilised sites (within the authority or neighbouring authorities), consideration should then be given to suitable and sustainable greenfield sites within or on the edge of settlements.</p> <p>The Active and Social theme of planning policy covers transport, housing, retail and commercial development, community facilities and recreational spaces.</p> <p>This theme supports and enables the provision of a range of well-designed and located homes which are well connected to existing retail and commercial centres situated at the heart of our</p>
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Design, Access and Planning Statement

	<p>communities and job opportunities. It emphasises that when planning and managing future development planning authorities need to ensure that residents of existing and new communities have access to jobs and an appropriate range of community facilities including recreation, leisure, health and education. It promotes retail and commercial centres as hubs, for a range of activities, recognising their social, cultural and economic importance. It acknowledges the significance of community facilities and recreational spaces for our health, well-being and quality of life and specifically protects and promotes these uses in line with the overarching national sustainable placemaking outcomes.</p> <p>It aims to ensure new development is located and designed in a way which minimises the need to travel, reduces dependency on the private car and enables sustainable access to employment, local services and community facilities.</p> <p>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</p> <p>The planning system must:</p> <ul style="list-style-type: none">• identify a supply of land to support the delivery of the housing requirement to meet the differing needs of communities across all tenures;• 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• focus on the delivery of the identified housing requirement and the related land supply. <p>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 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</p>
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Design, Access and Planning Statement

	<p>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.</p> <p>Planning authorities must use their housing trajectory as the basis for monitoring the delivery of their housing requirement. Accurate information on housing delivery assessed against the trajectory is necessary to form part of the evidence base for development plan Annual Monitoring Reports (AMRs) and for subsequent plan review. Underdelivery against the trajectory can itself be a reason to review a development plan. The monitoring of housing delivery for AMRs must be undertaken by planning authorities in accordance with the guidance set out in the Development Plans Manual.</p> <p>Planning authorities should also identify where interventions may be required to deliver the housing supply, including for specific sites. There must be sufficient sites suitable for the full range of housing types to address the identified needs of communities, including the needs of older people and people with disabilities.</p> <p>Planning authorities, landowners and house builders must work together constructively to identify deliverable housing land in sustainable locations for development. When identifying sites to be allocated for housing in development plans, planning authorities must follow the search sequence set out in paragraphs 3.37-3.38, starting with the re-use of previously developed and/ or underutilised land within settlements, then land on the edge of settlements and then greenfield land within or on the edge of settlements. This process should be undertaken for housing market areas and will require collaboration between planning authorities where these areas cover more than one authority. The aim should be to make the best possible use of previously developed land in preference to greenfield sites across the market area as a whole.</p> <p>A community's need for affordable housing is a material planning consideration which must be taken into account in formulating</p>
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Design, Access and Planning Statement

	<p>development plan policies and determining relevant planning applications.</p>
<p>Future Wales: The National Plan 2040 (FWTNP)</p>	<p>Policy 7 “Delivering Affordable Homes” of the FWTNP states: <i>The Welsh Government will increase delivery of affordable homes by ensuring that funding for these homes is effectively allocated and utilised.</i> <i>Through their Strategic and Local Development Plans planning authorities should develop strong evidence based policy frameworks to deliver affordable housing, including setting development plan targets based on regional estimates of housing need and local assessments. In response to local and regional needs, planning authorities should identify sites for affordable housing led developments and explore all opportunities to increase the supply of affordable housing.</i></p> <p>Policy 11 “National Connectivity” states: <i>Planning authorities must ensure that, where appropriate, new development contributes towards the improvement and development of the National Cycle Network and key links to and from it.</i></p> <p>Policy 12 “Regional Connectivity” states: <i>Active travel must be an essential and integral component of all new developments, large and small. Planning authorities must integrate site allocations, new development and infrastructure with active travel networks and, where appropriate, ensure new development contributes towards their expansion and improvement.</i> <i>Planning authorities must act to reduce levels of car parking in urban areas, including supporting car-free developments in accessible locations and developments with car parking spaces that allow them to be converted to other uses over time. Where car parking is provided for new non-residential development, planning authorities should seek a minimum of 10% of car parking spaces to have electric vehicle charging points.</i></p>
<p>Building Better Places: The Planning System Delivering Resilient and Brighter Futures (July 2020)</p>	<p>This document emphasises the importance for the consideration of health and well-being throughout the planning system of Wales.</p> <p>The document sets out ways for which future development and the planning system must move forward following the significant impact that Covid-19 has had on communities. It emphasises the importance of creating homes that are life-long, adaptable, secure and affordable.</p>

Design, Access and Planning Statement

	<p>The document states that we need to “...ensure we are building homes and neighbourhoods that are great places to live, with easy access to services and appropriate infrastructure and greenspace”.</p> <p>The guidance also notes that Covid-19 has demonstrated that planning decisions can be undertaken quickly and effectively and continues to encourage this.</p>
<p>TAN 5 Nature Conservation and Planning</p>	<p>TAN 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; <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 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</i></p>

Design, Access and Planning Statement

	<p><i>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>
TAN 18 Transport	<p>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),</i></p>

Design, Access and Planning Statement

	<p><i>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>
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Local planning policy and guidance

- 4.4 The adopted development plan consists of Denbighshire Local Development Plan (LDP), which was adopted on 4th June 2013. Table 4.2 provides a summary of local planning policy which is of relevance to the proposed development.
- 4.5 Section 38(6) of the Planning and Compulsory Purchase Act 2004 instructs that planning applications must be determined in accordance with the adopted plan unless material considerations indicate otherwise.
- 4.6 The Denbighshire LDP identifies Bodelwyddan as a Main Centre which is where much growth will occur. The LDP states that *'Bodelwyddan will have become a much-expanded settlement serving much of the housing and employment needs of the north of the County. The employment allocations at Bodelwyddan and St Asaph will be supporting the regeneration of Rhyl and also providing attractive opportunities for inward investment and expansion of high-quality businesses within the County. Transport linkages between the A55 corridor and the coast will have been improved through the increased viability of public transport services due to the rise in population in this area.'*
- 4.7 A Key Strategic Site for housing was identified within Bodelwyddan within the LDP under policy BSC5, as this area was due to be the focus of main growth in the county with 1,715 units to be delivered on the site. The Council's latest Annual Monitoring Report (AMR) 2020 confirms that nil houses have been developed on this site to date, and confirms that completions are not forecasted on site until after 2025.

Design, Access and Planning Statement

4.8 The relevant LDP planning policies that would be applicable for residential development in this location are as follows:

- Policy RD5 – The Welsh language and the social and cultural fabric of communities
- Policy BSC1 – Growth Strategy for Denbighshire
- Policy BSC3 – Securing infrastructure contributions from Development
- Policy BSC4 – Affordable Housing
- Policy BSC11 – Recreation and open space
- Policy VOE5 – Conservation of natural resources
- Policy VOE6 – Water management
- Policy ASA3 – Parking standards

4.9 The Council has adopted a suite of Supplementary Planning Guidance Notes (SPGs) which amplify development plan policies and provide further information and guidance to developers. The following SPGs would apply to residential development in this location:

- Supplementary Planning Guidance Note: Affordable Housing
- Supplementary Planning Guidance Note: Conservation and Enhancement of Biodiversity
- Supplementary Planning Guidance Note: Parking Requirements in New Developments
- Supplementary Planning Guidance Note: Planning for Community Safety
- Supplementary Planning Guidance Note: Planning Obligations
- Supplementary Planning Guidance Note: Planning and the Welsh language
- Supplementary Planning Guidance Note: Recreational Public Open Space
- Supplementary Planning Guidance Note: Residential Development
- Supplementary Planning Guidance Note: Residential Development Design Guide
- Supplementary Planning Guidance Note: Residential Space Standards
- Supplementary Planning Guidance Note: Trees & Landscaping

Design, Access and Planning Statement

Table 4.2 Summary of local planning policy and guidance

Policy	Summary of policy
Policy RD5 - The Welsh language and the social and cultural fabric of communities	<p>The Policy states that in determining all planning applications, the needs and interests of the Welsh language will be taken into account. Development could be refused if its size, scale or location would cause significant harm to the character and language balance of a community.</p> <p>To be able to make an informed decision on applications that may have an effect on the future of the Welsh language within communities, applicants will normally be expected to submit a More detailed assessment in the form of a “Community and Linguistic Impact Assessment” to accompany a planning application in all settlements where developments are on a larger scale comprising proposals of the following kind: 20 residential units or more.</p> <p>The policy goes on to state that; <i>“Developers will be expected to provide bilingual signage as a minimum means of promoting the Welsh language. In appropriate circumstances, mitigation against any adverse effect will be secured through requiring a financial contribution by Section 106 or other means.”</i></p>
Policy BSC1 – Growth Strategy for Denbighshire	<p>New housing within the County will be required to meet the needs of local communities and to meet projected population changes. In order to meet these needs the Local Development Plan makes provision for approximately 7,500 new homes to 2021. Developers will be expected to provide a range of house sizes, types and tenure to reflect local need and demand and the result of the Local Housing Market Assessment.</p>
Policy BSC3 – Securing infrastructure contributions from Development	<p>Where relevant, development will be expected to contribute to the provision of infrastructure to meet the additional social, economic, physical and/or environmental infrastructure requirements arising from the development. The Council's priorities, which will vary depending on the nature and location of development, are:</p> <ul style="list-style-type: none"> i) affordable housing (in accordance with Policy BSC 4); ii) recreation and open space (in accordance with Policy BSC 11); iii) sustainable transport facilities (in accordance with Policy ASA 2); iv) regeneration (in accordance with Policy PSE 1); v) Council priorities current at the time of application in line with other issues identified in the Local Development Plan, or by the local community
Policy BSC4 – Affordable Housing	<p>Approximately 2,250-3,000 affordable homes will be provided over the plan period.</p> <p>All developments of 3 or more residential units are expected to provide a minimum of 10% affordable housing either on site on developments of 10 or more residential units or by way of a financial contribution on developments of less than 10 residential units.</p> <p>Sales prices will be monitored through the Annual Monitoring Report and should sale prices increase 10% above the 2009 sale price data as</p>

Design, Access and Planning Statement

	<p>indicated in the DVS Affordable Housing Viability Study (2009) all residential developments of 3 or more units will be expected to provide a minimum of 30% affordable housing on site. Once sale prices increase to 20% above the 2009 sale price data as indicated in the DVS Affordable Housing Viability Study (2009) developments of less than 3 dwellings will be expected to make a financial contribution to the provision of affordable housing.</p> <p>All homes permitted through Policies BSC 6, BSC 8, BSC 9 and PSE 4 will be affordable housing for local needs.</p> <p>In recognition of differing characteristics throughout the County, negotiations to determine the actual provision of affordable housing will be based on factors outlined in the Council's Affordable Housing Supplementary Planning Guidance.</p> <p>In the interests of creating and maintaining sustainable mixed communities, proposals for 100% affordable housing sites will only be considered on sites of 10 units or less.</p>
<p>Policy BSC11 – Recreation and open space</p>	<p>Existing recreation, public open space, allotments and amenity greenspace will be protected and where possible enhanced.</p> <p>Development that would result in the loss of public or private land with recreational and/or amenity value will only be permitted where alternative outdoor provision of equivalent or greater community benefit is provided.</p> <p>* The County minimum standard of 2.4 hectares per 1,000 population will be applied to all development sites.</p> <p>* Open space should always be provided on site. Commuted sums will only be accepted where it demonstrates that development would not be financially viable should the full requirement for open space be provided on site or where it is impractical to provide the full requirements for open space on site.</p> <p>* Where there is no identified shortfall of open space in the local area the Council will, where appropriate, expect developers to make a financial contribution by means of a commuted sum to mitigate the impact of increased usage on the existing open space and equipment in the area.</p>
<p>Policy VOE5 – Conservation of natural resources</p>	<p>Development proposals that may have an impact on protected species or designated sites of nature conservation will be required to be supported by a biodiversity statement which must have regard to the County biodiversity aspiration for conservation, enhancement and restoration of habitats and species.</p> <p>Where the overall benefits of a development outweigh the conservation interest of a locally protected nature site, mitigation and enhancement measures in or adjacent to these sites should be an integral part of the scheme.</p> <p>If necessary, measures required to mitigate likely adverse effects on the qualifying features of statutory designated sites should be put in place prior</p>

Design, Access and Planning Statement

	<p>to the commencement of development. Measures required to offset any likely adverse effects will be secured by planning conditions and/ or planning obligations.</p> <p>Planning permission will not be granted for development proposals that are likely to cause significant harm to the qualifying features of internationally and nationally designated sites of nature conservation, priority habitats, priority species, regionally important geodiversity sites, or to species that are under threat.</p>
<p>Policy VOE6 – Water management</p>	<p>All development will be required to incorporate water conservation measures, where practicable. Major development proposals (greater than 1,000 sqm floorspace or 10 dwellings) should be accompanied by a Water Conservation Statement.</p> <p>All development will be required to eliminate or reduce surface water run-off from the site, where practicable. The run-off rates from the site should maintain or reduce pre-development rates</p>
<p>Policy ASA3 – Parking standards</p>	<p>Development proposals, including changes of use, will be expected to provide appropriate parking spaces for cars and bicycles. If the use of a property or premises requires parking infrastructure for mobility impaired people, these facilities will be taken into account when determining the amount of parking space required. Consideration will be given to the following circumstances (where they apply) in determining parking provision:</p> <ul style="list-style-type: none"> • The site is located within a high-densely populated area; • Access to and availability of public transport is secured; • Parking is available within reasonable distance of the site; • Alternative forms of transport are available in the area.

5. Main considerations

Principle of development

- 5.1 The application site is located on land adjoining the development boundary of Bodelwyddan, as defined in the LDP, which under normal planning policy would elude to it being delivered as an exception site where a proven need for affordable housing was evidenced.
- 5.2 However, the application is proposed for a mixed open market and affordable housing development. As the development site is technically located within the countryside, the provision of open-market housing in this location would be contrary to policy.
- 5.3 Therefore, it would appear that the proposed development would be a departure from the LDP.

Review of housing land supply

- 5.4 On 26th March 2020, the Minister for Housing and Local Government published a letter which detailed changes to national policy, following the earlier 'Call for Evidence' in relation to the delivery of housing through the planning system. This letter announced changes to the previous edition of PPW (edition 10), the revocation of TAN1 and publication of a new Development Plans Manual (DPM) Edition 3. The purpose of these amendments were to fundamentally change the way in which housing delivery and housing land supply is monitored in Wales.
- 5.5 The change has removed the previous requirement, in PPW (edition 10) and TAN1 for Local Planning Authorities to maintain a 5-year supply of housing, with monitoring now focussed on housing delivery against the trajectory contained in the Local Development Plan (LDP).
- 5.6 Paragraph 4.2.11 of the newly published PPW (edition 11) (February 2021) establishes this approach; Local Planning Authorities are required to produce Annual Monitoring Reports (AMRs) for their respective LDPs in order to assess the progress and effectiveness of the LDP, including whether the delivery of housing within the plan area is set to meet the housing trajectory within the LDP. PPW states that ..."*underdelivery against the trajectory can itself be a reason to review a development plan*".

Design, Access and Planning Statement

- 5.7 Taking into account the matters discussed above, following the changes to national guidance, it is clear that weight must be given to the issue of housing under-delivery within Bodelwyddan.
- 5.8 The application site is located in Bodelwyddan which is identified as a Main Centre, one of the main locations for growth in the Denbighshire LDP Growth Strategy. Bodelwyddan has a Key Strategic Site for housing allocated under policy BSC5 of the LDP as this area was due to be the focus of main growth in the County with 1,715 units to be delivered.
- 5.9 The Council's latest Annual Monitoring Report (AMR) 2020 confirms that nil houses have been developed on this site to date, and confirms that completions are not forecasted on this site until beyond the year 2025.
- 5.10 Outline planning permission (ref: 40/2013/1585) was granted on the Key Strategic Site on 21 March 2016 for the mixed use development, within which 1,715 dwellings were included to be delivered. A subsequent non-material amendment application (ref: 40/2020/0590) was granted in August 2020 for the amendment to wording of conditions to the outline permission, enabling the submission of a reserved matters application prior to the discharge of conditions 9 and 26 of the permission. The reserved matters applications would have needed to have been submitted by 21 March 2021; failure to do so would have resulted in the outline planning permission lapsing.
- 5.11 From conducting a search on the Council's interactive mapping system, it is noted that no records of any reserved matters applications have been submitted to the Council for the Key Strategic Site. Taking this into account, and by virtue of the content within the AMR above, it is reasonable to question the delivery of this site in the near future, and as such, the provision of the 1,715 dwellings would not be forthcoming in the near future.
- 5.12 The Council's AMR 2020 identifies the local performance of the policies within the adopted LDP; where the performance indicator is identified as "RED", it means that the policy indicator met the trigger level for action or review, and the local policy must be reviewed accordingly. The AMR confirms that the performance level of policy BSC1 of LDP "Meet the housing needs of the County" over the monitoring period of 01 April 2019 to 31 March 2020 was indicated as "RED" in terms of the number of new houses granted planning permission and the number of new homes completed annually. The total number of dwellings built in 2019/2020 in Denbighshire was 161 dwellings (62

Design, Access and Planning Statement

affordable and 99 market dwellings (not including replacement dwellings and demolitions)).

- 5.13 The Council's Draft Preferred Strategy for the upcoming revised LDP 2018 – 2033 sets out an annual figure of 218 residential units to be provided annually; this is compared to 750 residential units for Period 3 in the adopted LDP. The AMR confirms that until the adoption of the new LDP, the policy will continue to be highlighted as “under-performing”. Therefore, is it considered that the proposed development should be assessed against the current growth strategy within policy BSC 1 of the current LDP.
- 5.14 It is clear that there was a shortfall in housing provision within Denbighshire over the period of 2019/2020. The development would help to address this shortfall of housing within the county.
- 5.15 The proposed development would therefore assist in bringing housing forward immediately as required.
- 5.16 This site could be delivered immediately on receipt of planning to assist in reducing the shortfall in housing land supply. There are no physical or legal constraints to the development coming forward.
- 5.17 Housing sites in Denbighshire have been slow in coming forward and this site could deliver a housing in the short-term on a highly sustainable site, which has no constraints to delivery. The timeline for the provision of a replacement LDP has been significantly delayed, and therefore there would be a significant amount of time away when there continues to be a deficit in housing land supply. There are no other sites available within the settlement which are Previously Developed Land. The Bodelwyddan Key Strategic Site has not been delivered, and will not be delivered until after 2025. Indeed, it is questioned whether the outline planning permission has now lapsed for the site.
- 5.18 The current application site located adjacent to the boundary of Main Centre Bodelwyddan, should therefore be brought forward to provide houses to meet the significant need in this area.

Sustainability of location

- 5.19 The site is located outside of the settlement boundary of Bodelwyddan, within the countryside. However, that is not to say that the site is unsustainable in nature. The site

Design, Access and Planning Statement

lies directly adjacent to the settlement boundary, and is bounded by existing residential development to the west and south.

- 5.20 The site would continue the built form to the east, infilling the gap between the existing allotments to the east of the site. It is considered that the proposal would read as a natural extension to the current settlement. The layout proposed would be in keeping with the layout, scale and density of the existing residential properties within the area.
- 5.21 The application site is located within the Main Centre settlement of Bodelwyddan which is identified as one of the main locations for growth within the Denbighshire LDP Growth Strategy. Indeed, the allocation of the Key Strategic Site for housing under policy BSC5 of the LDP within the settlement indicates the highly sustainable nature of the settlement. Therefore, it is considered that the existing infrastructure, facilities and services would be able to accommodate the proposed development for 28 dwellings in its location.
- 5.22 Ysgol Y Faenol Primary School is located within the settlement and is within walking distance of the site. There are also several facilities and services available in the immediate area such as a pharmacy, convenience store, church, village hall, golf club, employment areas, public house and children's play areas.
- 5.23 The development would also provide a pedestrian link to the allotments and community facilities adjacent to the site. This would provide safe access for pedestrians to access these facilities, and to destinations further afield including Ysgol Y Faenol Primary School.
- 5.24 In light of the above, we would consider that the proposed location is within a sustainable area as it would benefit from the facilities and services of a highly sustainable settlement which are easily accessible via both public and private transport, as well as by bicycle and on foot. Due to the convenient location of the site, the development would encourage travel by walking, bicycle and public transport, and would not result in an over reliance of travel via car.

Housing need

- 5.25 The following comments and information were provided by the Council's Housing Strategy team in 2019 in response to the pre-application enquiry undertaken for the proposal for a residential development on the current application site:

Design, Access and Planning Statement

5.26 “The Bodelwyddan & Border housing market area sits in the north of Denbighshire. The housing market area is made up of Bodelwyddan, St. Asaph East, St. Asaph West, Trefnant and Tremeirchion.

Table 5.1 Population

Area	Population 2011	Change from 2001 - 2011	Households	Change from 2001 – 2011
Bodelwyddan	2147	+41	811	17

Table 5.2 Change in median income

Ward	2007	2013	2015	2016	2017	2018	Change from 2007
Bodelwyddan	£26,780	£29,188	£27,876	£23,181	£29,803	£29,247	+£2467
Denbighshire	£29,492	£23,866	£23,923	£24,574	£26,126	£26,931	-£2275

Table 5.3 Percentage of households below affordability thresholds for each tenure¹

Area	Home Ownership	Private Rented	Shared Equity	Intermediate Rent
Bodelwyddan	57.67%	35.82%	42.64%	27.07%

¹ For an entry level 2 bedroom house.

Design, Access and Planning Statement

Table 5.4 Affordable housing waiting list May 2019

Applicant Type	Affordable Rent	Affordable Home Ownership
1 Bed Apartment		
2 Bed Apartment		
3 Bed House	1	
4 Bed Bungalow		1
3 Bed House	3	2
3 Bed Bungalow	1	1
4 Bed House		
Other		

Table 5.5 Existing social housing stock in Bodelwyddan (last audit 2010)

General Needs & Sheltered Housing		
DCC	Grwp Cynefin	Clwyd Alyn
95	2	5

5.27 The area is the seventh most popular place to be requested for social housing in Denbighshire as of May 2019. ²

Table 5.6 Social housing waiting list January 2019

Area Choice	Property Type	Bedrooms	Applicants
Bodelwyddan	Bedsit	1	23
	Bungalow	1	11
		2	12

² Indicative figures only, as multiple house choices ie Flat, house & bungalow are listed for the same household

Design, Access and Planning Statement

	Flat	1	55
		2	75
		3	29
	House	1	13
		2	63
		3	29
		4	23
	Mini Group Flat (Over 55)	1	20
		2	4
		4	1
	Sheltered Bungalow/Flat (Over 60)	1	27
		2	11
		3	1

Table 5.7 Household size and age profile in Bodelwyddan

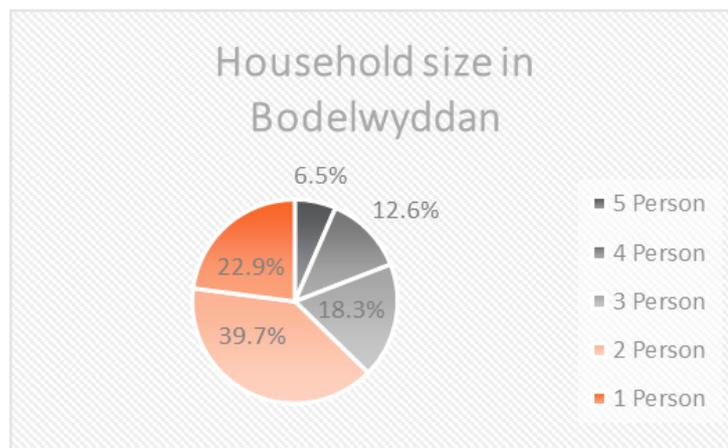
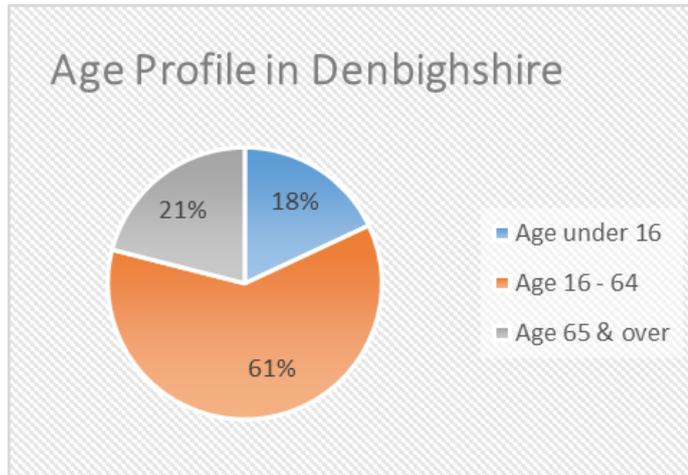


Table 5.8 Age profile in Denbighshire



Key points

- *Bodelwyddan has a significantly higher proportion of residents in the working age demographic than Denbighshire as a whole.*
- *There has been an increase in both population and number of households in Bodelwyddan.*
- *Bodelwyddan housing stock is dominated by semi- detached housing and high levels of home ownership.*
- *Shared Equity Affordable Housing prices for this area as of May 2019 would be:*

Table 5.9 Share equity affordable housing prices

Ward Area	2 Bedroom	3 Bedroom
Bodelwyddan	£86,864	£96,515

5.28 *Housing need is demonstrated in the area through waiting list data. Incomes have largely been increasing since the 2007 (Credit Crunch). There has been no affordable housing developed in the area over the last 10 years”.*

5.29 The proposed development would provide three affordable dwellings, which would be in line with policy BSC4 of the LDP, which requires a minimum contribution of 10% affordable housing on sites of 3 or more dwellings. The proposed affordable units would

Design, Access and Planning Statement

be two-bedroom dwellings, which is in line with the local housing need provided within Table 5.6.

- 5.30 The proposed open-market dwellings would comprise of two-, three- and four-bed properties. The range of housing proposed would appeal to first time buyers up to larger family homes. There is a high demand for this type of housing in Bodelwyddan and the surrounding area, predominantly providing dwellings suitable for locally employed couples and families.
- 5.31 As stated within the comments from the Housing Strategy, Bodelwyddan has a high proportion of residents in the working age, and therefore, it is expected that the proposed housing would appeal to local people looking for suitable housing within their local area, allowing for them to remain within the community.

Developer guidance

- 5.32 Denbighshire County Council provides a 'Planning Strategy Developer Guidance Note' relating to 'Speculative Housing Development Proposals' for housing development on sites which are not allocated for housing development within the LDP, or are located outside of the boundary. The note consolidates the advice within a previous edition of PPW and TAN 1 (which has now been revoked), providing guidance for the justification for development in the event of there not being a 5-year housing land supply. As discussed previously, Local Planning Authorities are no longer required to maintain a 5-year housing land supply. Therefore, the weight afforded to this guidance note is limited.
- 5.33 Notwithstanding the above, the proposal would conform with the guidance note, as demonstrated below:

1. *The need for the development proposed:*

- 5.34 The need for this proposal has been brought forward in line with the shortage in the housing land supply as discussed previously within this report. Bodelwyddan has been designated as a Main Centre within the LDP, which was projected a 10% growth over the plan period. There has been fairly limited growth within the settlement during the LDP with no affordable units delivered, and current housing need has to be considered in determining growth beyond this threshold. Bodelwyddan also had a Key Strategic Site, within which none of the 1,715 houses will be delivered within the plan period.

Design, Access and Planning Statement

Bodelwyddan is a highly sustainable location which would accommodate growth given its high level of services, facilities and good transport links.

5.35 PPW states that:

“Planning authorities, landowners and house builders must work together constructively to identify deliverable housing land in sustainable locations for development. When identifying sites to be allocated for housing in development plans, planning authorities must follow the search sequence set out in paragraphs 3.37-3.38, starting with the re-use of previously developed and/ or underutilised land within settlements, then land on the edge of settlements and then greenfield land within or on the edge of settlements. This process should be undertaken for housing market areas and will require collaboration between planning authorities where these areas cover more than one authority. The aim should be to make the best possible use of previously developed land in preference to greenfield sites across the market area as a whole.”

5.36 It is considered that the proposal would be supported by, and in turn, support, the high number of services and facilities available in Bodelwyddan and further afield. There are a number of employment opportunities within the local area. As discussed previously within this statement, the site adjoins bus stops. In addition, it is considered that additional bus services would be supported by the proposed development.

2. Full Application

5.37 The application is submitted as a full application and would be implemented promptly on receipt of planning consent.

3. Sustainability Appraisal

5.38 This statement has confirmed how the application forms sustainable development and identifies the services and facilities that would support the development.

4. Viability Assessment

5.39 The site has no constraints in terms of delivery. The developer has carried out viability assessments in preparing the application and is content that the scheme will be delivered and that there is a demand for the specific housing proposed.

5. Housing Delivery Statement

- 5.40 The applicant will be the final developer of the site. They are ready to start work on the site on receipt of planning permission. They would achieve annual completions of 15-20 dwellings. The site does not have any constraints legally or physically which would prevent development.
- 5.41 The proposed development has been designed to provide a mixture of house types and tenures and is considered to meet the needs of the settlement.
- 5.42 The affordable dwellings delivered as part of the development would remain as affordable dwellings in perpetuity and be controlled by a Section 106 Agreement.

Planning balance

- 5.43 The proposal would help meet the housing shortfall within Bodelwyddan and the wider area of Denbighshire, located within a highly sustainable location and would benefit from being sited adjacent to a highly sustainable settlement.
- 5.44 The proposed development would provide affordable housing to meet an identified housing need within the local area, and would provide an appropriate housing mix to meet this need.
- 5.45 Further, the proposed density of development would be acceptable, and the provision of the built form in this location would form a natural extension to the existing residential area within Bodelwyddan.
- 5.46 Therefore, it is considered that on balance, the proposed development would be acceptable in principle.

Residential amenity

- 5.47 The proposed dwellings sited along the western and southern boundaries of the site would sit adjacent to the existing residential properties along Bryn Morfa, Bryn Dedwydd and Morfa View, along the shared boundary. However, by virtue of the separation distances between the dwellings and orientation of the dwellings on the plot, any overlooking would be minimal and would not be considered adverse.
- 5.48 It is not considered that the relationship between the existing and proposed dwellings would be unique; in fact, given the similar densities and layout, it is considered that the

Design, Access and Planning Statement

relationship between the proposed dwellings and these neighbouring properties would be similar to their relationship with other existing dwellings in the area.

- 5.49 The privacy of the neighbours is retained further through the provision of suitable boundary treatments that would separate the properties from one another.

6. Other design considerations

6.1 The principles and concepts of design used in forming the proposals

- Ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality;
- Ensure community safety and security in the design and layout of development and public / private spaces;
- Make the best use of design techniques, siting and orientation in order to conserve energy and water resources;
- Ensure safe and convenient pedestrian and vehicular access to and from development sites, both on site and in the nearby locality;
- Ensure convenient access to public transport facilities, and clear and well-defined links to pedestrian and cycle routes;
- Ensure the safety and amenity of the public and safeguard the environment from the adverse effects of pollution of water, land or air, hazards from industry and quarrying, and associated noise, odour or vibration arising from development;
- Safeguard sites and areas of nature conservation and wildlife interest, and to provide new habitats where there is an unavoidable loss of existing habitats and areas of wildlife interest;
- Secure the development of sustainable communities, through the promotion of the economic, social and environmental well-being of the area;
- Use of materials and features which relate to the local area;
- Manage trees in a way that adds character to the site but also integrates the site to the wider settlement.

Materials

6.2 The proposed materials will complement the character of the buildings in the surrounding area. The materials and design features will create variety in the housing and create an interesting and diverse street scene as detailed in the plan extract in Figure 6.1. The houses will be high quality and desirable to the local population.

Figure 6.1 Extract of street scene plan



Character

- 6.3 The proposed development has been designed to sympathetically reflect the character of the area with the needs of people in mind, providing ample living and garden area, and parking provision. 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 Bodelwyddan as a whole.
- 6.4 The indicative materials shown as part of the application are similar to the materials used in the vicinity of the site. It is considered that the scale of the proposed dwellings reflects the size and scale of other properties within the settlement. In the vicinity of the site there is a variety of properties comprising of detached, semi-detached, terraced, one, two and two and a half storey properties.
- 6.5 In terms of landscaping, a lawned garden area will be provided to the front and rear of each of the properties. Where possible, the existing boundary treatments will be retained and enhanced by planting to match the existing boundary. The landscaping scheme includes generous open areas alongside the estate road and a tree-lined avenue as the street-scene.

Environmental sustainability

- 6.6 In terms of environmental sustainability, consideration has been given to the effect of the proposed development on the environment.

Design, Access and Planning Statement

- 6.7 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.

Community safety

- 6.8 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.
- 6.9 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

Planning policy

- 7.1 The relevant national policies and guidance relating to accessibility are set out within:
- Planning Policy Wales, Edition 11, (2021); and
 - Technical Advice Note 18 'Transport' (2007).
- 7.2 The relevant planning policies within the adopted LDP are as follows:
- Policy ASA 3 – Parking standards.
- 7.3 The relevant Supplementary Planning Guidance are as follows:
- Supplementary Planning Guidance Note: Parking Requirements in New Developments.
- 7.4 One dwelling will be demolished on Bryn Morfa to provide access into the site. This access has been designed to provide good visibility when entering and leaving the application site, as well as having been tracked to ensure that refuse and emergency service vehicles can conveniently access the site.
- 7.5 All accesses will be kept clear and maintained through the use of formal planning conditions.
- 7.6 Each dwelling will have a private driveway to the side with parking spaces, being directly accessible from the estate road. Each dwelling will have at least 2 parking spaces directly adjoining each dwelling. Additional visitor parking would also be provided within the site.
- 7.7 The local parking standards are maximum standards, and as the site is located in a highly accessible and sustainable location, it is considered that the provision proposed is acceptable. It is therefore considered that the proposed parking spaces conform to the Authority's car parking standards and the spaces are located as close as reasonably possible to the dwellings to ensure that all of the site's users will be able to use the parking spaces conveniently.
- 7.8 The application site is accessible by all means of transport including by private vehicle, bicycle, on foot and by use of public transport. The site is located within easy walking distance of bus stops within the settlement.

Design, Access and Planning Statement

- 7.9 There is a bus stop on Abergele Road located approximately 100m from the site access. The bus stop is served by bus services 13 (Prestatyn – Llandudno) and 45 (Rhyl – Glan Clwyd Hospital via Kinmel Bay). These services provide regular services between 06:25 – 00:31.
- 7.10 The application includes pedestrian links through the site to the allotments and to the community site where there is a park and village hall. This will improve connectivity for the whole area and will encourage people to travel via foot. At present there is no direct or convenient route.
- 7.11 It is considered that the site of the proposed development complies with planning policy aims in terms of locating development in locations accessible by all means of transport to ensure sustainable development. Therefore, it is considered that the site and the proposed development will be accessible to its future occupiers.
- 7.12 Proposed dwellings will have adequate circulation space and will be accessible to all. Level access will be provided throughout the development to ensure safe and convenient access for all.
- 7.13 Bryn Morfa highway is high quality and has sufficient capacity to support the additional traffic brought about by the proposed development.
- 7.14 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. The development entails the construction of a new access and internal road to serve the proposed dwellings. Ample parking, turning and circulation space is available for vehicles within the application site.
- 7.15 Roads and pavements will be maintained and kept clear through planning condition and standard highway regulations.
- 7.16 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.
- 7.17 Further details have are provided within the Transport Assessment submitted as part of this planning application. It is considered that the proposal could be accommodated within the proposed location.

8. Conclusion

- 8.1 This Design, Access and Planning Statement accompanies a full planning application for the demolition of one dwelling and erection of 28 dwellings and associated development on land adjoining Bryn Morfa, Bodelwyddan.
- 8.2 The application site is located adjoining the development boundary of Bodelwyddan in a sustainable location which is accessible by both public and private transport methods. Bodelwyddan benefits from a number of services and facilities.
- 8.3 Bodelwyddan is identified as a Main Centre, one of the key areas for growth in the Denbighshire LDP Growth Strategy. Bodelwyddan was the location a Key Strategic Site for housing, under policy BSC5, as this area was due to be the focus of main growth in the county with 1,715 units to be delivered. None of these units have been delivered to date, and it is not forecasted that any will be delivered before 2025. Indeed, it is currently uncertain as whether or not the outline planning permission for the development is still valid.
- 8.4 It is clear that there is a shortage of housing provision within Denbighshire and the need to address this shortage would weigh in favour of the proposed development.
- 8.5 The proposed development can contribute to significantly increasing housing land supply. In this instance, it is considered that the need to increase housing should be a significant material planning consideration due to local need and low growth of the settlement currently. The need to increase housing supply in the interim, prior to the adoption of the revised LDP to meet the housing need is important, given the residual housing figures that need to be met.
- 8.6 It is considered that the proposed layout is acceptable in terms of design and access considerations. There is a good mix of house types and the houses will be attractive to local people. The design will be in keeping with the local vernacular of the settlement and complements the character of the area with the landscaping scheme providing an open green tree-lined avenue to create a sense of place and enhance biodiversity.
- 8.7 By virtue of the siting and design of the scheme, the proposal would not result in any adverse impacts upon the character of the surrounding landscape, residential amenity or highway safety

Design, Access and Planning Statement

- 8.8 As demonstrated throughout this report, it is considered that the proposed development of 28 dwellings including affordable dwellings to meet local need should be supported.

CADNANT

PLANNING

Conwy | 20 Connaught House, Riverside Business Park, Benarth Road, Conwy LL32 8UB
| 01492 581800

Chester | 1 Aldford House, Bell Meadow Business Park, Pulford, Chester CH4 9EP
| 01244 621007

www.cadnantplanning.co.uk