

PLANNING, DESIGN AND ACCESS STATEMENT

Lane east of Llandegai Road, Bangor

Prepared on behalf of

The Applicant – Macbryde Homes Ltd

July 2020

 **Address:**

5 Portal Business Park, Eaton Lane,
Tarpoley, Cheshire, CW6 9DL

 **Telephone:**

07506 279 147

 **Email:**

enquiries@grimsterplanning.co.uk

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1 INTRODUCTION

- 1.1. This Statement has been prepared by Grimster Planning on behalf of our Client, Macbryde Homes Ltd (hereafter referred to as the “Applicant”).
- 1.2. The Statement is submitted in support of a detailed planning application (hereafter referred to as the “Application”) submitted to Gwynedd Council for the development of Land east of Llandegai Road, Bangor (hereafter referred to as the “Site”).
- 1.3. The description of development for which detailed planning permission is sought comprises the following:

“Proposed residential development on Land off Llandegai Road, Bangor”

- 1.4. The Application comprises a number of supporting plans and drawings, and technical reports, which should be read alongside this Statement as documented in Table 1 below:

Table 1: Application Package

Technical Report / Plan	Author	Reference / Date
Location Plan	MacBryde Homes	LRBANG-Loc.01
Proposed Site Layout	MacBryde Homes	LRBANG-SL.01 Rev. C
Housetypes	MacBryde Homes	Various
Materials Schedule	Macbryde Homes	LRBANG-MS-01
Landscape Plans	Ascerta	P.1339.20.03 P.1339.20.04
Transport Statement	SCP	July 2020
Landscape and Visual Impact Assessment	Ascerta	June 2020
Arboricultural Impact Assessment	Ascerta	June 2020
Drainage Strategy	Cadarn Consulting Engineers	June 2020
Preliminary Ecological Appraisal	CES Ecology	June 2020
Welsh Language Statement	Barton Willmore	June 2020

- 1.5. In accordance with the statutory requirements set out in Welsh Government Guidance, the Applicant has undertaken pre-application consultation for the proposed ‘major’ development (by virtue of its scale in excess of ten dwellings).
- 1.6. To guide this process, the Applicant has established a dedicated website on which to make details of the proposed development and the aforementioned Application documentation available to view (<https://planning.macbryde-homes.co.uk>). In accordance with the statutory guidelines, the Applicant has also issued formal correspondence to consultees and adjoining landowners, and advertised/displayed detailed of the Application by way of a site notice. Further details, including the feedback/comments received and how these have been addressed by the Applicant, will be documented in the Pre-Application Consultation Report submitted with the Application.

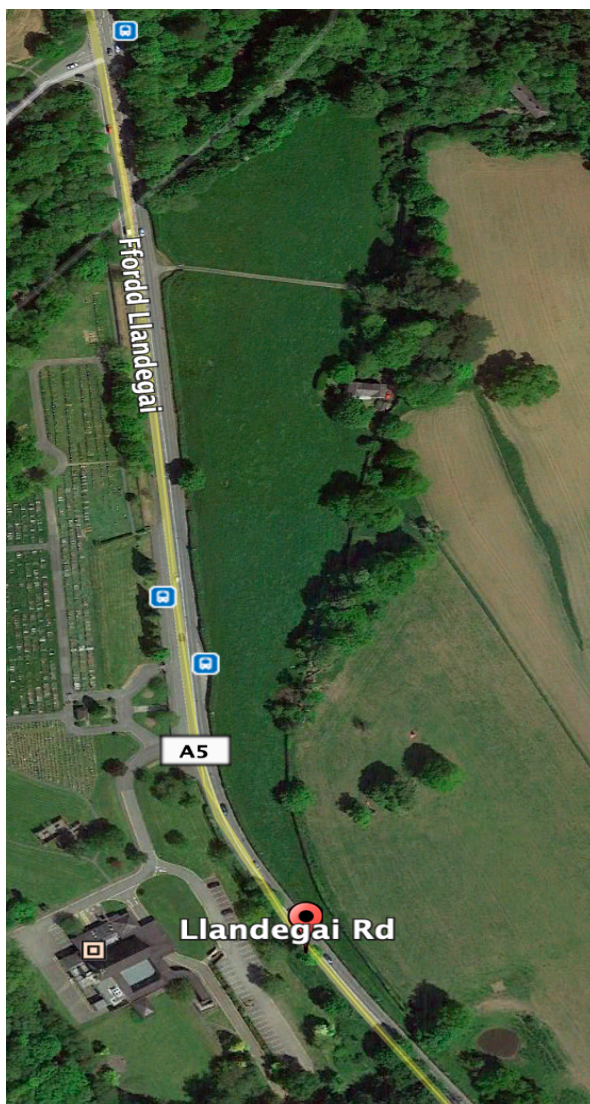
2 SITE CONTEXT

- 2.1. This Section of the Statement provides details of the Site, namely its location, description, and locational sustainability.

Site Location

- 2.2. The Site lies within the administrative area of Gwynedd Council. The Site is located to the south-east of the City of Bangor. It lies within a predominantly urban area.
- 2.3. In respect of its surroundings, to the north of the Site lies a dense area of established woodland. The eastern boundary is also formed by an established tree belt and hedgerows, along with the existing Incline Cottage (residential dwelling). Beyond that lies open countryside. The western and southern boundaries of the Site are formed by the A5 Ffordd Llandegai, the main arterial route into the City of Bangor to the north and which connects to the A55 to the south. Further beyond the western boundary lies Bangor cemetery.
- 2.4. An aerial photo of the Site is provided in Figure 1 below:

Figure 1: Aerial Photo of the Site



Source: Google Earth

Site Description

- 2.5. The Site area extends to 1.86 hectares.
- 2.6. The Site currently comprises greenfield, agricultural land.
- 2.7. Vehicular access to the Site is available via Ffordd Llandegai along its western boundary. This also serves as an existing access to Incline Cottage situated along the eastern boundary of the Site to which access will be retained as part of the proposed development.
- 2.8. The Site lies in Flood Zone A and thus is deemed to be at little or no risk of fluvial or coastal/tidal flooding.

Locational Sustainability

- 2.9. In order to appraise the locational sustainability of the Site, we have considered the location of the Site relative to the everyday needs of future residents and access to key services.

Access to Education

- 2.10. The nearest Primary School to the Site is Ysgol Glancegin located on Ffordd y Castell; this lies c. 0.64km from the Site. A second Primary School, namely Ysgol Llandygai, is located further south from the Site in Llandygai village. Bangor Independent School also provides education for 3 to 11-year olds located on Ffordd Gwynedd.
- 2.11. The nearest Secondary School to the Site is Ysgol Friars located on Lon Y Bryn; this lies c. 5.1km from the Site. Other Secondary Schools in Bangor include St Gerards School Trust (Public School).
- 2.12. The City is also home to Bangor University.

Access to Shops and Services

- 2.13. The nearest convenience store to the Site is located on Penrhyn Avenue (The Stores), c. 0.8km from the Site. Larger shops (including supermarkets) and everyday services are available in the City of Bangor.
- 2.14. The nearest Public House to the Site is the Lord Nelson located on Beach Road, c. 1.1km from the Site in a northerly direction.

Access to Public Transport

- 2.15. The nearest bus stops to the Site lie immediately adjacent on Ffordd Llandegai, c. 140 south of the proposed Site access. These are served by a number of bus services and which provide connections to locations including Bangor City Centre, Bangor Railway Station, Conwy, Betws-y-Coed and Llandudno amongst others. Two further bus stops are located c. 170 to the north of the proposed Site access.
- 2.16. Bangor Railway Station lies c. 2.57km from the Site. This provides connections to Llandudno Junction, Colwyn Bay, Holyhead and Rhyl, as well as further afield to Crewe, Chester, Manchester, Birmingham, Bristol and London (some via connecting services).

Access to Healthcare

- 2.17. There are a number of medical centres/GP surgeries located in the City of Bangor. Bangor is also home to Gwynedd Hospital.

Access to Leisure and Recreation

- 2.18. The Site lies close to a number of recreation facilities. These include St Deiniol Golf Club, the playing pitches are Ysgol Glancegin, Bangor Cricket Club, and an existing equipped play area of Llys Geraint to the north-west of the Site on the opposite side of Ffordd Llandegai.
- 2.19. Accordingly, the Site benefits from excellent access to leisure and recreation facilities for community use and which support the health and well-being of existing and future residents.

3 PLANNING HISTORY

- 3.1. There is no planning history associated with the Site which is relevant in the determination of this Application.

4 PROPOSED DEVELOPMENT

- 4.1. This Section of the Statement provides details of the proposed development for which detailed planning permission is now sought.

Use

- 4.2. This Application seeks detailed planning permission for the following:

“Proposed residential development on Land off Llandegai Road, Bangor”

Amount

- 4.3. The proposed development will comprise the development of 67 no. dwellings (Use Class C3), including 14 no. affordable homes (21%).

Housing Mix, Density and Floorspace

- 4.4. The proposed development will comprise the following housing mix:

- 21 no. 2-bed end and mid terraced properties;
- 8 no. 3-bed end terraced properties;
- 18 no. 3-bed detached properties; and
- 20 no. 4-bed detached properties.

- 4.5. The proposed density across the Site will be 36.07 dwellings per hectare.

- 4.6. The cumulative net floorspace across the Site will equate to 3,521.06 square metres per hectare.

Scale and Massing

- 4.7. The proposed dwellings will all be a maximum of two-storeys in height. The proposed mix of dwellings (as set out in paragraph 4.4 above) allows for a layout which does not give cause to issues of massing which could otherwise be out-of-keeping with the local character and context, whilst also responding to local housing needs identified within the Council’s Local Housing Market Assessment (as documented later in Section 5 of this Statement).

Layout

- 4.8. The proposed Site Layout is shown on Figure 2. This incorporates a mix of mid and end-terraced and detached properties. The layout has sought to positively address the street frontage at the proposed Site access from Ffordd Llandegai; at the same time, the properties are set back from the road to minimise any potential noise impacts on future residents from passing traffic.
- 4.9. The layout has been designed such that it respects the Council’s required separation distances and avoids any issues of overlooking and impact on the residential amenity of Incline Cottage (the privacy of which will be maintained through the retention of established landscaping around the curtilage of the property).
- 4.10. Consideration has also been given to the Secured by Design principles to inform the proposed Site layout and boundary treatments. Accordingly, the proposed dwellings have been designed/orientated such that there is the opportunity for natural surveillance from properties. This

includes surveillance of the two areas of public open space at the northern and southern edges of the Site (including the Local Area of Play as part of the southern area of public open space). Details of the street lighting to be provided within the Site can be dealt with by way of a pre-occupation condition attached to any grant of planning permission.

Figure 2: Proposed Site Plan



4.11. The layout has sought to retain as many existing trees and hedgerows as possible. However, in order to accommodate the proposed development, a number of trees will need to be removed from the Site, details of which are provided later in paragraph 6.29 of this Statement. These have been assessed in the accompanying Arboricultural Impact Assessment as category B and C trees and thus are not identified as category A trees worth of retention. The loss of these trees will be compensated for through replacement planting as illustrated on the submitted Landscape Plans.

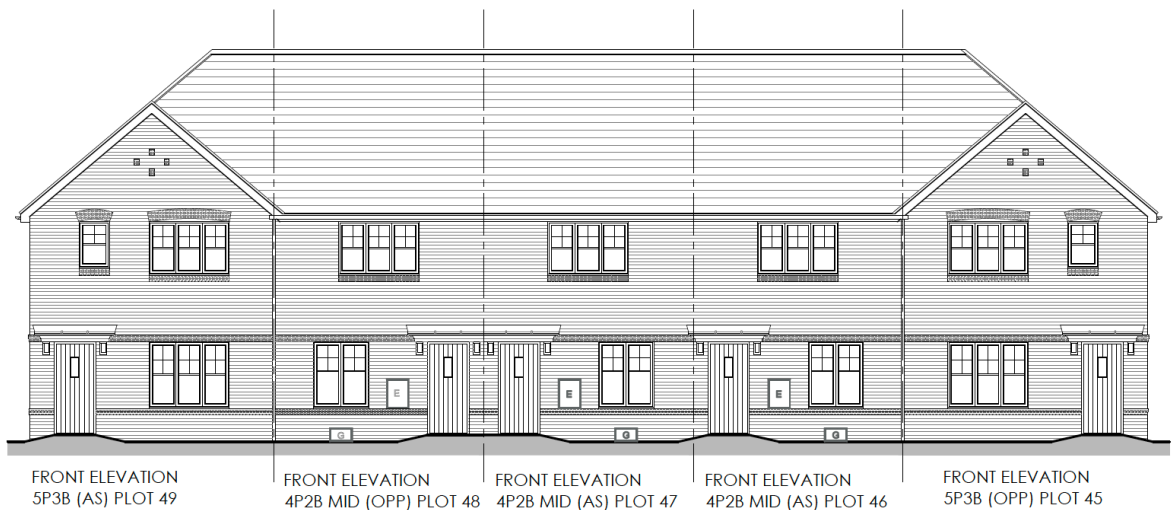
Materials and Housetypes

4.12. Figure 3 below provides examples of the proposed housetypes to be delivered across the Site; full details, including floorplans, are provided as part of the submitted drawing package for approval.

Figure 3: Proposed Example Housetypes



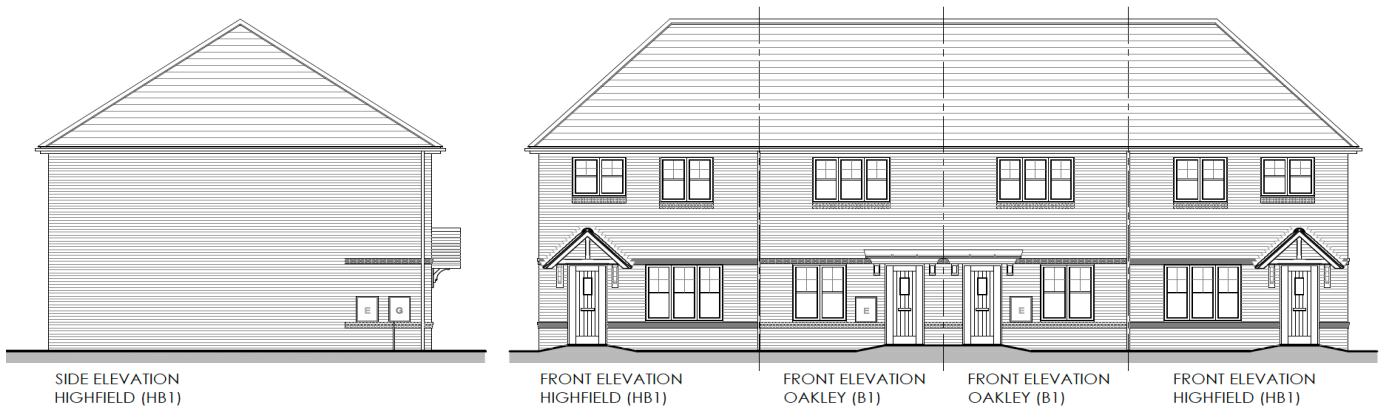
Housetype: 5P3B 4P2B Semi Elevations



Housetype: 5P3B 4P2B 5 Block Elevations



Housetype: High Oak 3 Block Elevations



Housetype: High Oak 4 Block Elevations



Housetype: Marlow Elevations



FRONT ELEVATION

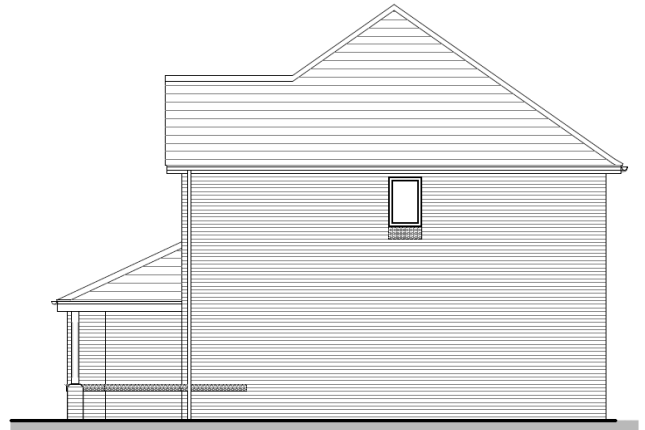


SIDE ELEVATION

Housetype: *Stratford Elevations*



FRONT ELEVATION

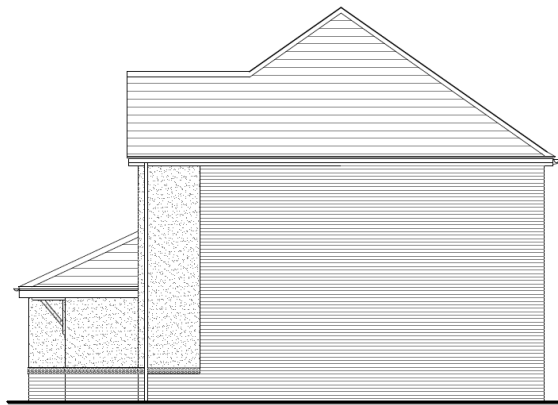


SIDE ELEVATION

Housetype: *Evesham Elevations*



FRONT ELEVATION



SIDE ELEVATION

Housetype: *Richmond Elevations*



Housetype: *Canterbury Elevations*



Housetype: *Salisbury Elevations*

- 4.13. The palette of materials proposed by the Applicant comprise facing brickwork with contrasting details and some render. Roof materials will include the use of slate grey tiles. Full details of the materials per housetype, including windows, door and rainwater goods, are documented in the submitted Materials Schedule.
- 4.14. Confirmation of the full and final materials palette (including samples) can be dealt with by way of a pre-commencement planning condition(s) attached to any planning permission if necessary.

Landscaping and Public Open Space

- 4.15. Landscape plans have been prepared and are submitted with the Application; these seek to provide new tree and hedgerow planting within and at the perimeter of the Site alongside retained natural features. This will include native tree planting, mixed native hedgerow, ornamental planting, as well as turfed private gardens.

- 4.16. The proposed boundary treatments include 1.8m high screen wall/fence to some plots, as well as a 1.8m timber close boarded fence to the side and rear of properties to define plot curtilages. The existing hedges along the boundaries of the Site will be retained and gaps filled with new planting as shown on Drawing Ref. P.1339.20.04.
- 4.17. The proposed development will incorporate 0.59 hectares of public open space split between the northern and southern edges of the Site. A Local Area of Play will be provided within the southern parcel, whilst the northern parcel will include an attenuation basin as part of the proposed sustainable surface water drainage measures for the Site.

Accessibility

- 4.18. Vehicular (and pedestrian/cycle) access to the Site is available via the existing access off Ffordd Llandegai. However, this will be widened to meet the Council's adoptable standards together with visibility splays of 2.4m x 97m in the non-leading direction and 2.4m x 94m in the leading direction.
- 4.19. The proposed access road will be 5.5m in width, with 2m internal footways through the Site on both sides of the road. The internal footways will provide for the safe movement of pedestrians and to encourage non-car travel in view of the Site's locational sustainability and access to public transport services as documented in Section 2 of this Statement. The main access road will connect to 4.8m wide private drives in places.
- 4.20. The road widths have been designed such that the proposed development is accessible via refuse vehicles. Swept path analysis has been undertaken to inform the proposed Site layout, details of which can be found in Appendix D of the submitted Transport Statement.
- 4.21. Each of the proposed dwellings will benefit from private parking provision in accordance with the Council's maximum Parking Standards.
- 4.22. The use of dropped kerbs and tactile paving will assist footpath users and cyclists of all abilities, ensuring that the proposed development is accessible to all.

Waste and Recycling

- 4.23. Each of the proposed dwellings will have its own private bin storage area to aid waste collection and recycling.
- 4.24. As outlined above, vehicle tracking has been undertaken as part of the Transport Statement to ensure that the internal road system can accommodate the safe manoeuvring of refuse vehicles.

Drainage

- 4.25. The proposed development will incorporate the following drainage measures:
- **Surface Water** – run-off generated up to the extreme event shall be attenuated on-site within a combination of below and above ground storage structures, including pipework chambers, open swales and detention basins with a low flow channel and additional storages within a below ground granular trench. Surface water run-off from the proposed hardstanding areas will be stored within a below ground soakaway structure and will be released into the ground at the natural infiltration rate; and

- **Foul Water** – all generated from the proposed development will be discharged directly into the existing public foul drainage network via a proposed on-site adoptable pumping station.

Environmental Sustainability

- 4.26. The proposed development has the potential to generate sustainability benefits. The sustainable location of the Site and the availability of alternative modes of transport, together with the pedestrian and cycle permeability offered within the Site, should encourage non-car travel. Likewise, the new tree and hedgerow landscaping to be delivered as part of the proposed development will make a positive contribution to the landscape and biodiversity value of the Site over time.
- 4.27. As a long-established North Wales housebuilder, the Applicant promotes energy efficiency within their homes; indeed, on average these are six times more efficient and generate over 60% fewer carbon emissions than older properties. As a commitment to energy efficiency, features include efficient heating systems, double glazing, insulated flooring, and a high standard of roof and wall insulation.

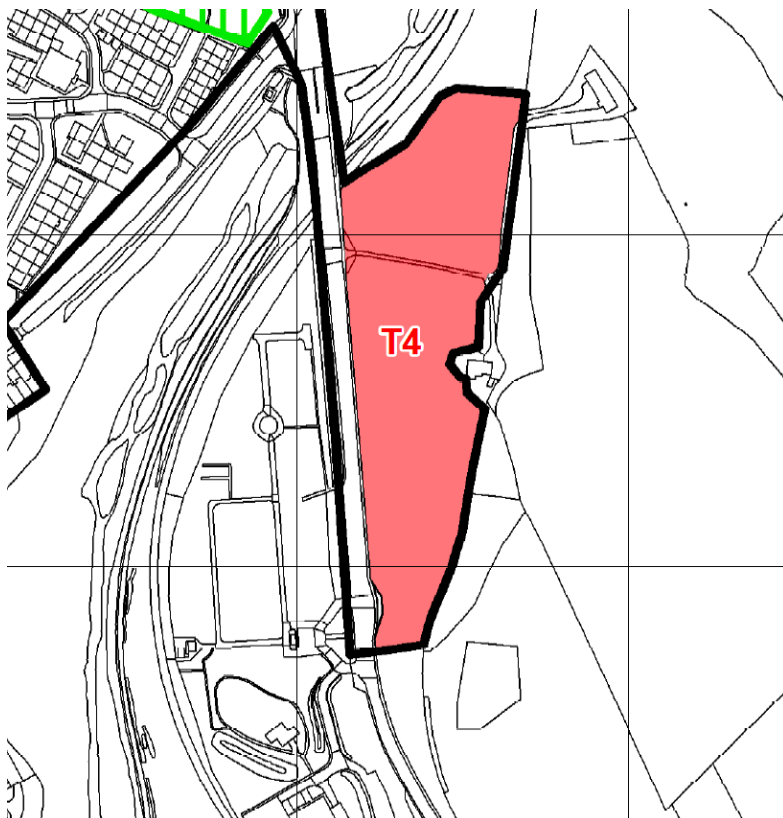
5 PLANNING POLICY CONTEXT

- 5.1. For decision-taking, Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that if regard is to be had to the development plan for the purposes of determination, then that determination must be made in accordance with the development plan unless material considerations indicate otherwise.
- 5.2. This requirement of planning law is re-iterated in Paragraph 1.21 of Planning Policy Wales 10 (“PPW10”) published in December 2018.
- 5.3. Accordingly, we set out the relevant development plan and any other material considerations relevant to this Application below:

Local Development Plan

- 5.4. The development plan for the purposes of this Application comprises the following:
 - Anglesey and Gwynedd Joint Local Development Plan 2011-2026 (adopted in July 2017); and
 - Anglesey and Gwynedd Joint Local Development Plan Proposals Map.
- 5.5. On the Local Development Plan Proposals Map, the Site is designated as shown on Figure 4 below:
 - **Policy TA1 – Housing Allocation Ref. T4 (Land opposite The Crematorium) for approximately 72 dwellings.**

Figure 4: Local Development Plan Proposals Map Extract



Local Development Plan

- 5.6. In addition to those policies cited above, the following Local Development Plan policies are considered to be pertinent in the determination of this Application and are considered further in Section 6 of this Statement:

Table 2: Relevant Local Development Plan Policies

Policy Reference	Policy Title
PS1	Welsh Language and Culture
PS2	Infrastructure and Developer Contributions
ISA5	Provision of Open Spaces in New Housing Developments
PS4	Sustainable Transport, Development and Accessibility
TRA1	Transport Network Developments
TRA4	Managing Transport Impacts
PS5	Sustainable Development
PCYFF2	Development Criteria
PCYFF3	Design and Place Shaping
PCYFF4	Design and Landscaping
PCYFF6	Water Conservation
TAI 8	Appropriate Housing Mix
TAI 15	Affordable Housing Threshold and Distribution
AMG5	Local Biodiversity Conservation

- 5.7. In Appendix 4 of the Local Development Plan, Bangor is identified as the Sub-Regional Centre and most sustainable location for housing and economic growth.

Planning Policy Wales

- 5.8. PPW10 is a material consideration in planning decisions. PPW10 sets out the Welsh Government's approach to sustainable development and core planning principles. This identifies sustainable development as the process by which to improve the *economic, social, environmental* and *cultural well-being* of Wales, and proposals should seek to promote sustainable development.
- 5.9. Paragraph 1.17 re-iterates the presumption in favour of sustainable development.
- 5.10. Within PPW10, paragraph 1.21 requires development proposals to be determined in accordance with the adopted development plan unless material considerations indicate otherwise.
- 5.11. Placemaking features strongly within PPW10, identified as a holistic approach to the planning and design of development and spaces. This encourages high-quality development, with major developments creating new places.
- 5.12. Chapter 3 of PPW10 identifies the need to encourage and support the use of the Welsh language. Development proposals should consider the likely impact on the Welsh language and is a material planning consideration. It also seeks to protect the best and most versatile agricultural land unless there is an overriding need for its development.

- 5.13. Chapters 3 and 4 of PPW10 look at locational sustainability. New development should be accessible by walking and cycling, and well-served by public transport, as alternatives to the private car. New development should be located such that it minimises the need to travel and reduces dependency on the private car.
- 5.14. Chapter 4 of PPW10 includes reference to new housing provision, and has very recently been updated following the publication of the Letter from the Minister for Housing and Local Government on 26th March 2020 in which Technical Advice Note 1 was revoked, previous paragraph 4.2.15 of PPW10 deleted, and new/amended text incorporated into paragraphs 4.2.10 to 4.2.15.
- 5.15. Paragraph 4.2.15 of PPW10 previously set out the need for Local Planning Authorities to ensure that sufficient land was genuinely available to provide a five-year supply of land for housing. This provision has been replaced by the need for Local Planning Authorities to ensure that the Council's Housing Trajectory forms part of the LDP, and must set out the expected rate of housing delivery for both market and affordable housing for the LDP period. The Housing Trajectory must be used as the basis for monitoring the delivery of housing delivery in each Authority area. Accurate information on housing delivery assessed against the Trajectory is necessary to form part of the evidence base for development plan Annual Monitoring Reports and for subsequent plan review. Under-delivery against the Housing Trajectory may require a specific early review of an LDP. Monitoring must be undertaken in accordance with the guidance set out in the Development Plans Manual.
- 5.16. Planning applications for housing on sites that comply with an up-to-date development plan should be assumed to be viable. Paragraph 4.2.25 confirms that a community's need for affordable housing is a *material planning consideration* in the determination of planning applications.
- 5.17. Chapter 6 requires development proposals to take account of the wildlife or landscape value of an area, and states that it is important to balance conservation objectives with the wider economic needs or local businesses and communities. Landscape value is identified as an intrinsic part of PPW10, and consideration should be given at the outset to any landscape value such that the wellbeing needs can be achieved. The provision of green infrastructure is encouraged, and the quality of the built environment should be enhanced by integrating green infrastructure into new development.
- 5.18. Chapter 6 also covers matters relating to flood-risk and drainage. PPW10 is clear that new development should reduce and not increase the risk of flooding; to this end, Local Planning Authorities are encouraged to work closely with Natural Resources Wales, drainage bodies, sewerage undertakers and relevant authorities in the determination of planning applications. This process should ensure that surface water run-off is controlled as near to the source as possible through the use of sustainable urban drainage systems ("SUDS"), ensuring that development does not increase flooding elsewhere by the loss of flood storage/flood flow route, or increase the problem of surface water run-off. PPW10 is clear that the guidance contained in Technical Advice Note 15: *Development and Flood Risk* should be referred to for further policy advice on development and flood risk.

Technical Advice Notes

- 5.19. Alongside PPW10, a number of Technical Advice Notes ("TAN") have been prepared by the Welsh Government. Those of relevance to the determination of this Application comprise the following:
- TAN2 – Planning and Affordable Housing

- TAN5 – Nature Conservation and Planning
- TAN12 – Design
- TAN15 – Development and Flood Risk
- TAN16 – Recreation and Open Space
- TAN18 – Transport
- TAN20 – Planning and the Welsh Language

Other Material Planning Considerations / Evidence Base Documents

- 5.20. Gwynedd Council has published a number of other material planning considerations and evidence base documents which are considered to be pertinent in the consideration of this Application; further details are set out below.

Housing Land Supply

- 5.21. The Council's latest Joint Housing Land Availability Study published in July 2019 identified a 5.3-year housing land supply in Gwynedd and the Isle of Anglesey.
- 5.22. Since the publication of this Study, TAN1 has now been revoked by the Welsh Government and with it the requirement for Local Planning Authorities to prepare a Joint Housing Land Availability Study.

Local Housing Market Assessment (LHMA)

- 5.23. The Council's most recent LHMA covers the period 2018-2023.
- 5.24. The LMHA identifies that there is a need for 513 additional social housing units per annum over up to 2023.
- 5.25. Furthermore, it identifies that there is a need for 49 additional intermediate housing units per annum over up to 2023.
- 5.26. In total, the annual affordable housing requirement in Gwynedd up to 2023 stands at 580 dwellings.
- 5.27. Given that 63 affordable homes per year were delivered on average in Gwynedd between 2011/12 and 2017/18, there is significant affordable housing need to be met. The LHMA identifies a need for all housing sizes, ranging from 1-2 bed dwellings up to 5-bed dwellings (owing to a projected increase in larger households between 2018 and 2035).

Local Planning Guidance Notes

- 5.28. Gwynedd Council has published the following Supplementary Planning Guidance Notes ("SPGN") which are considered relevant in the determination of this Application:
- SPGN – Housing Developments and Educational Provision (November 2009)
 - SPGN – Housing Mix (October 2018)
 - SPGN – Open Space in New Residential Development (March 2019)
 - SPGN – Local Market Housing (March 2019)
 - SPGN – Affordable Housing (April 2019)
 - SPGN – Planning Obligations (September 2019)

5.29. Compliance of the proposed development with these SPGNs is considered in Section 6 of this Statement.

6 TECHNICAL AND POLICY ASSESSMENT

- 6.1. This Section of the Statement assesses the proposed development against the relevant policies of the development plan, and other material considerations, as documented in Section 5.

Principle of Development

- 6.2. As documented in paragraph 5.5 of this Statement, the Site is allocated for housing under Policy TA1 of the Gwynedd Local Development Plan for approximately 72 dwellings (Site Ref. T4). The proposed development now subject to this Application seeks detailed planning permission for the development of 67 no. dwellings, consistent with Policy TA1.
- 6.3. Accordingly, the principle of residential development on the Site is established and supported by Local Development Plan Policy TA1. The proposed development will make a valuable and important contribution to the Council's housing land supply on an allocated parcel of land, and which is capable of being delivered within c. 24 months from a grant of planning permission.

Housing Mix, Affordable Housing and Density

- 6.4. The proposed development will comprise the following housing mix:
- 21 no. 2-bed end and mid terraced properties;
 - 8 no. 3-bed end terraced properties;
 - 18 no. 3-bed detached properties; and
 - 20 no. 4-bed detached properties.
- 6.5. The proposed density across the Site will be 36.07 dwellings per hectare.
- 6.6. The cumulative net floorspace across the Site will equate to 3,521.06 square metres per hectare.
- 6.7. The proposed development will incorporate 14 affordable homes, equating to 21% of the total number of dwellings. This is consistent with the requirements under Policy TAI15.
- 6.8. The proposed development comprises a balanced housing mix, including 31% 2-bedroom properties, 39% 3-bedroom properties, and 30% 4-bedroom properties. This aligns with the housing needs identified in the Council's LHMA. The provision of affordable housing is a material planning consideration to be taken into account in the determination of this Application consistent with paragraph 4.2.25 of PPW10.
- 6.9. The proposed density across the Site will be 36.07 dwellings per hectare having regard to the Site's location, surroundings and configuration. This is consistent with the requirement for a minimum density of 30 dwellings per hectare set out in the Local Development Plan.
- 6.10. Accordingly, the proposed development is considered to respond positively to and is consistent with Local Development Plan Policies PCYFF2, TAI8 and TAI15, SPGNs – Housing Mix, Local Market Housing and Affordable Housing, TAN2 and PPW10.

Layout and Design

- 6.11. As documented in Section 4 of this Statement, careful consideration has been afforded to the proposed layout taking account of the Site's surroundings (including neighbouring residential

properties), policy requirements (i.e. road widths, visibility splays, pedestrian footways) and technical considerations (impact on trees).

- 6.12. This has informed the preparation of a layout which will have limited impact on existing trees within the Site as well as the residential amenity of neighbouring residents. The layout and siting of the proposed dwellings is in accordance with the Council's spacing standards.
- 6.13. The house types, plot sizes and palette of materials are considered to be appropriate and proportionate to the Site and its location/surroundings. The layout will also allow for natural surveillance within the Site from properties with a view to designing out crime.
- 6.14. Each property is designed to allow for access by people of all abilities consistent with the Council's Access for All guidance.
- 6.15. Accordingly, the proposed development is considered to be consistent with Local Development Plan Policies ISA5, PCYFF2, PCYFF3, PCYFF4, TAN12 and PPW10.

Landscaping and Public Open Space

- 6.16. As documented in Section 4 of this Statement, landscape plans have been prepared and are submitted with the Application; these set out the Applicant's intentions to provide new and compensatory tree and hedgerow planting across the Site. They also provide details of the proposed boundary treatments within and at the perimeter of the Site.
- 6.17. The proposed development will incorporate 0.59 hectares of public open space split between the northern and southern edges of the Site. A Local Area of Play will be provided within the southern parcel, whilst the northern parcel will include an attenuation basin as part of the proposed sustainable surface water drainage measures for the Site.
- 6.18. Each of the proposed dwellings will benefit from its own private outdoor garden space.
- 6.19. Accordingly, the proposed development is considered to respond positively to and is consistent with Local Development Plan Policies ISA5, PCYFF2, PCYFF4, SPGN – Open Space in New Residential Developments, TAN16 and PPW10.

Highways and Road Safety

- 6.20. The only vehicular access into the Site will be secured from Ffordd Llandegai along the western boundary of the Site via the existing access point; this will also provide for pedestrian and cycle access.
- 6.21. The Site access and internal road widths are compliant with the Council's design standards, including the private driveways. The proposed access road has been designated to provide a 5.5m wide carriageway, with 10m radii and 2m footways on both sides. The private drives have a width of 4.8m. The proposed ghost island right-turn lane has been designed in accordance with guidance. The proposed visibility splays have been based on a speed survey, with the splays confirmed as 2.4m x 97m in the non-leading direction and 2.4m x 94m in the leading direction.
- 6.22. The internal road layout has been designed to ensure the safe manoeuvring of a refuse vehicle, together with swept path analysis contained in Appendix D of the accompanying Transport Statement.

- 6.23. In view of the Site’s locational sustainability, the Applicant has been keen to provide for the safe movement of pedestrians within the Site and to provide connections to the surrounding pedestrian network. Accordingly, a separate pedestrian access is provided through to Ffordd Llandegai to the south of the Site.
- 6.24. In respect of car parking provision within the Site, the Applicant has been guided by and is compliant with the Council’s maximum parking standards whereby they are providing 2 to 3 parking spaces per dwelling.
- 6.25. The Transport Statement submitted with the Application has assessed the potential impacts of the proposed development on the highway network and road safety. This has established that the proposed development is estimated to generate a total of 32 two-way vehicle movements in the AM peak hour and 29 two-way vehicle movements in the PM peak hour. This equates to around 1 additional vehicle movement every 2 minutes or so in the AM and PM peak hours, which will reduce further when distributed on the local highway network. As such, the effect of the additional traffic generated by the proposed development will be barely perceptible during the peak hours and less so outside of the peak periods.
- 6.26. Accordingly, the proposed development is considered to be consistent with Local Development Plan Policies PS2, PS4, TRA1, TRA4, PCYFF2, TAN18 and PPW10.

Landscape Visual Impact

- 6.27. In view of the Site’s current use and undeveloped nature, a Landscape and Visual Impact Assessment (“LVIA”) has been undertaken as is submitted with the Application. This Assessment has identified the following as a result of the proposed development of the Site, taking account of the *Medium* local landscape value and the *High/Outstanding* value of the wider landscape:

- **Landscape Impact** – the sensitivity of the landscape to change is assessed as being *Medium* and in the wider Study Area it is assessed as *High*. Consequently, the landscape effect associated with the proposed development are considered to be Moderate Adverse, with a noticeable impact at a local level but not within the context of the wider Study Area; and
- **Visual Impact** – During the construction phase, a *High* magnitude and *High* level of effect has been identified for three viewpoints (Views 1, 1a and 2); the impact is greatest on those visual receptors within a short distance of the Site from Ffordd Llandegai. The remaining 11 viewpoints in the Study Area would experience low/medium to negligible/no effect. During operation, the magnitude and effect on Views 1, 1a and 2 would reduce to *Medium* and *Moderate adverse* respectively. Overall, the level of effect very locally would be *Moderate Adverse* and within the wider Study Area would be *Negligible/None*.

The landscaping measures proposed as part of the development, including the planting of approximately 60 new trees, will make a positive contribution towards the provision of green infrastructure across the Site, softening and complementing the development. They will also offer nature conservation benefits by contributing to green corridors in the area.

- 6.28. Accordingly, the proposed development is considered to be consistent with Local Development Plan Policies PCYFF2, PCYFF4 and AMG5, TAN5 and PPW10.

Nature Conservation

- 6.29. A Preliminary Ecological Appraisal has been undertaken across the Site. In doing so, this has identified the following:
- The Site is not designated with any statutory or non-statutory designations for nature conservation. The nearest designated nature conservation site is located approximately 0.62km to the north of the Site at its closest point (the Lavan Sands/Traeth Lafan SSSI, SPA). The proposed development is unlikely to impact upon this designated site, nor the Menai Strait and Conwy Bay/Y Fenai a Bae Conwy SAC;
 - No evidence of badger was recorded on or within 30m of the Site, and no further survey work is required;
 - There are no records of Barn Owl activity on the Site. The potential for adverse impacts from the proposed development on the local population of this species are considered to be low;
 - One existing tree has been identified as having low bat roost potential (Tree TN1 (referenced as T15 in the Arboricultural Impact Assessment) which is proposed to be retained). The existing vegetation and woodland around the Site is deemed likely to provide bats with highly suitable commuting and foraging opportunities. Bat boxes should be introduced as part of the proposed development;
 - The Site has very little habitat for nesting birds due to the regularly disturbed nature of the Site. All of the woody vegetation on the Site has the potential to support nesting birds. To protect and enhance biodiversity, it is recommended that bird nest boxes should be incorporated into the proposed development;
 - The Site is considered to offer hedgehog suitable foraging and shelter habitat in the form of dense scrub. Accordingly, recommendations are made to manage the removal of all woody and scrub vegetation prior to construction;
 - The Site offers some suitable habitat for Great Crested Newts and other amphibians. However, given the limited access to the Site from nearby ponds together with the absence of any records of Newts within 1km of the Site, it is considered highly unlikely that Newts would be associated with the Site. As such, no further survey work is required;
 - The Site is not identified as supporting otter activity, and as such no further survey work is required;
 - The Site is considered to offer predominantly sub-optimal habitat for red squirrel and no evidence of red squirrel was recorded on the Site. However, they have been recorded in the local area and therefore it is recommended that areas of woodland be retained and incorporated into the proposed development where possible; and
 - The Site has the potential to support some reptiles. However, given that the proposed development retains the areas of habitat most suitable for common reptile species, no further survey work is required. Notwithstanding this, a number of Best Practice Measures are recommended.
- 6.30. Accordingly, and subject to following the recommendations set out in the Appraisal, the proposed development is considered to be consistent with Local Development Plan Policies PCYFF2 and AMG5, TAN5 and PPW10.

Trees and Hedgerows

- 6.31. An Arboricultural Impact Assessment has been undertaken across the Site and is submitted with the Application. This has established that the following trees will need to be removed, together with details of their assessed quality/category:

- T1, Category B2
- T2, Category C2
- T3, Category B2/C2
- T7, Category C2
- G3, Category C2
- H2 (in part), Category B2
- H3 (in part), Category C2

- 6.32. None of the trees are identified as Category A trees worthy of retention.
- 6.33. The loss of these trees will be compensated for through replacement planting as shown on the submitted Landscape Plans.
- 6.34. As a result of the proposed development, the Assessment has also identified the potential for some retained trees to be negatively impacted as a result of general construction activity (trees G4, T9 and T10). Accordingly, tree protection measures are proposed to minimise/mitigate the impact of the proposed development on these species, including tree pruning, fencing and supervised excavations.
- 6.35. Accordingly, the proposed development is considered to be consistent with Local Development Plan Policies PCYFF2 and PCYFF4, and PPW10.

Welsh Language

- 6.36. A Welsh Language Statement has been prepared and is submitted with this Application. This comprises a Community and Linguistic Impact Assessment of the proposed development. Whilst it is not the intention to repeat the full content of the Statement here, in summary the Assessment has established that:
- The proposed development has an opportunity to have an overall positive impact on the community characteristics of existing Welsh speakers;
 - The proposed development will deliver a range and choice of housing to meet a diversity of local needs and achieve age structure balance and affordable housing; and
 - A number of enhancement and mitigation measures can be provided as part of the proposed development, including bi-lingual street names and signage, the local advertisement and marketing of the proposed dwellings, and the delivery of affordable housing to encourage local people to stay living within the area.
- 6.37. Accordingly, and based on the recommendations of the Assessment, the proposed development is considered to be consistent with Local Development Plan Policy PS1, TAN20 and PPW10.

Flood-Risk and Drainage

- 6.38. As documented in Section 2 of this Statement, the Site lies in Flood Zone A. It is therefore deemed by Natural Resources Wales to be at a low risk of flooding.
- 6.39. In accordance with TAN15 and the latest national standards on Sustainable Urban Drainage Systems documented in the Flood and Water Management Act 2010, a detailed drainage strategy has been prepared and is submitted with the Application. This has identified the following drainage solutions to accommodate and support the proposed development:

- **Surface Water** – run-off generated up to the extreme event shall be attenuated on-site within a combination of below and above ground storage structures, including pipework chambers, open swales and detention basins with a low flow channel and additional storages within a below ground granular trench. Surface water run-off from the proposed hardstanding areas will be stored within a below ground soakaway structure and will be released into the ground at the natural infiltration rate. The proposed surface water drainage systems will be adopted and maintained by the Gwynedd SuDS Approval Body (SAB); and
- **Foul Water** – all generated from the proposed development will be discharged directly into the existing public foul drainage network via a proposed on-site adoptable pumping station.

6.40. Accordingly, the proposed development is considered to be consistent with Local Development Plan Policies PCYFF2 and PCYFF6, TAN15 and PPW10.

Planning Obligations

- 6.41. The Applicant is committed to engaging in discussions with Officers at Gwynedd Council to agree planning obligations where these satisfy the requirements of Regulation 122 of the Community Infrastructure Levy Regulations which require that:
- The obligations must be necessary to make the proposed development acceptable in planning terms;
 - The obligation must be directly related to the proposed development; and
 - The obligations must be fairly and reasonably related in scale and kind to the proposed development.
- 6.42. Any obligations deemed consistent with the aforementioned policy tests must be justified by up-to-date evidence such that the proposed development can accord with Local Development Plan policy PS2, SPGNs – Housing Developments and Educational Provision and Planning Obligations, and PPW10.

7 CASE FOR DEVELOPMENT

7.1. Having regard to the Technical Assessment in Section 6 of this Statement, this Section goes on to consider the proposed development in the context of the overarching objectives of sustainable development as documented in paragraph 2.25 of PPW10.

Social Benefits

7.2. The proposed development will deliver the following **Social** benefits:

- The delivery of 67 high-quality new homes on an allocated housing site to help maintain housing delivery in Gwynedd in line with the identified housing requirements set out in the Local Development Plan;
- The delivery of 14 no. affordable homes, 21% of the proposed development, which is a material planning consideration as per the guidance in paragraph 4.2.25 of PPW10 and is consistent with Policy TAI15 of the Local Development Plan. The affordable homes will comprise 8 no. 2-bedroom properties and 6 no. 3-bedroom properties consistent with the findings of the LHMA and which will be accessible by local people; and
- The creation of a high-quality living environment which is proportionate to the Site and its surroundings as well as its allocation in the Local Development Plan, contributes to its character and appearance, and is consistent with the policy guidance contained in the Local Development Plan, TAN12, and the placemaking aspirations set out in PPW10.

Economic Benefits

7.3. The proposed development will deliver the following **Economic** benefits:

- The creation of direct construction jobs (on and off-site) over the lifetime of the build programme, and indirect jobs through the local supply chain via the purchase of goods and services;
- Increased local expenditure (convenience, comparison, leisure, services) to help support and sustain the local community and businesses;
- Annual Council Tax contributions to Gwynedd Council from the 67 no. proposed new dwellings; and
- Gross Value Added to the local economy generated by future residents of the proposed development.

Environmental Benefits

7.4. The proposed development will deliver the following **Environmental** benefits:

- Existing trees and hedgerows within and at the perimeter of the Site will be retained where possible. Landscaping proposals, including new and replacement tree and hedgerow planting within and at the perimeter of the Site, provide the opportunity to achieve secure net gains in biodiversity;

- The proposed development will not give cause to the loss of any features of significant ecological value, nor cause harm to any protected species;
- The use of Sustainable Urban Drainage Systems which will not increase or exacerbate flood-risk elsewhere;
- Development on a sustainable site which provides the opportunity for future residents to travel by foot and public transport to access shops, education, jobs and services, reducing the reliance on private car travel and with it providing for a reduction in carbon emissions. The Site's location means that future residents will enjoy very good access to education, shops and services by walking and cycling consistent with the guidance criteria set out in Section 4 of the submitted Transport Statement. Where the use of the private car is required, the proposed development will not have a material impact on the operation of the local highway network;
- The proposed development will not have a permanent, adverse impact either visually or on the local landscape;
- The proposed development will not have an adverse on the historic environment, nor create any adverse impacts in relation to noise, contamination and air quality/odour; and
- The proposed development will provide for the construction of energy efficient homes using established techniques which the Applicant applies to all of its new-build properties.

Cultural Well-Being

7.5. The proposed development will deliver the following **Cultural** benefits:

- The Applicant recognises the need to safeguard the Welsh language and the need to encourage and provide for its use, consistent with Local Development Plan Policy PS1 and TAN 20. The Applicant recognises that the proposed development presents the opportunity for an overall positive community and linguistic impact. To this end, they are agreeable to the provision of bilingual signage within the proposed development amongst other measures such that the proposed development has the potential for a positive community and linguistic impact;
- The proposed development will not cause harm to any existing heritage assets nor assets of cultural significance; and
- There is no evidence to suggest or support any view that the proposed development cannot be integrated within the settlement, and nor that it would impact on the safety and cohesion of the community. There has been no major incremental housing growth or planning permissions in the settlement other than the Site (and its allocation under Policy TA1).

8 CONCLUSIONS

- 8.1. This Statement has been prepared in support of a detailed planning application for the proposed development of Land east of Llandegai Road, Bangor.
- 8.2. The description of development for which detailed planning permission is sought is:
- “Proposed residential development on Land off Llandegai Road, Bangor”***
- 8.3. This Statement has demonstrated that the proposed development is consistent with relevant policies contained within the Local Development Plan as well as other material considerations.
- 8.4. The principle of residential development on the Site is supported through its housing allocation under Policy TA1 of the Gwynedd Local Development Plan. The proposed development will deliver a well-balanced mix of much-needed new housing provision.
- 8.5. In respect of the technical considerations assessed in Section 6 of this Statement, the proposed development will not give cause to any negative adverse technical and environmental impacts.
- 8.6. As set out in Section 7 of this Statement, the proposed development will generate a number of economic, social, environmental and cultural well-being benefits consistent with the overarching objectives set out in PPW10.
- 8.7. In the overall planning balance, the proposed sustainable development is considered to be acceptable; the Applicant therefore kindly requests that detailed planning permission be granted in accordance with Local Development Plan Policy PS5 and paragraph 1.17 of PPW10.