

PLANNING, DESIGN AND ACCESS STATEMENT

Land at Midnant Farm, Gronant Road, Prestatyn

Prepared on behalf of

The Applicant – Castle Green Homes

December 2022

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1 INTRODUCTION

- 1.1. This Statement has been prepared by Grimster Planning on behalf of our Client, Castle Green Homes (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 Denbighshire County Council for the development of Land at Midnant Farm, Gronant Road, Prestatyn (hereafter referred to as the “Site”).
- 1.3. The description of development for which planning permission is sought comprises the following:

“Erection of 45 dwellings, construction of a new vehicular access, landscaping and associated works”

- 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	Author	Reference / Date
Location Plan	Castle Green Homes	GRPR-LP.01
Proposed Site Plan	Castle Green Homes	GRON-PRS-SP01 Rev. C
House Types	Castle Green Homes	Various
Landscape Plans	TPM Landscape	101 Rev. A 201 Rev. A (3 sheets)
Transport Statement	SCP	November 2022
Arboricultural Impact Assessment (Version 2)	Amenity Tree Consultants	December 2022
Flood Consequences Assessment and Drainage Strategy	Coopers Consulting Engineers	November 2022
Drainage Strategy	Coopers Consulting Engineers	8007-SK03
Preliminary Ecological Appraisal and Daytime Building Inspection for Bats	Ascerta	November 2022

- 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.castlegreenhomes.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.
- 1.7. 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 to be 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

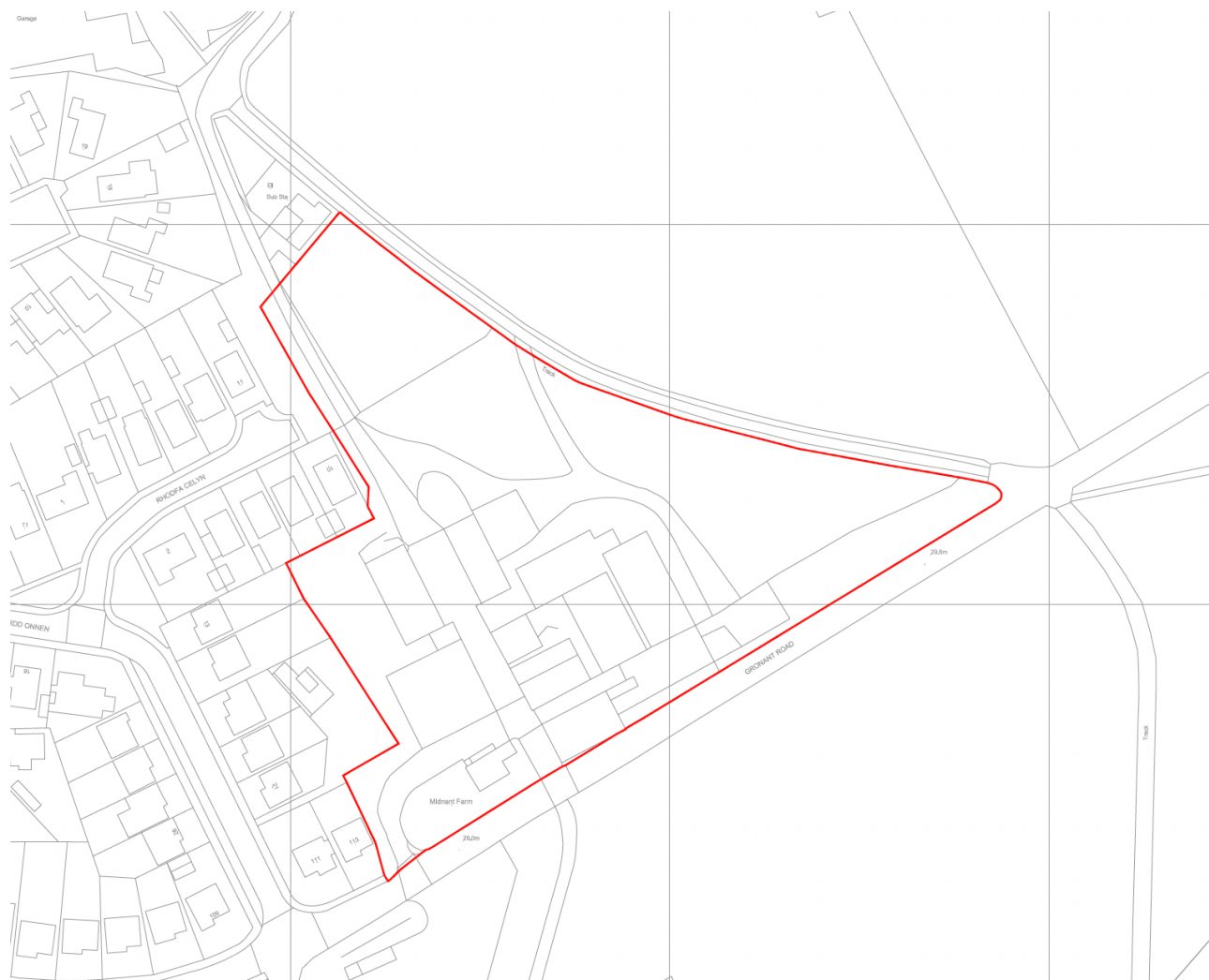
- 2.2. The Site lies within the administrative area of Denbighshire County Council.
- 2.3. The Site is located at the eastern edge of the large towns of Prestatyn, and which is one of the Lower Growth Towns (and main towns) in Denbighshire County as identified with the Council's adopted Local Development Plan.
- 2.4. The town lies c. 10km north of the A55 trunk road, the key corridor in North Wales. It has a population of around 16,783 people.
- 2.5. In respect of its surroundings, the land to the east and south of the Site is largely agricultural in nature. To the west/north-west of the Site lies existing residential development on Ffordd Onnen and Rhodfa Celyn. A commercial car dealership lies beyond the northern-most point of the Site.
- 2.6. An aerial photo of the Site is provided at *Figure 1* below:

Figure 1: Aerial Photo of the Site as Existing



Source: Google Earth

Figure 2: Site Location Plan



Source: Drawing Ref. GRPR-LP.01

Site Description

- 2.7. The net Site area extends to 1.26 hectares (gross 1.45 hectares). The Site currently comprises the Midnant Farmstead, comprising an existing dwellinghouse and several large agricultural buildings/cattle sheds (along with some undeveloped areas of green space as shown on Figure 1 above). There is also external storage of agricultural machinery, haylage and a tyre dump.
- 2.8. Vehicular access to the Site is currently available via Gronant Road which forms the southern boundary to the Site. Access into the Site will continue to be provided from Gronant Road, albeit significant new highway works are proposed to ensure that the access is to the required standards as part of this Application, as documented in Section 4 of this Statement.
- 2.9. The Site is relatively flat in nature, sloping gradually to the north.

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- 2.10. It lies wholly within Flood Zone A and thus is deemed to be at low risk of flooding.
- 2.11. The Site lies away from the Conservation Areas with Prestatyn and nor does it lie adjacent to any other designated or non-designated heritage assets. There will remain a physical separation between the Site and any nearby heritage assets such that the proposed development of the Site would not harm the setting and significance of any such assets.
- 2.12. Further, it is not the subject of any statutory or special designations relating to landscape value and nature conservation.
- 2.13. There is limited tree coverage on the Site. The Site boundaries currently comprise hedgerows and some planted trees. There are no known Tree Preservation Orders on the Site nor any adjoining land that could be impacted by the proposed development.
- 2.14. There are no existing public rights of way across or adjacent to the Site.

Locational Sustainability

- 2.15. 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. Further details are provided in Section 4 of the accompanying Transport Statement.

Access to Education

- 2.16. The nearest Primary School to the Site is Bodnant Community Primary School located on Nant Hall Road c. 0.84km west of the Site. This can be safely accessed via the existing footpath network along Gronant Road connecting to Nant Hall Road (and which would extend to the Site entrance and within it as part of the proposed development).
- 2.17. The nearest Secondary School to the Site is Prestatyn High School located on Princes Avenue in the town; this lies c. 2km south-west of the Site.
- 2.18. Overall, the Site benefits from excellent access to primary and secondary education, and which is accessible via sustainable modes of travel.

Access to Shops and Services

- 2.19. There are a number of shops and services available to the residents of Prestatyn within the town centre. This includes supermarkets, clothing shops, banking facilities, post office, pharmacies and hair salons, restaurants/take-aways, public houses and places of worship amongst others.

2.20. Overall, the Site benefits from very good access to local facilities to serve the everyday needs of future residents.

Access to Public Transport

2.21. The nearest bus stops to the Site are located approximately 400m to the north-west of the proposed development on the A548 Prestatyn Road. These will be accessible via the existing and proposed footpath network. These stops serve bus routes 11C, 11D, 11M and 11S providing regular services, seven days a week (in combination) to destinations including Rhyl, Prestatyn and Holywell amongst others.

2.22. Prestatyn Railway Station lies c. 1.55km west of the Site near to the town centre. This provides daily services to Manchester, Holyhead, Llandudno, and London Euston (amongst others).

2.23. Further details of public transport services can be found in Section 4 of the accompanying Transport Assessment.

Access to Healthcare

2.24. There are existing medical centres/GP practices and dental surgeries in Prestatyn to provide healthcare services to local residents.

Access to Leisure / Recreation

2.25. Prestatyn Leisure Centre lies c. 2km from the Site located on Princes Avenue (at Prestatyn High School). The Nova Centre lies c. 2.2km from the Site on Beach Road West at the northern edge of the town.

2.26. The nearest exiting equipped area of play to the Site can be found at Lyons Nant Hall Hotel located off Prestatyn Road, within c. 0.7km of the Site. A further equipped area of play is available at Station Road Childrens Park, within a 1.77 walking distance of the Site.

2.27. As part of the proposed development, 0.15 hectares of open space will be provided on the Site.

2.28. The Site enjoys very good access to outdoor areas of public open space, and which would be a significant health and well-being benefit to future residents of the proposed development.

Summary

2.29. Overall, the Site benefits from excellent sustainability as confirmed in Section 4 of the accompanying Transport Statement. It's allocation for residential use in the adopted Denbighshire Local Development Plan, as documented later in Section 5 of this Statement, is a further demonstration of its suitability and sustainability for the proposed land-use and scale of development put forward as part of this Application.

3 PLANNING HISTORY

- 3.1. There is no planning history of relevance to the proposed development nor the Site which serves as a material planning consideration 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:

“Erection of 45 dwellings, construction of a new vehicular access, landscaping and associated works”

Amount

- 4.3. The proposed development will comprise the development of 45 no. dwellings (Use Class C3), including 4 no. affordable homes (10%).

Housing Mix, Density and Floorspace

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

Affordable Housing

- 3 no. 2-bedroom semi-detached dwellings; and
- 1 no. 3-bedroom semi-detached dwelling.

Market Housing

- 10 no. 2-bed semi-detached dwellings;
- 8 no. 3-bed semi-detached dwellings;
- 14 no. 3-bed detached dwellings;
- 9 no. 4-bed detached dwellings.

- 4.5. The affordable housing shall be provided on Plots 19-22, as shown on Drawing Ref. GRON-PRS-SP01 Rev. C.
- 4.6. The proposed net density across the Site will be 35.64 dwellings per hectare.
- 4.7. The cumulative floorspace will equate to 48,577 square feet, at a net footage of 3,754.24 square metres per hectare.

Scale and Massing

- 4.8. The proposed dwellings will all be a maximum of two-storeys in height, reflective of the prevailing local character.
- 4.9. The proposed mix of dwellings (as set out in paragraph 4.4 above) allows for a layout such that it does not create issues of massing which would be out-of-keeping with the local character, and provides for the efficient use of the land consistent with its LDP housing allocation.

Layout

- 4.10. The Proposed Site plan is shown on *Figure 3* below.

Figure 3: Proposed Site Plan

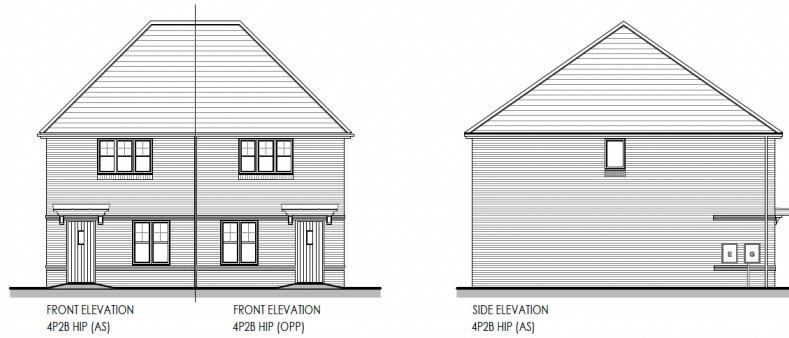


- 4.11. The layout has been designed as a natural and logical extension to the town at its eastern edge, adjacent to the existing residential development on Ffordd Onnen and Rhodfa Celyn.
- 4.12. The Proposed Site Plan has taken account of the prevailing local character, such that all of the proposed dwellings will be no more than 2-storeys in height.
- 4.13. Plots 5-10 and 41-45 will positively address the Site frontage on to Gronant Road, whilst Plots 11-14 positively address the proposed Site entrance (by fronting on to the internal access road on entry).
- 4.14. The layout has been designed to provide for the efficient use of the land to deliver 45 no. new homes, with private gardens backing on to the Site's western, northern and eastern boundaries. There is some but limited use of private driveways to access plots 1 to 5 and 27-30.
- 4.15. The affordable homes will be indistinguishable in their appearance from the open market homes.
- 4.16. The house and plot sizes are reflective of the local character, incorporating a mix of semi-detached and detached properties.
- 4.17. The layout has respected the Council's required separation distances and has sought to avoid any issues of overlooking/loss of privacy consistent with the Council's spacing standards. This includes those existing residential properties backing onto the Site off Ffordd Onnen and Rhodfa Celyn to the immediate west.
- 4.18. 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. 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.
- 4.19. The layout has sought to retain as many existing trees and hedgerows as possible, consistent with the Local Development Plan. However, in order to accommodate the proposed development, a small number of trees will need to be removed. Further details are provided in Section 6 of this Statement. The loss of these trees will be compensated for through replacement planting as shown on the submitted Landscape Plans.

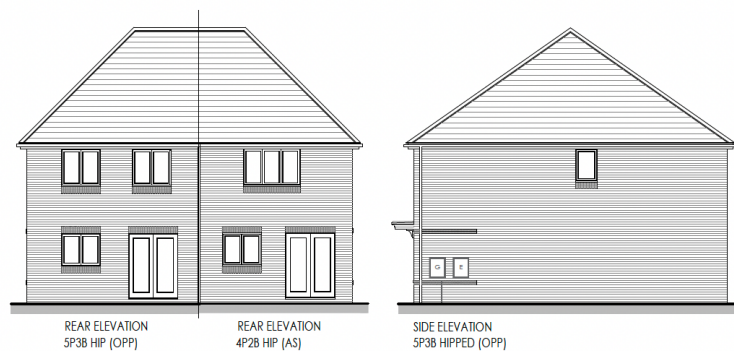
Materials and House Types

- 4.20. *Figure 3* below provides examples of the proposed house types to be delivered across the Site; further details, including floorplans, are provided as part of the submitted drawing package.

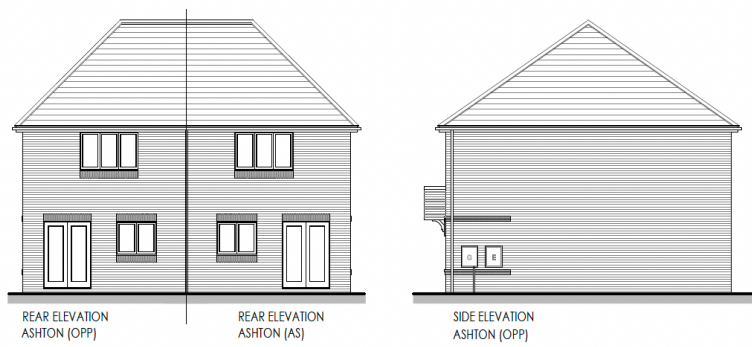
Figure 4: Proposed House Types



House Type: 4P2B HIP Semi Elevations



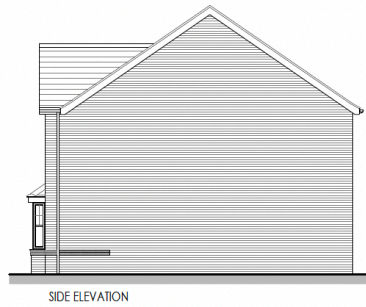
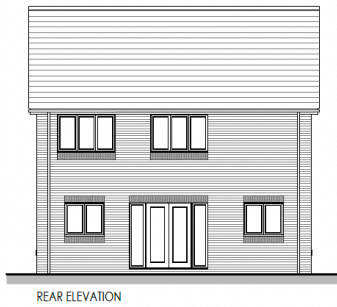
House Type: 4P2B/5P3B HIP Semi Elevations



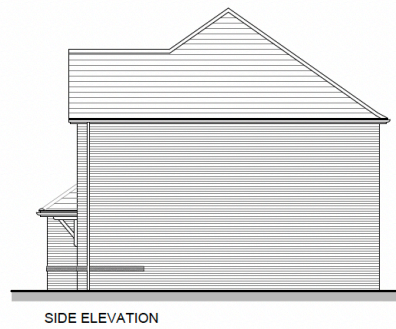
House Type: Ashton HIP Semi Elevations



House Type: Oakley/Ashton HIP Semi Elevations



House Type: Chatsworth Elevations



House Type: Cheltenham Elevations



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

House Type: Henley Elevations



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

House Type: Marlow Semi Elevations



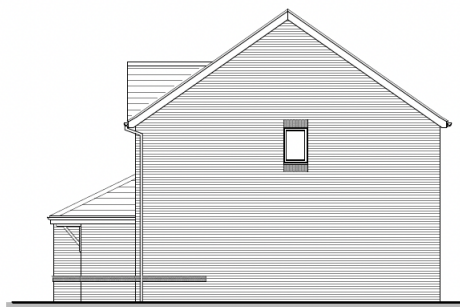
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

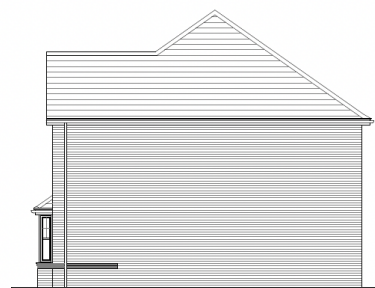


SIDE ELEVATION

House Type: Stratford Elevations



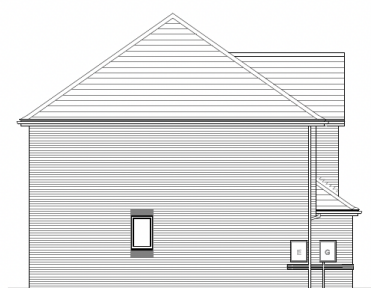
FRONT ELEVATION



SIDE ELEVATION

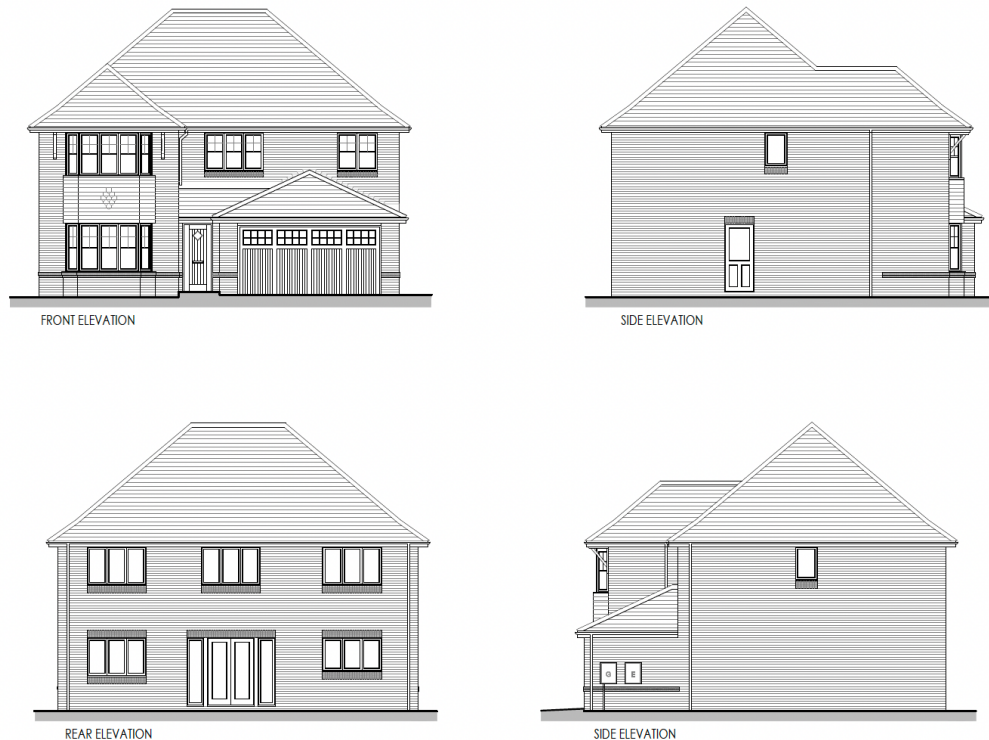


REAR ELEVATION



SIDE ELEVATION

House Type: Wentworth Elevations



House Type: Wiltshire Elevations

- 4.21. The palette of materials proposed by the Applicant comprise facing brickwork with contrasting details and some render. Roof materials will likely include the use of slate-coloured concrete tiles. The palette of materials has been carefully considered with a view to ensuring a high-quality design.
- 4.22. Confirmation of the full and final materials palette can be dealt with by way of a pre-commencement planning condition(s) attached to any planning permission.

Landscaping and Public Open Space

- 4.23. Landscape plans have been prepared and are submitted with the Application; these seek to provide new and compensatory tree and hedgerow planting across the Site. This will include native tree planting, semi-native mixed shrub planting, ornamental planting, as well as turfed private gardens. Further details are shown on Drawing Ref.'s 101 Rev. A. and 201 Rev. A (3 sheets) submitted for approval.
- 4.24. The proposed development will incorporate on-site open space provision, extending to 0.15 hectares and which is locally centrally within the Site; this will ensure that it is accessible to all residents. The location is shown on Drawing Ref. GRON-PRS-SP01 Rev. C.

4.25. The proposed boundary treatments include 1.8m high timber close boarded fences between properties, as well as a 1.8m high screen wall/fences between some of the plots as delineated on the submitted Proposed Site Plan.

Accessibility

4.26. As part of the proposed development, the following access arrangements are proposed:

- Plots 6-10 and 41-45 will be served via direct driveway access off Gronant Road. The latter will be widened to 5.5m along the Stie frontage, as shown on Drawing Ref. SCP/220361/D01 Rev. A enclosed at Appendix B of the accompanying Transport Statement;
- Plots 1-5 will be served via a private drive off Gronant Road; and
- The remaining dwellings and wider development will be accessed via a priority-controlled junction off Gronant Road, as shown on Drawing Ref. SCP/220361/D01 Rev. A enclosed at Appendix B of the accompanying Transport Statement. The access road into the Site will measure 5.5m in width, with a 6m corner radii and 2m footways on both sides of the road.

4.27. The visibility splays will be 2.4m x 90m to the east, and 2.4m x 56m to the west.

4.28. 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. This will be supported by the creation of a continuous footway connection along the entire Site frontage, connecting to the existing pedestrian infrastructure on Gronant Road. This footway will measure 2m in width along the majority of its length, reducing to c. 1.2m at a very short pinch point around a mature tree at the south-west corner of the Site. This is considered to be acceptable given that the proposed pedestrian route is not heavily trafficked given the area that it serves.

4.29. It is proposed that the speed limit along the Site frontage is reduced from the national speed limit to 30mph by relocating the existing change in speed limit to the east. Details are shown on Drawing Ref. SCP/220361/D01 Rev. A at Appendix B of the accompanying Transport Statement. This includes details of road markings/signage/lighting columns amongst others to indicate the change in speed limit.

4.30. The road widths, including the features junction and private driveways, have been designed such that the proposed development is accessible via refuse vehicles and emergency vehicles. Swept path analysis has been undertaken to inform the proposed Site layout, details of which can be found in Appendix C of the accompanying Transport Statement.

- 4.31. 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. The proposed development and house types have taken account of the Council's guidance, and will ensure access for people of all abilities, as well as the safe movements of pedestrians and cyclists.
- 4.32. The proposed development will comprise a mix of side and front off-road parking consistent with the Council's standards set out in SPGN3. Each property will have 2 or 3 spaces depending on bedroom numbers. Some of the proposed house types (namely the Cheltenham, Stratford, Wentworth and Wiltshire) will also benefit from integrated garage space.

Waste and Recycling

- 4.33. Each of the proposed dwellings will have its own private bin storage area to aid waste collection and recycling.
- 4.34. As outlined above, vehicle tracking has been undertaken as part of the accompanying Transport Statement to ensure that the internal road system can accommodate the safe manoeuvring of refuse vehicles. This has demonstrated that a refuse vehicle can enter and leave the Site in a forward gear.

Drainage

- 4.35. The proposed development will incorporate the following drainage measures, as documented in the accompanying Flood Consequences Assessment (FCA) and Drainage Strategy, and shown on Drawing Ref.8007 / SK03:
- **Surface Water** –There is no site investigation report available at this time; as such, whilst the preference is to discharge all surface water to ground via infiltration techniques such as soakaways, permeable paving and possibly an infiltration basin, at this stage an indicative infiltration layout has been prepared which discharges into the surface water public sewer. The surface water strategy is proposing to provide all attenuation within a SuDS basin at the end of the network with a hydro brake flow control device to restrict the flows to the greenfield QBAR rate of 7.2 l/s; and
 - **Foul Water** – it is proposed to discharge all foul flows into the 450mm gravity combined public sewer in Prestatyn Road to the north of the Site. This will require further dialogue with Welsh Water. Topography and the proposed levels will allow for a gravity network to serve the entire development without the need for a pumping station.

Environmental Sustainability

- 4.36. 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 biodiversity value of the Site over time.
- 4.37. 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.

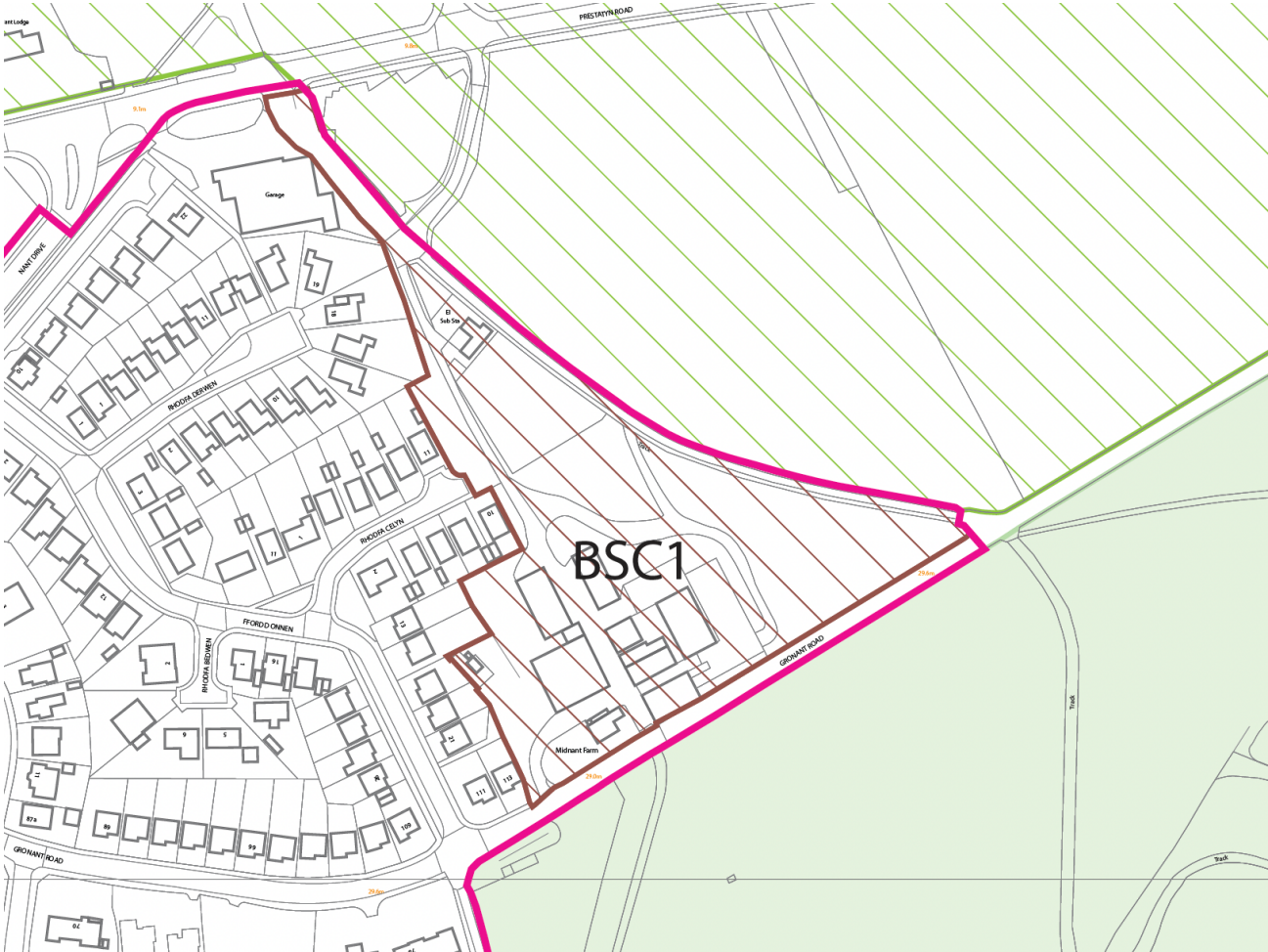
5 PLANNING POLICY CONTEXT

- 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 11 (“PPW11”) published in February 2021.
- 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:
 - Denbighshire Local Development Plan covering the period 2006 to 2021 (adopted in 2013);
 - Denbighshire Local Development Plan Proposals Map.
- 5.5. On the Local Development Plan Proposals Map, the Site is designated as shown on Figure 5 below:
 - **Policy BSC1** – Housing Allocation for 65 dwellings (Ref. Midnant Farmstead)
 - **Policy RD1** – Settlement Boundary

Figure 5: 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 3: Relevant Local Development Plan Policies

Policy Reference	Policy Title
BSC1	Growth Strategy for Denbighshire
BSC3	Securing Infrastructure Contributions from Development
BSC4	Affordable Housing
BSC11	Recreation and Open Space
RD5	The Welsh Language and Social and Cultural Fabric of Communities

VOE5	Conservation of Natural Resources
VOE6	Water Management
ASAS2	Provision of Sustainable Transport Facilities
ASAS3	Parking Standards

- 5.7. Guidance from Welsh Government published in a letter dated 24th September 2020 confirms that in the absence of an up-to-date LDP, plans adopted prior to 4th January 2016 will remain the LDP for determining planning applications until replaced by a new LDP.
- 5.8. This is the case in Denbighshire. Accordingly, the adopted LDP remains the development plan for the purposes of determining this Application. The replacement LDP and its emerging evidence base carries limited weight.
- 5.9. This is accepted by the Council on page 15 of its LDP Annual Monitoring Report 2021.

Emerging Local Development Plan

- 5.10. At the time of writing, Denbighshire County Council has undertaken the following stages in the preparation of its replacement LDP:
- LDP Delivery Agreement Published on 22nd May 2018
 - Consultation on Pre-Deposit Preferred Strategy held between 8th July 2019 and 30th August 2019. This set out various growth options; it did not identify any specific site allocations.
- 5.11. No further consultation has taken place on the replacement LDP since 2019. As per the currently published Delivery Agreement, the replacement LDP was expected to be adopted in Autumn 2021.
- 5.12. A new Delivery Agreement is due to be published by the Council in Summer 2022.
- 5.13. Accordingly, it is reasonable to assume that the replacement LDP is still some 2-3 years away from adoption, at best.
- 5.14. The replacement LDP and its emerging evidence base carries limited weight in the determination of this Application. This is accepted by the Council on page 15 of its LDP Annual Monitoring Report 2021.

Planning Policy Wales 11

- 5.15. PPW11 is a material consideration in planning decisions. PPW11 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.

- 5.16. Paragraph 1.18 re-iterates the presumption in favour of sustainable development.
- 5.17. Within PPW11, paragraph 1.22 requires development proposals to be determined in accordance with the adopted development plan unless material considerations indicate otherwise.
- 5.18. Placemaking features strongly within PPW11, 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.
- 5.19. Chapter 3 of PPW11 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.
- 5.20. Chapters 3 and 4 of PPW11 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.
- 5.21. Chapter 4 of PPW11 includes reference to new housing provision, with the need for a supply of land which is deliverable. Local Planning Authorities are required to ensure that the Council's Housing Trajectory forms part of the LDP, and it 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.
- 5.22. 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.
- 5.23. Chapter 6 requires development proposals to take account of the wildlife or landscape value of an area (including safeguarding protected species), and states that it is important to balance

conservation objectives with the wider economic needs of local businesses and communities. Landscape value is identified as an intrinsic part of PPW11, 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.

- 5.24. Chapter 6 also covers matters relating to flood-risk and drainage. PPW11 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. Paragraph 6.6.17 requires that development of one or more dwellings also require approval from the SuDS Approval Body (“SAB”) before construction can commence. This is designed to ensure that SuDS infrastructure is properly maintained and functions effectively for its design life.

Future Wales – The National Plan 2040

- 5.25. The Welsh Government published the National Plan in February 2021. It serves as the national development framework for Wales, a spatial plan setting the direction for development nationally up to 2040. It provides the basis upon which further guidance, including Planning Policy Wales and Local Development Plans, should be prepared.
- 5.26. Within Denbighshire, the National Plan identifies Rhyl and Prestatyn as Regional Growth Areas. These will be a focus for managed growth and have an important sub-regional role complementing the National Growth Area of Wrexham and Deeside.
- 5.27. In respect of housing delivery, the National Plan requires a mix of housing types and tenures to create social inclusion and to cater for mixed lifestyles and working arrangements.
- 5.28. Policy 7 focuses on the delivery of affordable homes. Providing housing at levels which meets needs is stated to be a key priority for the Welsh Government. The planning system must facilitate the provision of additional market and affordable housing.
- 5.29. In the North, Local Development Plans should seek to support growth and appropriate development in rural towns and villages. This includes market and affordable housing.

Technical Advice Notes (TAN)

- 5.30. Alongside PPW11, 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
 - TAN16 – Recreation and Open Space
 - TAN18 – Transport
 - TAN20 – Planning and the Welsh Language

Other Material Planning Considerations / Evidence Base Documents

- 5.31. Denbighshire County Council has published a number of other material planning considerations and evidential based documents which are considered to be pertinent in the consideration of this Application; further details are set out below.

Joint Housing Land Availability Study

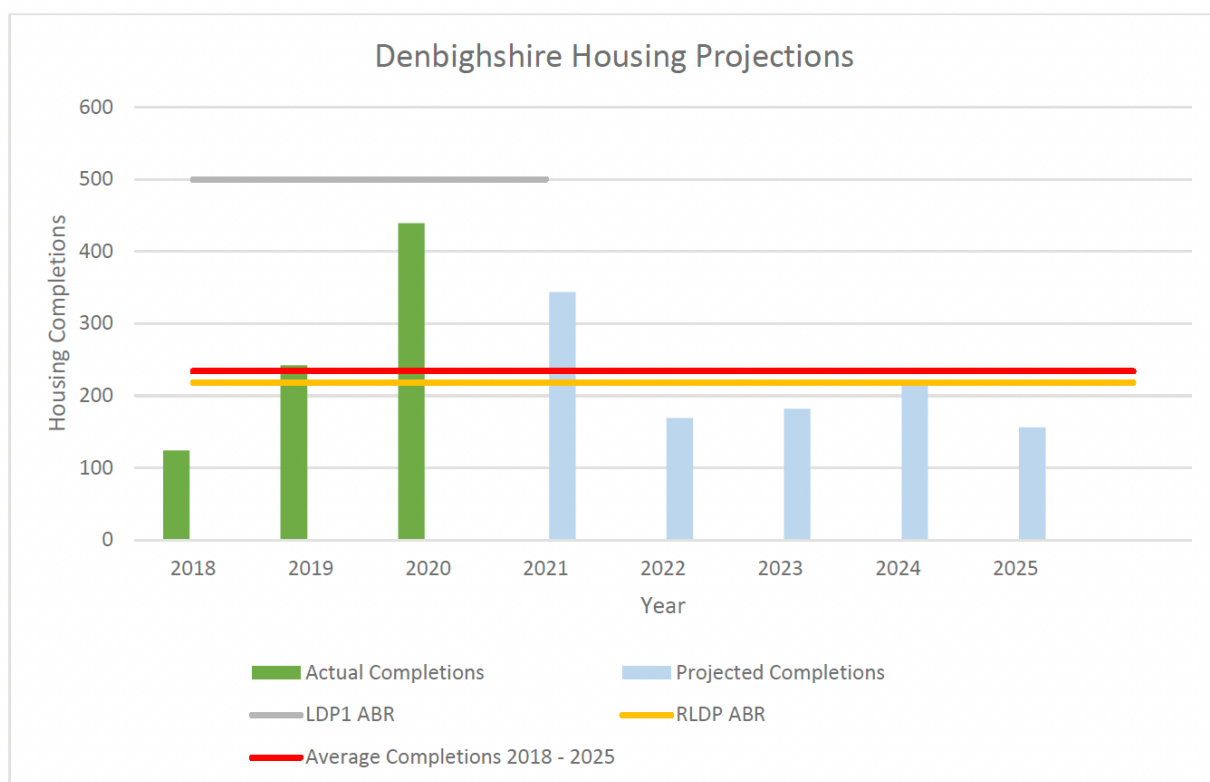
- 5.32. The Council's latest Joint Housing Land Availability Study published in June 2019 accepts that it is unable to demonstrate a 5-year housing land supply. Having regard to the guidance contained in TAN1 (paragraph 8.2) at the time of its preparation, the housing land supply in Denbighshire County was adjudged to be 1.55 years and the requirements of Paragraph 4.2.15 of PPW11 were not met.
- 5.33. 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.

LDP Annual Monitoring Report 2021

- 5.34. Based on the latest figures contained in Table 3 of the Council's 2021 LDP Annual Monitoring Report (AMR), total housing delivery (completions) in Denbighshire since 2006 has equated to 2,682 dwellings. This is a significant shortfall against the LDP requirement for 7,500 homes during the same period.
- 5.35. The Council's latest AMR clearly illustrates the significant housing delivery pressures across the County, and the fact that housing needs have continuously failed to be met since 2010/11 (and in each year since the Local Development Plan was adopted in 2013). In 2020/21, 439 new homes

were built against a minimum annual requirement for 500 dwellings year, without adjustment (which would increase the figure to 700+ dwellings per year taking account of previous under-delivery).

- 5.36. The Council’s Key Strategic Site at Bodelwyddan has also failed to deliver, and outline planning permission for that site expired in March 2021. It was allocated for 1,715 dwellings.
- 5.37. The Pre-Deposit Preferred Strategy of the replacement LDP has identified a reduced annual requirement of 218 dwellings per annum; this represents a significant reduction versus the current adopted annual requirement of 500 (notwithstanding the upwards adjustment to take account of historic shortfall). However, given that the replacement LDP has now yet reached the Deposit Plan stage, let alone Examination in Public, it is not considered that it can carry any weight at this time (which as outlined earlier, DCC itself accepts).
- 5.38. Chart 1 contained in the 2021 LDP Annual Monitoring Report illustrates DCC’s failure to meet the adopted LDP housing requirement in 2018, 2019 and 2021 (as has been the case historically). This is shown below:



- 5.39. Chart 1 also shows that DCC would only be able to meet the, as yet untested, replacement LDP requirement in years 2019-2021, **inclusive of** existing allocations (as documented in paragraph 6.5 of the same document). This includes the Site subject to this application. There would continue to be a housing shortfall across the Borough, both market and affordable.

5.40. Page 29 of the AMR does not provide a timeline for the delivery of the Site. Accordingly, the proposed development of the Site will now boost housing supply in Prestatyn and the County as a whole, and serve to boost the figures shown on Chart 1 of the AMR.

Local Housing Market Assessment (LHMA)

5.41. The Council's most recent LHMA Update was published in July 2019. Prestatyn is identified as lying within the Prestatyn Housing Market Area (LHMA02), and thus in effect is its own local housing market area.

5.42. Within this Area, the LHMA identifies a requirement for 1, 2 and 3 bedroom social rented properties (Chart 9), and 2 and 3 bedroom intermediate/rent to buy properties (Chart 10). Across the County there is identified to be an annual requirement for 155 affordable homes per annum (social and intermediate housing need).

5.43. The Council has also now published its Affordable Housing Prospectus, in April 2021. This confirms the location of Prestatyn within Local Housing Market Area 02 (LHMA02), in which 29% of all applicants to the SARTH register have indicated a desire to live.

5.44. The Prospectus confirms that there is a mis-match between social housing stock in Denbighshire County, with a need for 1 and 2 bedroom properties but a supply which is predominantly 3 bedroom at present. For intermediate rental housing, the demand is for 3 bedroom properties.

Local Planning Guidance Notes

5.45. Denbighshire County Council has published the following Supplementary Planning Guidance Notes ("SPGN") which are considered relevant in the determination of this Application:

- SPGN – Access for All
- SPGN – Affordable Housing
- SPGN – Conservation and Enhancement of Biodiversity
- SPGN – Parking Requirements in New Developments
- SPGN – Planning for Community Safety
- SPGN - Planning Obligations
- SPGN – Planning and the Welsh Language
- SPGN – Recreational Open Space
- SPGN – Residential Development
- SPGN – Residential Design Guide
- SPGN – Residential Space Standards
- SPGN – Trees and Landscaping

5.46. 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 Section 5 of this Statement, the Site is allocated for residential use under Policy BSC1 of the Local Development Plan for up to 65 dwellings. It lies within the development boundary of Prestatyn under Policy RD1. The principle of development on the Site is therefore accepted.
- 6.3. As confirmed in Section 5 of this Statement, there has been a significant under-supply in housing delivery across the County of Denbighshire since 2006, falling considerably below the housing requirement set out in the adopted LDP (7,500 homes). In total, the shortfall extends to 4,818 dwellings. The currently adopted annual housing requirement remains in place until such time that the Replacement LDP has advanced through Examination in Public. The emerging requirement for 218 dwellings per annum, as set out in the Preferred Strategy, has not yet been tested and can only attract limited weight (by the Council's own admission within its 2021). Even if this figure were deemed acceptable, DCC's 2021 Annual Monitoring Report (Chart 1 as shown in Section 5 of this Statement) has itself demonstrated that this figure cannot be met even when allowing for the existing LDP housing allocations coming forward.
- 6.4. It is clear that there is a need for new market and affordable housing to come forward on both brownfield and greenfield sites to meet the requirement, both adopted and emerging (as proposed in the Preferred Strategy). That was accepted by the Local Plan Inspector when allocating the Site in the adopted LDP. That position has not changed, and indeed the housing supply position shortfall in Denbighshire has exacerbated to unsustainable and harmful levels.
- 6.5. The revocation of TAN1 back in March 2020 has not removed the requirement for Local Planning Authorities to meet their housing requirement; as a housing allocation, the proposed development can help to achieve this, with it being deliverable in its entirety within 24-36 months from a grant of detailed planning permission. This means that the Site will also come forward earlier than forecast by the Council as part of its AMR (Page 29), which did not identify any units being delivered before 2025; it will boost both short and medium term housing needs as per those shown on the trajectory in Section 5 of this Statement. This will assist in addressing the outstanding housing needs of the County, and which requires positive decision-taking for sustainable housing schemes.
- 6.6. Whilst the proposed number of dwellings is below the allocation for 65 dwellings, this is nevertheless considered to provide for the more appropriate use of the land taking account of wider

policy and technical considerations set out later in this Statement, whilst delivering a balanced mix of house types which respond to local housing needs, delivering a range of 1 to 4 bedroom homes.

- 6.7. Within Denbighshire, the Future Wales - *National Plan 2040* identifies Rhyl and Prestatyn as Regional Growth Areas. These will be a focus for managed growth and have an important sub-regional role complementing the National Growth Area of Wrexham and Deeside.
- 6.8. It is clear that there is a need for the Site to come forward to help meet the County's housing requirements in the short-term as part of a continued plan-led release of land. This is essential given the continued delays associated with the preparation of the replacement LDP. There is no evidence to substantiate a view that the proposed development would result in unsustainable and harmful levels of housing being delivered in Prestatyn.
- 6.9. This position is also considered to align with the conclusions of the Inspector in the recent Appeal Decision, issued on 18th May 2022, for the proposed development of 133 no. dwellings at Mindale Farm, Prestatyn (Ref. APP/R630/A/19/3243545). Within their decision, the Inspector's commentary and conclusions at paragraph 9, as set out below, are wholly relevant to this Application:

“The land subject of the residential proposed under Appeal A is located within the settlement boundaries identified within the adopted Local Development Plan (LDP) and is allocated for residential development. Despite some objections being raised by interested parties to the principle of residential development, the site's development plan status means that the principle of residential development in this location is well-established. There is also no doubt that the development would also make a significant and positive contribution towards the local housing supply. As such, and in the absence of any evidence to persuade me otherwise, I consider it appropriate to confine my reasoning to the principle matters of dispute arising from the reasons for refusal.”

- 6.10. Furthermore, the need for new housing in Denbighshire was again recently acknowledged by the Council in November 2022 through the recommendation and approval of Application Ref. 01/2022/0690 for 110 no. dwellings on an allocated housing site in Denbigh (Land adjacent to Ysgol Pendref).
- 6.11. Accordingly, the principle of residential development on the Site is established and supported by Local Development Plan Policies BSC1 and RD1. Taking account of the guidance from Welsh Government published in a letter dated 24th September 2020, this confirms that in the absence of an up-to-date LDP, plans adopted prior to 4th January 2016 will remain the LDP for determining planning applications until replaced by a new LDP. This is the case in Denbighshire; therefore, the

adopted LDP remains the development plan for the purposes of determining this Application, and the principle of the proposed development is supported by the adopted LDP.

- 6.12. A grant of planning permission for the proposed development would not be contrary to the Council's Climate Change and Ecological Emergency 2019, The Environment (Wales) Act 2016, and Planning Policy Wales (PPW11).

Housing Mix, Affordable Housing and Density

- 6.13. As set out in Section 4 of this Statement, the proposed development will comprise the following housing mix:

Affordable Housing

- 3 no. 2-bedroom semi-detached dwellings; and
- 1 no. 3-bedroom semi-detached dwelling.

Market Housing

- 10 no. 2-bed semi-detached dwellings;
- 8 no. 3-bed semi-detached dwellings;
- 14 no. 3-bed detached dwellings;
- 9 no. 4-bed detached dwellings.

- 6.14. The proposed development will incorporate 4 no. affordable homes (Plots 18-21), equating to 10% of the total number of dwellings consistent with LDP Policy BSC4. The affordable properties take the form of 2 and 3 bed homes, responding to the housing needs identified in the LHMA. They will be indistinguishable in appearance from the market homes. 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 PPW11.
- 6.15. The proposed net density across the Site will be 35.64 dwellings per hectare taking account of the Site's location, surroundings and configuration. This also reflects the Site's allocation under Policy BSC1 of the Local Development Plan.
- 6.16. The cumulative floorspace will equate to 48,577 square feet, at a net footage of 3,754.24 square metres per hectare.

6.17. Accordingly, the proposed development is considered to respond positively to and is consistent with Local Development Plan Policies RD1, BSC1 and BSC4, the Affordable Housing SPGN, the Development Brief, TAN2, and PPW11.

Layout and Design

6.18. 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 the neighbouring educational uses to the west), and technical and policy requirements including accessibility (road widths, visibility splays, pedestrian linkages, public open space), topography, and impact on trees/hedgerows/ecology.

6.19. This has informed the careful preparation of a Proposed Site Plan which will have limited impact on existing trees and hedgerows within and surrounding the Site, save for the removal of 8 no. trees documented later in this Section. The layout has ensured that the Council's minimum separation distances/spacing standards to neighbouring properties have been satisfied. The creation of two-storey dwellings on the Site is considered appropriate having regard to the Site's surrounding context, the prevailing local character, and its physical characteristics.

6.20. The house types, plot sizes and palette of materials have been designed to provide for the efficient use of land, whilst delivering high-quality accommodation and a high-quality living environment which raises the standard of design in the immediate locality and benefits the wider area. The layout also provides for the natural surveillance of properties and public spaces/pedestrian and cycle linkages within the Site from properties with a view to designing out crime and to ensure the well-being of residents.

6.21. The proposed net density across the Site will be 35.64 dwellings per hectare, and this is considered to be acceptable taking account of the guidance contained in Policy RD1 which seeks a minimum density of 35 dwellings per hectare.

6.22. Each property is designed to allow for access by people of all abilities consistent with the Council's Access for All guidance.

6.23. Accordingly, the proposed development is considered to respond positively to and is consistent with Local Development Plan Policies RD1 and BSC4, the Access for All and Residential Development and Space Standards SPGNs, TAN12, and PPW11.

Trees and Hedgerows

- 6.24. An Arboricultural Impact Assessment (AIA) has been undertaken across the Site and is submitted with the Application.
- 6.25. The proposed development has sought to retain existing tree and hedgerow planting, as well as providing compensatory/additional soft landscaping, where possible. However, some loss of existing trees and hedgerows is required in order to accommodate the proposed development. These comprise:
- T3 (Category B)
 - T4 (Category B)
 - T18 (Category C)
 - T19 (Category C)
 - T20 (Category C)
 - T21 (Category C)
 - T22 (Category C)
 - T23 (Category B)
- 6.26. Input into the Proposed Site Plan has enabled the retention of some other trees within the Site, as documented in the AIA.
- 6.27. Tree protection measures are proposed to minimise/mitigate the impact of the proposed development on these species, namely tree protection fencing to be erected prior to the commencement of development. Such measures can be secured through a Arboricultural Method Statement which can be secured by way of planning condition.
- 6.28. Accordingly, and based on the recommendations of the Assessment, the proposed development is considered to be consistent with Local Development Plan Policies RD1 and VOE5, the Trees and Landscaping SPGN, TAN5, and PPW11.

Landscaping and Public Open Space

- 6.29. 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.

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- 6.30. The existing trees to be removed in order to accommodate the proposed development are set out above. The loss of these trees will be compensated for through the proposed new soft landscaping across the Site.
- 6.31. As set out in Section 4 of this Statement, the proposed development will incorporate 0.15 hectares of public open space located centrally within the Site and accessible for all residents. The provision of public open space within the Site is consistent with the requirements of Policy BSC11 of the LDP.
- 6.32. Each of the proposed dwellings will however benefit from its own private outdoor garden space.
- 6.33. Accordingly, the proposed development is considered to respond positively to and is consistent with Local Development Plan Policies RD1 and BSC11, the Recreational and Open Space SPGN, TAN16, and PPW11.

Highways and Road Safety

- 6.34. As documented in Section 4 of this Statement, vehicular (and pedestrian/cycle) access to the Site will be secured from Gronant Road via direct access, private driveway and a new main access road. All of these proposals are considered to be acceptable.
- 6.35. The proposed arrangements, including road and footpath widths, as described in Section 4 of this Statement are considered to be acceptable and will facilitate safe movements by vehicles (include refuge), pedestrians and cyclists of all abilities into and out of the Site, and through it, as well as providing safe connectivity to public spaces in the immediate surroundings. The creation of a new continuous footway along the Site frontage will facilitate and encourage safe pedestrian movements to and from the Site.
- 6.36. In respect of car parking provision within the Site, the standards which have been applied by the Applicant are consistent with those set out by the Council in its Parking Requirements in New Developments SPGN.
- 6.37. The Transport Statement submitted with the Application has assessed the potential impacts of the proposed development on the highway network and road safety, including accident data.
- 6.38. This process has established that the maximum number of vehicular trips arising from the proposed development will be 22 two-way vehicle movements during both the AM and PM peak hours. This equates to roughly one additional two-way vehicle movement every 3 minutes during the peak hours.

- 6.39. This proposed increase in traffic is not anticipated to have a material impact on the operation or safety of the local highway network. As such, there are no highway or transport related reasons to withhold planning permission for the proposed development.
- 6.40. As a condition of any planning permission, the Applicant is willing to accept the requirement to submit a Construction and Environmental Management Plan, and which will include details of construction traffic, site compound, contractor parking, and construction hours amongst others.
- 6.41. Accordingly, the proposed development is considered to respond positively to and is consistent with Local Development Plan Policies RD1, ASAS2, ASAS3, the Access for All and Parking Requirements in New Developments SPGNs, and PPW11.

Landscape and Visual Impact

- 6.42. The Site is not subject to any protected landscape designations and does not sit within an Area of Outstanding Natural Beauty. The acceptability of housing development on the Site is reflected through its housing allocation in the Denbighshire Local Development Plan. To this end, the proposed development of this allocated housing site for 45 no. dwellings is not considered to cause unacceptable landscape and visual harm.
- 6.43. Accordingly, the proposed development is considered to respond positively to and is consistent with Local Development Plan Policies BSC4 and VOE1, TAN24 and PPW11.

Agricultural Land Quality

- 6.44. Based on the Welsh Government's Predictive Agricultural Land Classification Mapping, the Site comprises a small amount of best and most versatile agricultural land.
- 6.45. However, the housing allocation of the Site under Policy BSC1 of the adopted LDP, and its location within the settlement limits of Prestatyn, confirms that a) the development of the Site is required to help meet the identified housing needs of Denbighshire County Borough, and b) the loss of the land for agricultural purposes and its residential land-use has been assessed and accepted by Denbighshire County Council as part of the LDP plan-making process. It is not therefore possible for the development needs of the County to be met on lower grade agricultural land, effectively confirmed by virtue of its proposed housing allocation.
- 6.46. Accordingly, the loss of best and most versatile agricultural land is not considered to constitute a defensible or reasonable ground for refusal of the Application and would not conflict with PPW11 on this matter.

Nature Conservation

- 6.47. A detailed Preliminary Ecological Appraisal (PEA) and Daytime Building Inspection for Bats has been undertaken across the Site.
- 6.48. The PEA has assessed the Site for feature of ecological importance and in doing so, has considered the impacts of the proposed development on ecological habitats.
- 6.49. The PEA has established the following:
- The Site provides habitat for badger and small mammals, within the scrub and semi-improved grassland. It is therefore recommended that a Badger Reasonable Avoidance Measures Method Statement is produced and implemented during works to avoid harm to this species;
The Site provide habitat for hedgehog within the scrub and semi-improved grassland. It is therefore recommended that a Hedgehog Reasonable Avoidance Measures Method Statement is produced and implemented during works to avoid harm to this species. It is advised that gaps of at least 13cm by 13cm are left under any new garden fences to enable hedgehog to roam freely within the area following development;
 - The semi-improved grassland, scattered trees, and scrub provide suitable habitat for nesting and foraging bird species. Vegetation clearance and building roof works should be undertaken outside of the nesting bird season to avoid any impact on nesting birds. An updated scoping survey for barn owl should be carried out to inspect building B3 for any evidence of barn owl activity;
 - Bat records were returned within 2km of the Site. The closest record was 588m south-west of the Site. The habitats on the Site provide low suitability for commuting and foraging bats. The buildings on the Site were assessed to provide negligible to high potential for bats; as follows:
 - Negligible Potential – Buildings B2, B3, B6, B7, B8 and B9;
 - Low Potential – Building B5
 - Moderate Potential – Building B1
 - High Potential – Building B3
 Building B5 with low bat roost potential will require a minimum of one nocturnal survey between May and August. Building B1 will require a minimum of two nocturnal surveys between May and September. Building B3 will require a minimum of three nocturnal survey between May and September;
 - The Site provides no suitable aquatic habitat for amphibians and some limited terrestrial habitat. It is recommended that an Amphibian Reasonable Avoidance Measures Method Statement is produced and implemented during works to avoid harm to this species; and

- Given the identification of Cotoneaster within the Site, it is recommended that an Invasive Species Management Plan is produced and adhered to during construction.

- 6.50. The PEA contains a number of enhancement measures in Section 5, including the provision of 14 no. bird boxes, 12 no. bat features, and landscaping works.
- 6.51. Accordingly, and subject to following recommendations set out in the Survey, the proposed development is considered to be consistent with Local Development Plan Policies RD1 and VOE5, the Conservation and Enhancement of Biodiversity SPGN, TAN5, and PPW11. It will not have a negative and harmful impact on protected species.

Flood-Risk and Drainage

- 6.52. 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 surface water, groundwater, fluvial and tidal flooding, as confirmed in the accompanying Flood Consequences Assessment and Drainage Strategy. The Site is also at low risk of flooding from artificial sources (reservoirs/canals/sewers).
- 6.53. In accordance with TAN15 and the latest national standards on Sustainable Urban Drainage Systems documented in the Flood and Water Management Act 2010, a drainage strategy has been prepared and is submitted with the Application (as set out in the accompanying Flood Consequences Assessment and Drainage Strategy and shown on Drawing Ref. 8007-SK03.). This has identified the proposed surface water and foul water drainage solutions as set out in Section 4 of this Statement.
- 6.54. Accordingly, and subject to the recommendations set out in the Assessment in relation to further porosity testing, the proposed development is considered to respond positively to and is consistent with Local Development Plan Policy VOE6, TAN15 and PPW11.

Planning Conditions

- 6.55. As outlined within this Statement, the Applicant is willing to accept a number of planning conditions related to the proposed development where these satisfy the six tests set out in the Welsh Government Circular published in October 2014 and WGC 016/2014. These include:
- Drainage (surface water and foul water);
 - Materials;
 - Affordable Housing;
 - Construction and Environmental Management Plan;

- Phase 1 and 2 Site Investigation;
- Tree protection measures (as per Arboricultural Method Statement);
- Reasonable avoidance measures for badgers, hedgehogs and amphibians;
- Invasive Species Management Plan;
- Bird Nesting and Bat Boxes; and
- Lighting.

Planning Obligations

6.56. The Applicant is committed to engaging in discussions with Officers at Denbighshire County Council in relation to securing planning obligations where these satisfy the requirements of LDP Policy BSC3, SPGN – Planning Obligations, and 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.

6.57. Any requests for financial contributions consistent with the aforementioned policy tests must be justified by up-to-date evidence.

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 2.28 of PPW11.

Social Benefits

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

- The delivery of 45 no. **much-needed new dwellings** in Denbighshire where there is an accepted shortfall in housing land supply and an overriding need for new homes. The proposed development will involve the development of an allocated housing site within the defined settlement boundary of Prestatyn, the principle of which is both established and supported;
- The delivery of 4 no. **affordable homes**, 10% of the proposed development, and which is a material planning consideration. These will comprise 2 and 3 bedroom homes reflecting the findings of the LHMA and which will be accessible by local people; and
- The creation of a **high-quality living environment** which is a) proportionate to the size of the settlement based on an acceptable density per hectare, b) positively contributes to the character and appearance of the Site and its context by raising the quality of design in the area, and c) is consistent with the guidance contained in the Council's SPGNSs, Technical Advice Notes, and the placemaking aspirations set out in PPW11.

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, as well as the role of Prestatyn as set out within the Future Wales – The National Plan 2040;

- **Annual Council Tax** contributions to Denbighshire County Council from the 45 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** wherever possible, other than minor removal to accommodate the proposed development. Landscaping, including **new tree and hedgerow planting** across the Site, provides the opportunity to achieve secure net gains in biodiversity whilst at the same time minimising the landscape and visual impacts of the proposed development;
- 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 proposed surface water drainage measures which will **not increase or exacerbate flood-risk** or surface water run-off elsewhere, and will utilise sustainable drainage methods where possible;
- 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, provided for through new and safe linkages, consistent with the guidance criteria set out in Section 4 of the accompanying Transport Statement. Where the use of the private car is required, the proposed development will have a negligible impact on the highway network and road safety;
- The provision of highways improvements, including a **continuous footway** along the Site frontage connecting with the existing footway on Gronant Road. This will facilitate and encourage safe pedestrian movements to and from the Site;
- The proposed development will **not have an adverse impact on the historic environment**, nor create any adverse impacts in relation to noise, contamination and air quality/odour; and

- 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 that the proposed development presents the opportunity for an **overall positive community and linguistic impact**. To this end, and if deemed necessary, 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. The Site is allocated under Policy BSC1 of the Local Development Plan, and its suitability for residential development is both **established and supported**.

8 CONCLUSIONS

8.1. This Statement has been prepared in support of a detailed planning application for the proposed development of Land at Midnant Farm, Gronant Road, Prestatyn.

8.2. The description of development for which detailed planning permission is sought is:

“Erection of 45 dwellings, construction of a new vehicular access, landscaping and associated works”f

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. The Site is allocated for residential use under Policy BSC1 of the adopted LDP and lies within the defined settlement boundary of Prestatyn.

8.4. The principle of residential development on the Site is supported through its housing allocation under Policy BSC1 and location within the defined settlement boundary. The proposed development of 45 no. dwellings will represent a logical extension to the town at its eastern edge, delivering a balanced mix of much-needed, high-quality new market and affordable housing which provides for the efficient and sustainable use of the land.

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 impacts. It satisfies the key policy and technical requirements set out in the LDP and other material considerations including the Council’s SPGN’s and national planning policy contained in the Technical Advice Notes and PPW11.

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 PPW11.

8.7. It is considered that the proposed development should attract significant weight in respect of social and environmental benefits, including the delivery of market housing and policy compliant level of affordable housing; the development of an allocated housing site in a sustainable location consistent with the adopted LDP, which remains the relevant LDP for the purposes of determining this Application; and the highways improvements and associated public benefits that it will generate through a reduction in the speed limit and enhanced pedestrian connectivity. Positive weight should be attached to the environmental benefits, including the potential for net gains in biodiversity and the creation of on-site public open space and new landscaping across the Site. Moderate weight should be attached to the associated economic benefits. There is no significant and demonstrable

harm nor policy conflict which would outweigh this compelling package of benefits consistent with key sustainability objectives of the development plan and national policy.

- 8.8. 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 Policy RD1 of the Local Development Plan, and paragraph 1.18 of PPW11.

