WHITE PEAK Planning

Planning Statement

Land North of St George Road, Abergele

Castle Green Homes

November 2026

ref: 2025.029

Castle Green Homes

Land North of St George Road, Abergele

Planning Statement

November 2026

ref: 2025.029

Authorised for and on behalf of White Peak Planning Ltd.



Chris Garratt
Director

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party. Any such party relies on this report at their own risk.

© Report copyright of White Peak Planning Ltd.

WHITE PEAK Planning

Tel: 0845 410 0117

info@whitepeakplanning.co.uk

Contents

1.0 Introduction 1
1.1 Land North of St George Road, Abergele 1
1.2 Planning History 2
1.3 Report Content 2

2.0 The Site and Surroundings 3
2.1 Site and Surroundings 3

3.0 Development Proposals 5
3.1 Description of Development 5
3.2 Proposed Development 5

4.0 Planning Context 7
4.1 Introduction 7
4.2 Development Plan 7
4.3 Supplementary Planning Guidance 8
4.4 Other Material Considerations 8
4.5 National Planning Policy 9

5.0 Accordance with the Development Plan 11
5.1 Introduction 11
5.2 Principle of Development 11
5.3 Housing Delivery 11
5.4 Design 12
5.5 Open Space 13
5.6 Development Criteria 13
5.7 Achieving Sustainable Development 20
5.8 Other Considerations 21

6.0 Summary 22

1.0 Introduction

1.1 Land North of St George Road, Abergele

1.1.1 This Planning Statement has been prepared by White Peak Planning in support of a full planning application by Castle Green Homes to Conwy County Borough Council (CCBC) for a proposed residential development at land north of St George Road, Abergele ("the Site").

1.1.2 The Proposed Development comprises the delivery of 123 affordable dwellings with access from St George Road, internal highways, car parking, sustainable drainage features, a pumping station, public open space, landscaping and associated works.

1.1.3 The Site comprises a parcel of land within Site E3 of the Abergele South East allocation in the adopted Conwy Local Development Plan 2007-2022 (adopted October 2013). The Abergele South East allocation includes for a mixture of residential and employment uses.

1.1.4 The planning application package includes the following documents:

- Planning Application Form
- Drawings Pack
- Planning Statement (this document)
- Affordable Housing Statement
- Design and Access Statement
- Transport Assessment
- Framework Travel Plan
- Flood Consequences Assessment
- Noise Assessment
- Preliminary Ecology Appraisal
- Bat Ground Level and Aerial Tree Assessment
- Wintering Bird Survey
- Green Infrastructure Statement
- Welsh Impact Mitigation Statement
- Landscape and Visual Impact Assessment
- Arboricultural Impact Assessment and Method Statement
- Archaeological Desk Based Assessment
- Phase I Ground Investigation Report
- Agricultural Land Classification

1.2 Planning History

1.2.1 A search of CCBC's planning register has been undertaken and there are no relevant planning applications for the Site.

1.2.2 There has been a planning application (0/51041) for residential within the Abergele South East allocation on land to the south-west of the Site. This is considered relevant to this planning application and further details are provided in the following section.

Land North and South of St George Road, Abergele (0/51041)

1.2.3 An application was refused on 19th December 2025 for:

Demolition of existing buildings and construction of 277 dwellings with access from St George Road, associated public space, internal highways, car parking, residential gardens, landscaping and associated works

1.2.4 The application was taken to the Council's Planning Committee in November 2025 with an Officer's recommendation for approval, but was refused by Members.

1.2.5 Although there was no objection from the Highway Authority to the planning application, Reason for Refusal 1 included the following:

'The local planning authority considers that, in the absence of a financial obligation to provide the proposed link road between St George Road and Junction 24 of the A55, the proposal would increase congestion on the local road network with constrained capacity and in particular St George Road, Wenfro, Maes y Dre and St George village, to the detriment of highway safety and the free flow of traffic.'

1.2.6 An appeal was lodged in August 2026 against the refusal of the planning application.

1.3 Report Content

1.3.1 Following this introductory chapter, this report is structured as follows:

Chapter 2 The Site and Surroundings

Chapter 3 Development Proposals

Chapter 4 Planning Context

Chapter 5 Accordance with the Development Plan

Chapter 6 Summary

2.0 The Site and Surroundings

2.1 Site and Surroundings

2.1.1 The Site is approximately 4.17ha in area and comprises an agricultural field with an established mix of hedgerow and trees at its boundaries. The topography of the Site broadly slopes from the south towards the north.

2.1.2 The Site is bounded by:

- **North and north-east:** agricultural land within the Abergele South East allocation, an access road to The Kinmel & Kinspa Hotel and beyond this, the A55 / North Wales Expressway.
- **East:** The Kinmel & Kinspa Hotel and a residential dwelling and associated agricultural buildings and land at Bryn Derw.
- **South:** St George Road and beyond this, a residential dwelling, Plas Gwyrch Gatehouse apartments and residential dwellings fronting Ffordd-Y-Berth.
- **West and north-west:** A public right of way (PRoW), a surface water ditch, agricultural land within the Abergele South East allocation and existing residential development fronting Hendre Wen.

2.1.3 The Site is currently accessible from St George Road at its southern boundary. St George Road provides a connection into Abergele Town Centre (approximately 885m to the north-west), then to the A55 / North Wales Expressway via Rhuddlan Road.

2.1.4 The nearest railway station is Abergele and Pensarn Station, which is located approximately 1.8km north of the Site. The station runs regular services to Liverpool and Llandudno.

2.1.5 Abergele includes a variety of local shops, services and community facilities, including a large supermarket off Market Street.

2.1.6 The nearest primary school is Ysgol Tan y Gopa, approximately 784m north of the Site. The nearest secondary school is Ysgol Emrys ap Iwan, approximately 620m north-west of the Site.

Flood Risk

2.1.7 As shown in the Flood Consequences Assessment (FCA), the Site is located in Flood Zone 1 on the Flood Map for Planning (Rivers and Sea), which means that it has a low risk of flooding from these sources.

2.1.8 There is a low/medium risk of surface water flooding from the land drainage ditch located outside of the Site to the west of the western boundary.

2.1.9 There is a low/medium risk of groundwater flooding and low risk of flooding from artificial sources or tidal flooding.

Biodiversity

2.1.10 A Phase 1 Ecological Appraisal has been undertaken. The Site was found to not contain designated or priority habitats and the proposals were deemed unlikely to create an adverse impact upon the ecological value of the surrounding area.

2.1.11 The study area for the ecological appraisal extended to approximately 15.1ha and predominantly comprised modified grassland, with areas of mixed scrub, hedgerow, lines of trees, and individual trees.

2.1.12 Details of species and habitats found within or adjacent to the Site are noted within the Ecological Appraisal. These include amphibians, badgers, bats, birds, and hedgehogs, as well as trees, woodland, and hedgerow.

2.1.13 Detailed surveys were conducted in relation to bats and birds. The Bat Ground Level and Aerial Tree Assessment recorded no bats or evidence of roosting bats onsite. Several trees were assessed as having Individual and Multiple Potential Roost Features, but only T966 was identified for conservation concern.

2.1.14 The Over Wintering Birds Survey concludes that the Site supports a moderately diverse population of species. A total of 19 species of conservation concern were recorded.

Trees

2.1.15 The boundaries of the Site are defined by trees and hedgerows. There are no trees located away from the Site boundaries.

2.1.16 An Arboricultural Impact Assessment and Method Statement has been undertaken and this identifies the trees as a mixture of Category A, B, C and U.

Heritage

2.1.17 A Desk Based Assessment (DBA) has been prepared by Heneb CPA to support the application.

2.1.18 The Site does not contain, nor is it immediately adjacent to, any designated heritage assets. It is also not within or immediately adjacent to a heritage designation.

2.1.19 The DBA identifies one designated heritage asset, the Grade II listed St Pauls Church, within Abergele, approximately 850m to the north-west of the Site. There are also several non-designated heritage assets within the local area, but not within the Site.

2.1.20 The assessment also identifies a medium to high risk for encountering unknown archaeology. Find spots and hoards were identified within the study area to the north of the Site, which indicate the presence of previously undiscovered buried archaeological features.

3.0 Development Proposals

3.1 Description of Development

3.1.1 The Description of Development is:

Construction of 123 affordable dwellings with access from St George Road, internal highways, car parking, sustainable drainage features, a pumping station, public open space, landscaping and associated works.

3.2 Proposed Development

Housing Mix and Tenure

3.2.1 As shown on the submitted Site Layout Plan, the Proposed Development proposes the delivery of 123 affordable dwellings and offers a mix of dwelling sizes, ranging from one to four bed properties. The proposed mix is set out in *Table 3.1* below.

Table 3.1 – Proposed Housing Mix

House type	Proposed Quantity
1-bed	8
2-bed	61
3-bed	44
4-bed	10
Total	**123**

Access

3.2.2 Vehicular access into the Site is proposed from the existing access point off St George Road at the south of the Site.

3.2.3 A spine road runs north from the access along the west of the Site. This has been designed to facilitate potential future road links at the northern and western boundaries of the Site and could function as part of a link road through the Abergele South East allocation, which was referred to in Reason for Refusal 1 of application 0/51041.

3.2.4 Active travel links are proposed throughout the Site adjacent to the spine road and estate roads. The development will connect to the existing PRoW along the western boundary of the Site. In addition, there is the potential for a new footpath link from the spine road to the public footpath on Hendre Wen within the existing development to the west of the Site.

Drainage

3.2.5 A surface water attenuation basin is proposed at the north-west of the Site.

3.2.6 A foul water pumping station is also proposed at the north of the Site.

Green Infrastructure and Open Space

3.2.7 Existing boundary trees and hedgerows will be retained and protected during the construction phase. Additional tree planting is also proposed within the areas of open space, along with street trees.

3.2.8 The main area of open space is located at the north-east of the Site and there is a smaller area at the south. A Locally Equipped area of Play (LEAP) is proposed at the south-west of the Site, adjacent to the primary point of access

3.2.9 Footpaths are proposed that connect the LEAP with the wider area of Public Open Space at the west and north of the Site in addition to masterplanning potential future links to the PROW should this come forward.

4.0 Planning Context

4.1 Introduction

4.1.1 This chapter sets out the documents within CCBC's development plan and highlights the policies deemed relevant for the determination of the application. Other material considerations for decision making purposes are also highlighted.

4.2 Development Plan

4.2.1 The Development Plan for CCBC comprises the following documents:

- The Conwy Local Development Plan 2007 – 2022 (adopted October 2013).
- The Conwy Local Development Plan Proposals Map.

The Abergele South East Allocation

4.2.2 The Site is contained within land allocated under the adopted Conwy Local Development Plan 2007-2022 as Abergele South East for a mixed-use residential and industrial development.

4.2.3 A Supplementary Planning Guidance Document, LDP28: Abergele South East Development Brief, was prepared to support the allocation, and sets out the requirements for development.

4.2.4 The Site falls within the sub-area Site E3. Within LDP28, Site E3 is anticipated to deliver a mixed- use development of up to 150 dwellings, 2ha of employment land, open space and allotments.

Conwy Local Development Plan 2007 – 2022

4.2.5 The policies considered relevant to determination of the planning application are:

- DP/1 – Sustainable Development Principles
- DP/2 – Overarching Strategic Approach
- DP/3 – Promoting Design Quality and Reducing Crime
- DP/4 – Development Criteria
- DP/5 – Infrastructure and New Developments
- DP/6 – National Planning Policy and Guidance
- DP/7 – Masterplans and Community Appraisals
- HOU/1 – Meeting the Housing Needs
- HOU/2 – Affordable Housing For Local Need
- HOU/4 – Housing Density
- HOU/5 – Housing Mix

- CFS/11 – Development and Open Space
- NTE/1 – The Natural Environment
- NTE/3 – Biodiversity
- CTH/1 – Cultural Heritage

4.3 Supplementary Planning Guidance

4.3.1 The following Supplementary Planning Guidance (SPG) documents were identified as relevant to the determination of the Proposed Development:

- LDP1: Householder Design Guide (adopted February 2014)
- LDP2: Parking Standards (adopted February 2014)
- LDP4: Planning Obligations (adopted July 2014)
- LDP5: Biodiversity in Planning (adopted November 2014)
- LDP6: The Welsh Language (adopted November 2014)
- LDP9: Design (adopted July 2015)
- LDP13: Affordable Housing (adopted August 2017)
- LDP28: Abergele South East Development Brief (Adopted September 2016)
- LDP40: Trees and Development (adopted February 2017)

LDP13: Affordable Housing (Adopted August 2017)

4.3.2 In accordance with Technical Advice Note 2 (TAN 2) – Planning and Affordable Housing, LDP13 provides further guidance on the Affordable Housing requirements for Conwy.

4.3.3 Social Rented Housing and Intermediate housing are prescribed as the preferred mechanisms for affordable housing delivery in the area, but notes that the mix should be informed by Conwy's Local Housing Market Assessment.

4.4 Other Material Considerations

Joint Housing Land Availability Study (2019)

4.4.1 The Joint Housing Land Availability Study (JHLAS) was prepared to establish Conwy's five year-housing land supply, which was reported at 2.5 years in 2019.

Local Housing Market Assessment (2022 – 2037)

4.4.2 A Local Housing Market Assessment (LHMA) was prepared in 2022 to inform the Local Housing Strategy and emerging Replacement Development Plan and establishes the need for additional affordable housing to be delivered in Conwy from 2022 to 2037.

4.4.3 Further information is provided on the current and future affordable housing need, in addition to required tenure split. Abergele is within the East Housing Market Area, which is stated as having a total affordable housing need of 458. Of this need approximately 159 dwellings are identified for social rent and 281 identified as intermediate rent in order to meet local need.

Emerging Replacement Local Development Plan (January 2026)

4.4.4 The emerging Replacement Local Development Plan (RLDP) sets an overall housing target of 4,300 dwellings, of which 1,780 should be affordable, to be delivered between 2022 and 2037.

4.4.5 Policy HS/1 (Sustainable Housing Framework) within the RLDP states that 680 of the identified 1,780 affordable homes should come forward through site allocations. The remaining 1,100 affordable homes needed would therefore be delivered via windfall housing sites.

4.4.6 It is recognised that the Abergele South East allocation has been removed from the emerging Local Development Plan for Conwy. While the Proposed Development intends to bring the Site forward as part of the allocation in the adopted LDP, the argument could be dually made for its potential to come forward as a windfall affordable housing development

4.4.7 Should weight be given to the emerging RLDP, the significant contributions made by the Proposed Development towards the delivery of affordable housing in the plan area should be a material consideration within the overall planning balance

4.5 National Planning Policy

Planning Policy Wales (12th Edition, adopted February 2024)

4.5.1 Planning Policy Wales establishes the broad policy requirements for achieving sustainable development within Wales. The relevant areas for consideration include its guidance on design, transport, affordable housing need, and other technical matters considered within the development proposals.

Future Wales – The National Plan 2040

4.5.2 The following policies within the National Plan 2040 are considered relevant to the determination of the planning application:

- Policy 1 – Where Wales Will Grow
- Policy 2 – Shaping Urban Growth and Regeneration: Strategic Placemaking
- Policy 7 – Delivering Affordable Homes
- Policy 8 – Flooding
- Policy 9 – Resilient Ecological Networks and Green infrastructure
- Policy 12 – Regional Connectivity
- Policy 13 – Supporting Digital Communications

- Policy 19 – Strategic Policies for Regional Planning: North
- Policy 21 – Regional Growth Area: North Wales Coastal Settlements

Other National Planning Considerations

- Technical Advice Note (TAN 2) – Planning and Affordable Housing
- Technical Advice Note (TAN 5) – Nature Conservation and Planning
- Technical Advice Note (TAN 10) – TPO
- Technical Advice Note (TAN 12) – Design;
- Technical Advice Note (TAN 16) – Recreation and Open Space;
- Technical Advice Note 20 (TAN 20) – Planning and the Welsh Language (October 2013) and (January 2016);
- Technical Advice Note 24 (TAN 24) – The Historic Environment.
- Active Travel Act (Wales) 2013.

5.0 Accordance with the Development Plan

5.1 Introduction

5.1.1 This chapter describes how the Proposed Development accords with the relevant policies of the development plan in addition to other material considerations.

5.2 Principle of Development

5.2.1 Decisions on planning applications should be made in accordance with the adopted development plan, as established by Planning Policy Wales and The Planning (Wales) Act 2015.

5.2.2 The Site is located within the settlement boundary for Abergele and is allocated for mixed-use development. The allocation includes for residential use, including for approximately 150 dwellings in Site E3.

5.2.3 Therefore, the principle of development of 123 dwellings at the Site is established.

5.3 Housing Delivery

5.3.1 The housing allocation at Abergele South East is referred to in Policy HOU/1 of the LDP as “Rhuddlan Road/Tandderwen Farm” and is earmarked for the delivery of 600 dwellings.

5.3.2 The Proposed Development will deliver 123 affordable dwellings, therefore providing a significant contribution towards housing delivery, in accordance with Policy HOU/1.

Affordable Housing

5.3.3 Policy HOU/2 (Affordable Housing for Local Need) establishes a high priority for affordable housing to be delivered within the boundaries of Urban Development Strategy Areas such as Abergele. Policy HOU/2 requires that 10% of the proposed dwellings are affordable.

5.3.4 As shown on the submitted Site Layout Plan and described in the accompanying Affordable Housing Statement, 100% of the proposed dwellings will be affordable. Of the proposed dwellings, 10% will be delivered to meet the requirement of Policy HOU/2, with the remaining dwellings provided above the policy requirement.

5.3.5 The Proposed Development therefore accords with Policy HOU/2.

Housing Mix

5.3.6 Housing mix for development proposals should reflect the requirements established by the Local Housing Market Assessment as set out in Local Plan Policies HOU/5 and HOU/2.

5.3.7 Of the 123 affordable dwellings proposed, 100% of the homes will be offered for Social Rent or Affordable Rent, which aligns with the need for affordable housing identified within the submitted Affordable Housing Statement. The Proposed Development subsequently accords with the requirements for housing mix set out in Policy HOU/5.

5.3.8 The Proposed Development will deliver a mix of 1- and 4-bedroom affordable dwellings and will include flats, terraced and semi-detached housing. The proposals predominantly comprise 2-bedroom dwellings, which reflects the local need for affordable housing established by a Local Housing Market Assessment, as described in the Affordable Housing Statement. The Proposed Development therefore accords with the requirements for affordable housing mix set out in Policy HOU/2.

Density

5.3.9 Policy HOU/4 (Housing Density) requires a minimum density of 30 dwellings per hectare for residential developments on allocated sites.

5.3.10 The Proposed Development will have a net density of 42.81 dwellings per hectare, which accords with Policy HOU/4.

5.4 Design

5.4.1 Policy DP/3 (Promoting Design Quality and Reducing Crime) establishes the criteria for all new development to be of high quality and sustainable design to provide usable, safe, durable and adaptable places. Design must also protect local character and the distinctiveness of the Plan Area's built historic and natural environment.

5.4.2 A Design and Access Statement (DAS) has been prepared to support the application and demonstrates compliance with the various policies and requirements within the adopted LDP and relevant SPGs on design.

5.4.3 The scale and massing of the development reflects the characteristics of the surrounding area. Heights between 1 and 2 storeys are proposed and buildings will be located fronting the street edge.

5.4.4 A street hierarchy, comprising primary and secondary streets and private drives, will serve the development. Carriageways will be 5.5m wide, with 2m footways on either side, with a 1.25m grass verge along the western side. Avenue tree planting is proposed throughout the development.

5.4.5 Pedestrian connectivity has been considered throughout the Site and is proposed to link with the existing PRoW that lies adjacent to the western boundary.

5.4.6 Where appropriate, the design rationale for the Site has been supplemented through additional technical reports and assessments, which are discussed in turn in the following sections and noted within the DAS.

5.4.7 Given the above, the Proposed Development accords with Policy DP/3.

5.5 Open Space

5.5.1 Local Plan Policy CFS/11 (Development and Open Space) requires residential development proposing 30 or more dwellings to make onsite provision for the recreational needs of its residents, in line with the Council's standards for open space (3 hectares per 1000 population).

5.5.2 LDP09 further states that open spaces and areas of play should be easily accessible and well located within the overall development. Moreover, existing footpaths/PRoWs and trees should be incorporated and protected where possible.

5.5.3 An Accommodation Schedule has been prepared and included within the Site Layout Plan, which provides the maximum number of persons per dwelling. Based on this, the maximum resident population of the Proposed Development would be 302, which would generate a need for 0.91ha of open space.

5.5.4 The Site delivers 0.91ha in accordance with space requirements set out in Policy CFS/11. The proposals include an area of public space at the north of the site, a 'village green' landscape area and a Locally Equipped Area of Play at the site entrance. These proposals align with the requirements for Open Space as it contributes toward the areas children's play and amenity space required to be provided as part of the open space standard.

5.5.5 In accordance with LDP09, the proposed location for open space is well related to the proposed locations of dwellings and is integrated within a network of pedestrian footpaths traversing south to north of the Site. Moreover, existing trees and habitats are proposed to be retained and further supplemented by avenue tree planning.

5.5.6 Given the above, the Proposed Development accords with Policy CFS/11 and guidance set out in LDP09.

5.6 Development Criteria

5.6.1 Policy DP/4 sets various requirements relating to criteria for development that need to be considered within its design. The policy states that planning permission will not be granted where proposals would have an unacceptable adverse impact on:

a. *On residential amenity;*
b. *From traffic generated;*
c. *On archaeological interests and the built form;*
d. *On the Welsh language;*
e. *On environmental conditions arising from noise, lighting, vibration, odour, noxious emissions or dust;*
f. *On ecological and wildlife interests and landscape character;*
g. *On flooding and flood risk;*
h. *On the best and most versatile agricultural land;*
i. *On quality of ground or surface water;*
j. *On essential community facilities.*

5.6.2 The requirements for development set out in Policy DP/4 overlap with various interrelated policies and guidance, which are also addressed in the following subsections.

Residential Amenity

5.6.3 There are no policies specific to defining and contributing towards residential amenity within the CCBC adopted LDP. However, LDP01 includes guidance in relation to overlooking and separation distances.

5.6.4 The layout for the Proposed Development includes suitably sized gardens and separation distances between new and existing properties. It will not result in unacceptable adverse impacts on residential amenity and therefore accords with this element of Policy DP/4.

Highways

Sustainability and Accessibility

5.6.5 Policy STR/1 (Sustainable Transport, Development and Accessibility) establishes the goal for development to be located in a sustainable location. Access via footways and ped-cycle infrastructure is noted as a key proponent to reducing car dependency. Through this policy, CBBC will seek to focus development along the A55 and on the edge of the Urban Development Strategy Areas as established by Policy DP/2.

5.6.6 The accessibility of the Site was assessed within the Transport Statement in relation to walking, cycling, and public transport modes. Overall, the Site is considered to be well located in terms of its accessibility to the necessary local services and shops in accordance with the reasonable travel distance (2 miles) set out within Active Travel Wales Act Guidance published in July 2021.

5.6.7 A pedestrian connection is proposed from the western site boundary onto the adjacent PRoW. This will provide connectivity to existing residential development to the west and further connectivity via the A547 Rhuddlan Road to the north for an onward connection into Abergele.

5.6.8 Moreover, the Site is proximate to National Cycle Route 5, providing a traffic-free route along the coast to the north of the Site. This route provides links to Colwyn Bay to the west and Rhyl to the east via Llandudlas, Belgran, Towyn and Kinmel Bay. This route can be joined via a connection from Market Street in the centre of Abergele.

5.6.9 The Site is within 1.5 miles of the Abergele and Pensar Railway Station, which offers regular direct services throughout the week between Manchester Airport and Llandudno, calling at stations such as Manchester Piccadilly, Manchester Oxford Road, Warrington Bank Quay, Chester, Shotton, Flint, Prestatyn, Rhyl, Colwyn Bay, Llandudno Junction and Deganwy.

5.6.10 As the Site is located within an acceptable 2-mile walking distance of Abergele and National Cycle Route 5, and its public transport connections, the location of the development is considered sustainable and thus accords with the requirements

established by Policy STR/1. This is in addition to its setting on the edge of the A55 and Urban Development Strategy Area for Abergele.

Parking

5.6.11 Under Policy STR/2, provision for car parking should accord with the Council's minimum standards. Further details of these standards are set out within LDP2: Parking Standards, which sets the requirements for parking within a system of zones (relating to location) for Zone 1 (city centre) and Zones 2 – 6 (everywhere else).

5.6.12 The Site is located within Zones 2 – 6, which requires residential developments to deliver 1 space per bedroom for residents (with a maximum requirement of 3 spaces) and 1 space per 5 units for visitors.

5.6.13 As described in the Transport Assessment and shown on the Site Layout, the development provides appropriate levels of parking for the scale of development and accords with the requirements set out in Policy STR/2.

Mitigating Travel Impact

5.6.14 Policy STR/3 (Mitigating Travel Impacts) requires applications for new development to include a Transport Assessment and Travel Plan where the proposals are likely to have a significant transport, social, or environmental implication.

5.6.15 In accordance with this policy, a Transport Assessment and Framework Travel Plan were prepared to assess the impact of the scheme on traffic and establish objectives for improvement.

5.6.16 Junctions at St George Road (the proposed Site Access), the A55 Faenol Interchange, A547 Bridge Street / St George Road , and A547 Market Street / A547 Bridge Street / A548 Water Street / A548 Chapel Street were tested and shown to have sufficient spare capacity to accommodate the Proposed Development.

5.6.17 It is noted that application 0/51041 was refused against the Officer's recommendation partly due to not providing a contribution towards a link road through the Abergele South East allocation. The Transport Assessment also demonstrates that there is capacity in the existing highway network for 123 dwellings to be served off the proposed access to St George Road, without the need for the link road. However, as discussed, the Proposed Development will provide part of a future link road and facilitates future connections to the north and west to enable the full link road to be delivered.

5.6.18 A Transport Implementation Strategy (TIS) was included as part of the Transport Assessment in accordance with the requirements set out in Planning Policy Wales TAN 18. This Guidance requires a TIS to set out the objectives relating to managing travel demand for the development and set out the infrastructure, demand management measures and financial contributions necessary to achieve them. Given this, it is considered that the measures outlined within the TIS can be taken forward for use as a framework Travel Plan (to be secured as part of a planning condition should this be considered necessary).

5.6.19 The broad objectives of the TIS, which form the basis for the Framework Travel Plan, relate to reducing reliance on the private car and supporting a modal shift to walking, cycling and public transport. Opportunities for residents for non-car travel in and around the Site will be increased and sustainable travel will be promoted. These objectives will be monitored by an appointed suitable Travel Plan Co-ordinator, and appropriate funding will be provided.

5.6.20 Given the above, the Proposed Development accords with the policies relating to transport, namely being in a sustainable and accessible location, having sufficient parking in line with adopted standards, and mitigating travel impact from the development. In consideration of this, the criteria set for development as per DP/4 are also met.

Heritage

5.6.21 Policy CTH/1 (Cultural Heritage) requires all new development to not have a significant adverse impact upon heritage assets, in accordance with national policy and guidance. Moreover, Policy CTH/2 (Development Affecting Heritage Assets) further requires development proposals to preserve or enhance assets, such as sites of archaeological importance, where appropriate.

5.6.22 The submitted Heritage DBA has indicated a medium to high risk of disruption to unknown archaeological assets; however, suitable mitigation for this can be agreed and secured by planning condition.

5.6.23 While the DBA identifies the Grade II listed St Paul's Chapel within the study area for its assessment, its location away from the Site within Abergele Town Centre means that there will be no impact from the Proposed Development.

5.6.24 Given the above, the Proposed Development accords with Policy CTH/1 relating to cultural heritage, in addition to the relevant Development Criteria in Policy DP/4.

The Welsh Language

5.6.25 As per Policy CTH/5 (The Welsh Language) and LDP6 (The Welsh Language), development must support and sustain the long-term well-being of the Welsh language. Under the allocation policy for Abergele South East, a Welsh Impact Assessment is required to ensure compliance with Policy CTH/5.

5.6.26 A Welsh Language Mitigation Statement has been submitted with the planning application, which sets out how the proposals address the requirements of Policy DP/4.

Environmental Conditions (Noise)

5.6.27 Chapter 6 (Distinctive and Natural Places) of Planning Policy Wales requires likely noise impacts to be assessed and mitigated as part of all development proposals. This requirement is reiterated in Policy DP/6 (National Planning Policy and Guidance) and Policy DP/4.

5.6.28 The Noise Assessment prepared by Hepworth Acoustics assesses the potential impacts of road traffic noise from the A55 / North Wales Expressway upon the proposed residential development. It concludes that the impact of road traffic noise is low and sets out a series of acoustic design criteria to be adopted within the design of the proposed dwellings which precludes the need for specialist noise mitigation measures.

5.6.29 Given the above, the Proposed Development accords with the relevant policies relating to noise, in addition to the relevant development criteria in Policy DP/4.

Biodiversity

5.6.30 Chapter 6 (Distinctive and Natural Places) of Planning Policy Wales sets requirements for development to protect trees, woodlands, species and designated sites. This objective is reflected in LDP Policies NTE/1 (The Natural Environment) and NTE/3 (Biodiversity).

5.6.31 In accordance with these policies, a Preliminary Ecological Assessment (PEA) and detailed surveys and assessments were undertaken to assess the biodiversity and ecological value of the Site.

5.6.32 The results of these assessments have been used to inform the design of the Proposed Development and sensitive habitats have been buffered where identified, and / or protected from built development through the landscaping strategy.

5.6.33 Moreover, Reasonable Avoidance Measures (RAMS) were identified within the Preliminary Ecological Assessment and supporting Bat Ground Level and Aerial Tree Assessment for implementation during the construction phase of the development. The RAMS will reduce potential impact upon the identified species and habitats. Aerial inspection of trees identified for Potential Roost Features will be carried out as a precautionary measure.

5.6.34 Due to the potential presence of nesting birds within the Site, tree / hedgerow removal and arboricultural works will be limited and undertaken only outside of breeding bird season. Trees will be retained and protected to mitigate potential disruption to breeding bird habitats.

5.6.35 Measures have also been incorporated within a wildlife friendly landscaping scheme for the Proposed Development that aims to protect and limit disruption to potential bat and overwintering bird habitats.

5.6.36 Given the above, the Proposed Development accords with Policies NTE/1 and NTE/3 relating to biodiversity, in addition to the relevant development criteria in Policy DP/4.

Landscape and Visual Effects

5.6.37 Policy NTE/4 (The Landscape and Protecting Special Landscape Areas) established Special Landscape Areas for Conwy County. Through this policy, the attributes of such areas should be conserved and development proposals within and outside of these areas must have regard to the character of each locality in order to minimise impact.

5.6.38 A Landscape and Visual Impact Assessment (LVIA) was prepared to assess the impact of the development proposals against Policy NTE/4 in addition to national guidance on nature conservation (TAN 5), design (TAN 12), and the historic environment (TAN 24).

5.6.39 The Site is not covered by or located within any designations; however, various designated and non-designated heritage and landscape assets were identified within the study area.

5.6.40 The Abergele Hinterland Special Landscape Area, as established in Policy NTE/3, is located approximately 450m south of the Site within the National Landscape Character Area (NLCA) 08: North Wales Coast (as defined by National Resources Wales).

5.6.41 As described in the LVIA, it is considered that the Site will, whilst wholly replacing portions of the landscape character at the Site level, sit within the existing retained landscape character at the local, regional and national level. Whilst some negative adverse landscape and visual effects will arise from the Proposed Development, these are largely limited to the Site and local level receptors only. Where adverse impacts have been identified, these have been mitigated through the proposed landscape strategy, which seeks to soften the edge of the development, set built form back from sensitive boundaries, and retain key landscape features. Any anticipated effects are expected to reduce over time as the proposed planting matures.

5.6.42 A new native tree, shrub, hedgerow and vegetation strategy, guided by local landscape character, will diversify the landscape structure within the Site and ensure the long-term reinforcement of local green infrastructure networks. It is therefore considered that the Proposed Development will sit appropriately within the existing landscape character and will not result in any significant, unmitigated landscape or visual effects.

5.6.43 The Proposed Development therefore accords with Policy NTE/4, national policy and guidance, and the relevant development criteria in Policy DP/4.

Trees

5.6.44 Under Policy NTE/1 (The Natural Environment), development proposals should seek to retain and improve the quality of both statutory and non-statutory landscapes and wildlife. This can be achieved through improved planting, landscape and maintenance specifications, which are similarly sought after under Policy DP/6, in accordance with the strategic objectives of Planning Policy Wales, Chapter 6, Policy 9 (Resilient Ecological Networks and Green infrastructure) of the Future Wales National Plan 2040 and TAN 5.

5.6.45 As shown in the submitted Arboricultural Impact Assessment and Method Statement, due to sensitive site layout and design, no trees or hedgerows need to be removed to facilitate development; however, removal of self set silver birch under 75mm dbh and scrub at the site entrance off St George Road would be required to formalise the new entrance. Hedgerow management pruning prior to construction would also be recommended to ensure the hedgerows are of a maintainable height for new homeowners prior to occupation.

5.6.46 The installation of tree protection measures will be carried out prior to the commencement of development and this can be secured by condition.

5.6.47 Given the above, the Proposed Development accords with the relevant policies relating to trees, in addition to the relevant development criteria in Policy DP/4.

Flood Risk and Drainage

5.6.48 Policy DP/3 (Promoting Design Quality and Reducing Crime) states that development proposals must reduce and mitigate against flood risk. This objective is further set out in Policy NTE/8 (Sustainable Drainage Systems Policy), which requires the use of Sustainable Drainage Systems (SuDS) wherever reasonably practicable to serve the drainage needs of a proposed development.

5.6.49 The submitted Flood Consequence Assessment concludes that the Site is in Flood Zone 1 on the Flood Map for Planning, which equates to a low risk of flooding from rivers and the sea.

5.6.50 There is a low/medium risk of surface water flooding from the land drainage ditch located outside of the Site to the west of the western boundary; however, this has been addressed through the sustainable drainage features included in the Drainage Strategy and the Proposed Development will not result in an increase in flood risk within the Site or elsewhere.

5.6.51 Given the above, the Proposed Development accords with Policies DP/3 and NTE/8 relating to flood risk and drainage, in addition to the development criteria set out in Policy DP/4.

Agricultural Land

5.6.52 Policy NTE/1 seeks to minimise the loss of Grade 1, Grade 2 and Grade 3a agricultural land to new development. This objective is also set by Chapter 3 (Strategic and Spatial Choices) of Planning Policy Wales 12, which states that where development is required within agricultural land of Grade 1, 2 and 3a, development must be located within the area of lowest value.

5.6.53 The submitted Agricultural Land Classification report shows that the Site is classified as Grade 2 and 3a quality. Given the distribution of these classifications, it has not been possible to restrict development to the area of lowest value. Soils will be retained and managed through the construction phase and re-used in areas of POS and private gardens.

5.6.54 Given that the Site is allocated for development within the Conwy LDP and with the implementation of soil management measures during construction, the Proposed Development is considered to accord with Policy NTE/1, in addition to the development criteria set out in Policy DP/4

Ground Quality

5.6.55 Chapter 6 of Planning Policy Wales sets out the need for potential risks of land contamination to future occupants to be considered. This should be informed by

appropriate ground investigations, and where contamination is found, suitable remediation measures should be secured.

5.6.56 As shown in the Phase I Ground Investigation Report, the Site is identified as having a low to low/moderate risk of contamination and ground gas. In addition, no significant risks were recorded in relation to soil and groundwater conditions within the Geotechnical Assessment.

5.6.57 Given the above, the Proposed Development accords with the relevant policies relating to ground pollution and quality, in addition to the relevant development criteria set for development as per DP/4.

5.7 Achieving Sustainable Development

5.7.1 As set out in Planning Policy Wales and LDP Policy DP/1, proposals must contribute towards the goals for sustainable development.

5.7.2 The Proposed Development demonstrates compliance with the goal to achieving sustainable development through its contributions towards economic, social and environmental principles.

Economic

- Economic benefits will be generated through the Gross Value Added by future residents.
- Employment will be generated through the construction of the development.
- Increase in residents will have a direct impact on commercial spending within the local community.
- While the Proposed Development comprises solely affordable housing, council tax contributions, while sometimes reduced, can be sought by CCBC to fund local services.

Social

- As the Proposed Development comprises solely affordable housing, the delivery of 123 dwellings with a mix of tenures means that it will make a significant contribution towards meeting CCBC's affordable housing need.
- The application site is well related to Abergele and is sustainably located and within convenient distance of local services, shops, and employment.

Environmental

- Relevant environmental surveys and assessments have been undertaken to determine the baseline conditions of the Site and its surroundings. The findings and recommendations of these assessments have informed the overall design of the Proposed Development.

5.8 Other Considerations

5.8.1 As set out in Policy DP/5, all new development will be expected to make a contribution towards new infrastructure to meet the additional social, economic, physical and/or environmental infrastructure requirements arising from the development or future maintenance and upkeep of facilities.

5.8.2 Where justified, contributions will be agreed as part of the planning application process and secured through a S106 legal agreement.

6.0 Summary

6.1.1 This Planning Statement has been prepared by White Peak Planning in support of a full planning application by Castle Green Homes to Conwy County Borough Council for a proposed residential development at land north of St George Road, Abergele ("the Site").

6.1.2 The Proposed Development includes:

Construction of 123 affordable dwellings with access from St George Road, internal highways, car parking, sustainable drainage features, a pumping station, public open space, landscaping and associated works.

6.1.3 The Site is approximately 4.17ha in area and comprises an agricultural field with an established mix of hedgerow and trees at its boundaries. The topography of the Site broadly slopes from the south towards the north.

6.1.4 The Site forms part of Site E3 of Abergele South East, which is allocated for mixed-use development in the adopted Conwy Local Development Plan 2007-2022 (adopted October 2013). The allocation includes for residential use, including for approximately 150 dwellings in Site E3 and therefore, the principle of development of 123 dwellings at the Site has already been established.

6.1.5 The proposals will deliver 123 (100%) affordable dwellings with a mix of types and tenures to address the needs set out in the Local Housing Market Assessment.

6.1.6 The Proposed Development will be of high quality design and will be in keeping with the character of the area. The layout has been informed by a suite of technical assessments and accords with the relevant environmental policies in the Local Development Plan, as well as national policy and guidance.

6.1.7 A Transport Assessment has been undertaken which demonstrates that there is capacity in the existing highway network for 123 dwellings to be served off the proposed access to St George Road, without the need for a new link road between St George Road and Junction 24 of the A55. However, the Proposed Development will provide part of a potential link road and facilitates future connections to the north and west that would enable a full link road to be delivered.

6.1.8 The Proposed Development will deliver economic, social and environmental benefits for the area, during both the construction phase, and once the new homes are built and occupied, in accordance with the objectives of Planning Policy Wales

6.1.9 On the basis of the above, we respectfully request that planning permission is granted.

WHITE PEAK Planning

White Peak Planning
Lynnfield House
249 Church Street
Altrincham
WA14 4DZ

T: 0845 410 0117
E: info@whitepeakplanning.co.uk
W: www.whitepeakplanning.co.uk