

<b>PLANNING COMMITTEE</b>	<b>DATE: 11/04/2022</b>
<b>REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER</b>	

**Number: 1**

**Application Number: C21/1136/35/LL**

**Date Registered: 26/11/2021**

**Application Type: Full**

**Community: Cricieth**

**Ward: Cricieth**

**Proposal: Construction of 23 dwellings, creation of new access road from Caernarfon Road, internal estate road, surface water attenuation pond and associated work.**

**Location: Land near North Terrace, Cricieth, LL52 0BA**

**Summary of the Recommendation: TO APPROVE SUBJECT TO SIGNING A 106 AGREEMENT AND TO CONDITIONS**

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## 1. Description:

1.1 The application relates to the construction of 23 dwelling houses, creation of a new access to Caernarfon Road, creation of an internal estate road, a surface water attenuation pond, landscaping zone and associated work. It is intended to develop the site with 16 open market dwelling houses, with 7 of the houses to be affordable. The houses on the site would be a mix of two-storey and three-storey houses and there would be various types of houses, as follows:-

- Type A - four-bedroom houses with an integral garage, totalling around 168 square metres, excluding the garage area.
- Type B - four-bedroom houses with an integral garage, totalling around 157 square metres, excluding the garage area.
- Type C - three-bedroom houses with a nearby garage, totalling around 147 square metres, excluding the garage. The type C houses vary in terms of their interior plans and exterior aspects.
- Type D - two-storey, 2 and 3 bedroom houses with (and without) a nearby garage, totalling around 124 square metres, excluding the garages.
- Types E and F - 7 affordable units on plots 17 to 23 and providing a mix of 2 and 3 bedroom houses with a floor space of 80 square metres for the two-storey 2 bedroom houses and 103 square metres for the three-storey 3 bedroom houses.

The houses would be finished with a slate roof and the exterior walls would be finished in white-grey render, which would also include elements of stone cladding on sections of the front, rear and side aspects. It is proposed for features such as the windows, doors and fascias / soffits / shutters to be grey and / or graphite coloured.

1.2 On the western boundary and on part of the southern boundary, it is proposed to create a landscaping zone that would be around 20 metres breadth and would include adding a combination of wild-flower seeds, planting of native trees and a hedgerow plan. This landscaping zone would also include elements of the sustainable drainage system, including shallow depth changes.

1.3 The stream of Afon Cwrt runs adjacent with the B4411 close to the eastern boundary of the site. Afon Cwrt is part culvert, part open. The area near Afon Cwrt is to be incorporated in the development as an informal open space that would enable the retention of a 7 metre clearing on either side to the watercourse, in accordance with the relevant requirements.

1.4 As part of the application, a Flood Impact Assessment and Drainage Strategy, Ecological Report, Transport Assessment, Arboriculture Assessment, Heritage Impact Assessment, Welsh Language Statement and Red Book valuation report relating to the affordable houses were submitted.

1.5 The dwelling houses will be located on the land designated for housing in the Anglesey and Gwynedd Joint Local Development Plan (JLDP) and is identified as site T41. The application site includes land beyond site T41, and this is in order to provide a landscape buffer and biodiversity improvement area and in order to create a surface water attenuation pond.

1.6 The site is partially located within and partially located outside the development boundary. The land where it is intended to locate the houses is situated within the development boundary of Cricieth, with the landscaping zone area and surface water attenuation pond located outside the boundary. The site is located adjacent to and to the west of the B4411 class 2 road. The site abuts fields to the west and south-west. North Terrace is located towards the north, which comprises of two-storey houses, and to the east on the other side of the B4411, Bryntirion Terrace is located, which comprises three-storey houses. There is one dwelling house on the southern boundary of the site and Regent Garage is also located nearby.

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1.7 The application is submitted to the Committee as the application relates to 5 or more houses.

**2. Relevant Policies:**

2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.

2.2 The Well-being of Future Generations (Wales) Act 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

**2.3 Anglesey and Gwynedd Joint Local Development Plan 2011-2026, adopted 31 July 2017**

PS 1 - The Welsh Language and Culture

PS 2 - Infrastructure and developer contributions

ISA 1 - Infrastructure provision

ISA 5 - Provision of open spaces in new housing developments

PS 4 - Sustainable transport, development and accessibility

TRA 2 – Parking standards

TRA 4 – Managing transport impacts

PS 5 – Sustainable developments

PS 6 - Mitigating the effects of climate change and adapting to them

PCYFF 1 – Development Boundaries

PCYFF 2 – Development criteria

PCYFF 3 – Design and place shaping

PCYFF 4 - Design and landscaping

PCYFF 5 - Carbon management

PCYFF 6 - Water conservation

PS 16 - Housing provision

PS 17 - Settlement Strategy

TAI 2 - Housing in Local Service Centres

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TAI 8 - An appropriate mix of housing

TAI 15 - Threshold of Affordable Housing and their Distribution

PS 19 - Conserving and where appropriate enhancing the natural environment

AMG 5 - Local biodiversity conservation

PS 20 - Conserving and where appropriate enhancing cultural assets

AT 1 – Conservation areas, world heritage sites and landscapes, parks and registered historic gardens

AT 4 - Protection of non-designated archaeological sites and their setting

Supplementary Planning Guidance - Maintaining and Creating Distinctive and Sustainable Communities

Supplementary Planning Guidance - Housing Mix (October 2018)

Supplementary Planning Guidance – Affordable Housing (April 2019)

Supplementary Planning Guidance – Planning obligations

#### 2.4 **National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales, Edition 11, February 2021.

Technical Advice Note 2: Planning and Affordable Housing

Technical Advice Note 12: Design

Technical Advice Note 18 – Transport

#### 3. **Relevant Planning History:**

- 3.1 C05D/0663/35/AM - Construction of 18 dwelling houses - Withdrawn. This application was submitted to the Planning Committee on 19 December 2005 when it was resolved to approve the application, subject to signing a 106 agreement binding the houses to affordable local need. The applicant sent a letter dated 6 July 2007, confirming that he was not prepared to sign the 106 agreement. A report had been prepared in order to re-submit the application to the Planning Committee on 21 September 2009 with a recommendation to refuse due to the lack of affordable housing, but before the application was submitted further to the Committee, the applicant withdrew the application.

#### 4. **Consultations:**

Community/Town Council: The Town Council had received correspondence and photographs objecting to the application.

Decision: To send observations: although the Town Council is happy with the plans for the houses, there was concern about the access to the site and the possibility of reaching the site in another way should

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be explored. Also, if it would be possible to propose a parking area away from the road for the cars of the existing houses on Caernarfon Road near the site. A report was also needed from Welsh Water.

Transportation Unit:

The service has received additional information regarding the application, with a full assessment carried out on the visibility splay at the junction with the main road. The new information shows that visibility at the junction meets the guidance noted in TAN 18.

Also, minor changes have been made to the plan to improve the provision for pedestrians. This service does not have any further comments to make.

Welsh Water:

### **Safeguarding Assets**

Note that a public sewer crosses the site but it appears that the proposed development is located outside the public sewer protection zone which has been measured at 3 metres on either side to the centre of the sewer and is therefore acceptable in principle.

The site is crossed by an abandoned 6 inch mains water pipe. Welsh Water are entitled to access their assets at all times, and so an easement of 4m on either side to the centre of this mains water pipe is required. If the development is located within this easement area, there would be a need to divert the public mains water pipe through an application under Section 185 of the Water Industry Act 1991.

### **Sewerage**

Having looked at the Drainage Strategy submitted, including the drainage plan in Appendix C, it is noted that it is intended to connect to the 225m combined sewer that is located on the B4411 main road to the east of the site. In principle, we would not raise any concerns in relation to the proposed drainage method. Permission would be required under Section 104 of the Water Industry Act 1991 in order to formalise this.

Reference is made to the need to submit an application to the Sustainable Drainage Approved Body.

### **Sewage Treatment**

No problems are anticipated regarding the treatment of waste water to treat domestic discharges from the site.

### **Water**

A water supply is available to serve the proposed development.

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Natural Resources Wales:

We have concerns regarding the application as submitted. However, we are satisfied that these concerns can be overcome by attaching the following condition on any planning permission that is granted:

Condition - A 7 metre maintenance strip must be retained on the right hand side bank of Afon Cwrt. Please note, without the inclusion of this document we would object to this planning application. More details can be seen below.

### **Flood Risk**

We have reviewed the Flood Impact Assessment provided (YGC, Proposed Housing Development at Parciau, Cricieth, dated 19/02/2021), and we can confirm that we consider that the Flood Impact Assessment has shown that the flood risks can be managed in accordance with TAN 15.

Our Operations Team has confirmed that they need a 7 metre maintenance strip from the right-hand side (looking downstream) at Afon Cwrt. Therefore, we would attempt to retain this access and the access to the lower culvert for inspection and maintenance purposes. Therefore, we request, in any subsequent planning application, for the Local Planning Authority to include the following condition within any permission.

Condition - A 7 metre maintenance strip must be retained on the right hand side bank of Afon Cwrt.

As noted in the Flood Impact Assessment (p. 22), a Flood Risk Activity Permit (FRAP) will be needed for the crossing at the entrance. An application can be submitted via our website.

### **Protected Species**

We note that the Preliminary Ecological Assessment report submitted to support the above application (eco-scope, 22/11/2021. ECO\_436) states that no bats or otters use the application site as a breeding or roost site.

Bats and otters, and their breeding sites and roosts, are protected under the Conservation of Habitats and Species Regulations 2017. We are of the opinion that the development is unlikely to be harmful to the sustainment of the population of the species in question on the favourable conservation status within its natural range in our area. Furthermore, we advise that the proposed development is unlikely to harm or disturb the bats and otters or their breeding and resting areas on this site, provided that the avoidance measures described in the report are implemented. Consult with us again if any further

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information shows that this is no longer a lower risk case.

Water and Environment Unit  
YGC:

### **Flood Risk and Land Drainage**

Our maps show that Afon Cwrt runs through the development's site. As this watercourse has been designated as a main river, we will allow NRW to make observations on the potential impact of the development on the flow of this river.

### **SuDS Approval Body Comments**

Since 7 January 2019, sustainable drainage systems (SuDS) are required to control surface water for every new development of more than one dwelling or where the building surface area has drainage implications of 100m<sup>2</sup> or more. Drainage systems must be designed and constructed in accordance with the minimum standards for sustainable drainage as published by Welsh Ministers.

These systems must be approved by Gwynedd Council in its role as SuDS Approval Body (SAB) prior to commencement of the construction work.

Due to the size and nature of the development, an application will need to be provided to the SuDS Approval Body for approval before construction work commences. It appears that the developer intends to drain the site in a suitable sustainable manner; however, until an application is made to the SAB, there is no certainty that the site plan would enable compliance with the full suite of national SuDS standards. A consultation with the SuDS is recommended.

Strategic Housing Unit:

### **Information about the need:**

The following indicates the number of applicants who wish to live in the area: -

10 applicants from the Tai Teg register for intermediate property

275 applicants from the common housing register for social housing

**\*\* The figures could be duplicated \*\***

### **Information on the type of need:**

The following shows the number of bedrooms that the applicants wish to have:

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**Number of bedrooms (owned or part-owned) - Tai Teg**

1 bed	0%
2 beds	30%
3 beds	70%
4 beds	0%
5 beds	0%

**Number of bedrooms (Housing Options Team) - Gwynedd Council's Common Housing Register**

1 bed	31%
2 beds	40%
3 beds	22%
4 beds	7%
5 beds	0%

**\*\* The figures could be duplicated \*\***

**Suitability of the Scheme:**

Based on the above information it appears that the Plan:-

Partly meets a need in the area.

*It is expected that plans include 30% of affordable housing.*

If a Housing Association is a partner for this development, the design of the property must conform to WG standards (DQR).

*It is noted in the application that 7 houses are to be developed as affordable housing.*

*I cannot see a reference to a housing association in the application, I would like to know whether the developer has contacted the housing associations.*

**Discount level:**

The developer has given a valuation of £225,000 for three-bedroom houses and £230,000 for two-bedroom houses.

There would be a need to consider placing a discount of around 45% on three-bedroom properties, and 40% on two-bedroom properties in the Cricieth area unless they are affordable in the first place.

73% are priced out of the market in this area (Caci paycheck)



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*The discount level is presented on the grounds that planning officers are satisfied with the open market valuation. If not, get back to me for a second assessment.*

*If the property's costs change from what has been submitted by the developer, then there would be a need to review the affordability discount.*

### **Observations on the valuation for the affordable houses**

Apologies for the delay in getting back to you. Observations are attached, based on the discount noted below. Happy to discuss further if needed.

The discount level can be determined based on the information submitted with the application and in compliance with the Affordable Housing Guidance.

Cricieth has a median household income of £30,805.

In accordance with the Guidance, the price of an area's affordable property can be found by noting 3.5 times the median income and adding a deposit of 10%.

In this case, I received confirmation of the property's open market valuation as £255,000 for a three-bed property and £230,000 for a two-bed property.

Therefore, the property's affordable price should be:  $30805 * 3.5 + 25,500 = \mathbf{\pounds 133,318}$  for a three-bed property, and  $30805 * 3.5 + 23,000 = \mathbf{\pounds 130,818}$  for a two-bed property.

In order to ensure that your property is affordable, a 45% discount is given on the open market price for a three-bed property, which brings the sum to £140,250, and a 40% discount on the two-bed property which brings the sum to £138,000.

Language Unit:

It is noted that the author of the Statement states that this development is a part of a housing designation within the Development Plan and therefore that there was no need to submit a language statement or assessment. Therefore, this statement is submitted to provide additional information about the way the Welsh language is considered in the development.

Although we acknowledge this stance, we also believe that it is appropriate, and good practice, to offer an assessment of the potential impact of individual developments as well, even when the site is designated. The impact assessment for the LDP was done based on the number of houses being proposed, and for the whole county. The impact of an individual development is subject to the number of

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houses, their size, and the number of people who are likely to come to the site and what this number is likely to mean in terms of the change to the local population and the current language profile.

We acknowledge that the statement shows that a discussion has taken place with the Housing Unit and Joint Planning Policy Unit regarding the local need and demand. The information about the developer's experience with another site in the county is also very useful, and shows the developer's commitment to do everything possible to ensure that the houses are sold to locals. The attitude that they have adopted is to be praised.

Nevertheless, the statement itself draws attention to the fact that the area in question for this application is very different in nature to the area where the previous development was located, and that there would be very different challenges to sell on this site. Consequently, it would have been good to see some type of analysis of what change this development represents to the local area. What is the current language situation in the area? How many people would be likely to come to live in the site? Although reference is made to different types of house sizes within the development, it is difficult to see information about many of the different types of houses that will be there, and consequently, how many people are likely to move to the development (minimum and maximum possible). Also, no details can be seen about the potential open market price of the units. The number of people who are priced out of the market vary greatly from one area to the next and is key evidence when considering the probability that houses will be sold to local people. Even a suggestion of how the potential unit price compares with current prices within the area, would give us information to be able to assess the potential change.

As they have used the example of the applicant's experience with previous development on a site in Chwilog as an example and evidence of the developers' commitment, it would have been good to see a comparison between both sites in terms of size, types of units and the potential price of units, in order to be able to assess the probability that their experience will be repeated on this occasion.

Biodiversity Unit:

The applicant has provided a Preliminary Ecological Report by Eco Scope. I can confirm that the survey and the report have been done to a good quality.

I agree with the mitigation measures and the measures to enhance biodiversity noted in the report provided.

These measures will need to be imposed as a condition:

- 5.2.1., 5.2.2
- 5.3.1.

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- The applicant will need to provide the existing plan for the removal of Japanese Knotweed
- 5.3.2
- 5.4.1, 5.4.2 (and Table 7), 5.4.5 (and Table 8), 5.4.6

### **Further comments**

The applicant will need to thoroughly follow the Landscape Specification by Stiwdio Owens.

Trees Unit: There is no major arboricultural impact with this development, there is a need to impose a condition that the working method and tree protection measures outlined in the trees report are followed.

Public Protection Unit: Construction work may cause a noise and dust problem to nearby residents. It is noted that the site is very close to houses. In order to safeguard the area's residents, any building work should be undertaken between the hours of 08.00 - 18.00 Monday to Friday, 08.00 - 13.00 on Saturday and not at all on Sunday or Bank Holidays.

The best practical methods should be used to reduce noise and vibration from the work and consideration should be given to the recommendations of 'BS5228: Control of Noise and Vibration on Construction and Open Sites', that may include mitigation measures such as erecting acoustic barriers around the site near residential premises.

A detailed plan to manage dust, noise and vibration as a result of construction work should be submitted to the Local Planning Authority.

No observations regarding contaminated land or air quality.

Cadw: **Advice**

Having carefully considered the information submitted, we do not have an objection to the proposed development in terms of the scheduled ancient monuments listed in our assessment below.

### **Assessment**

CN015 Cricieth Castle

CN173 Cricieth Castle, Outer Bank Defences

In response to the formal pre-application consultation, Cadw noted

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that the development is visible from the above-mentioned listed ancient monuments and could have a detrimental impact on their setting. Therefore, a Heritage Impact Assessment has been submitted with the application. This work has confirmed that the proposed development would be visible from the castle and has led to changes in the design to reduce the level of the impact on the setting of the monuments. However, even with these mitigation measures, the report concludes that the proposal would have a contrary impact on their setting. We agree with the author of the report that the proposal would have a contrary impact on the setting of registered monuments CN105 and CN173, but that this would be minor and not at a scale that would result in an unacceptable harmful impact on their setting.

Gwynedd Archaeological  
Planning Service:

Thank you for consulting with us on the above application. After reviewing the proposed field of work, with reference to the regional Historic Environment Records, I have decided that there is potential for an archaeological impact and I wish to draw your attention to the following observations.

Note: there are many options in the letter below.

The proposed development is for the creation of 37 new dwellings on land near North Terrace, a small housing terrace on the B4411 which leads to the north out of Cricieth. The land is uncultivated pasture with a history of being so throughout the historic map regression. The plot lies less than 600m to the north of Cricieth Castle - registered ancient monument (ref. CN015) that was also registered on the national databases (NPRN: 95281) and regional (PRN: 1328).

First of all, it is important to note, in this case as with other similar medium-large sized developments on the outskirts of Cricieth that were recently submitted, that GAPS was excluded from the former applications and any other early discussions. As always, we would encourage consultation with GAPS as a consultee on such plans, particularly when known historic settlement centres (such as Cricieth) are nearby.

I reiterate Cadw's concerns about the potential impact on the historic environment, including not just the castle itself but also its environment. The Assessment of Historic Impact is a useful document, but it should be noted that there is an obvious difference to a Desk Assessment - we would have likely recommended this in the first place if we would have been consulted early. A Desk Assessment looks more thoroughly at the potential for an archaeological impact and built heritage impact, rather than on the more specific method and pro-forma you often get with an Assessment of Historic Impact.

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As mentioned, the potential for unknown archaeological features here is moderate, not only relating to a post-medieval settlement that has not been recorded appropriately in early mapping, but also in relation to early periods of activity relating to the medieval occupation of Cricieth. Also, there is broader potential for unknown medieval archaeology across the local landscape - many of which is impossible to identify in general through an archive search. Recent evaluation work in the west of Cricieth has proved that there is an unknown ancillary settlement to the town, particularly on the main roads leading to and from the town - the results of this work are imminent.

There are two ways forward - one which returns to the evaluation before making any decision, and conducts a Geophysical Survey and opens test ditches in order to better assess the field, and allow GAPS to provide more informed advice on the site's potential. The second option moves straight to mitigation and obtaining an archaeological condition that encompasses all fundamental work proposed for the development as a whole.

Highways and Municipal Unit: Not received.

Fire Service: Not received.

Education Department: This will be located in the catchment area of the new Ysgol Trefferthyr building; there will be plenty of spaces in the new building.

Public Consultation: A notice was placed in the press, near the site, and nearby residents were informed. The advertisement period has expired and a petition and objection was received on the following grounds:-

- The proposed access to the site is in a dangerous location on a bend.
- Caernarfon Road is busy and this along with the fact that cars park on the roadside creates transport problems and this proposal would add to that.
- The transportation assessment was done during the period of Covid restrictions and there is a need to assess at a time when no such restrictions exist.
- How would refuse / recycling be collected and would refuse vehicles be able to enter the estate?
- More traffic on the road resulting in more pollution and noise.
- Concern that if the current access to the field is used for the construction work, then this would disrupt the access to some houses nearby and also the location of this access is dangerous.
- Would change the character of Cricieth.

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- The site's setting is suburban compared to the linear form of existing developments that face the roads.
- The site has not been designed in a way that will avert crime.
- The design of the houses is too large and if they are three-storey, then this will make them less affordable.
- Except for the affordable housing, the houses are detached with integral garages and they could be from any housing development in Britain and are therefore contrary to Policy PCYFF 3.
- The affordable houses are clustered together and there is no mix in terms of tenancy, type and size.
- The development extends beyond the T41 designated site.
- A section of the road looks as if it has been designed to go through to the next field, which suggests a further development.
- The size and price of the houses are higher than the average salaries in the Cricieth area.
- That the houses would become second homes and the impact of that on the Welsh character and future of the Welsh language on the town.
- Although it is a site that has been designated in the LDP, we consider that there remains a need for a current Language Statement to assess the implications of the proposal.
- The shortcoming in the LDP is that a development of this type does not need a Language Statement.
- Chwilog, where the developer has built recently, is very different to Cricieth.
- No actual local need for additional housing.
- Lack of houses for sale in Cricieth for less than £250,000.
- The real need in terms of young people in Cricieth, Welsh speakers who have been born and raised there, are for houses that are actually affordable.
- Impact on amenities and the privacy of nearby houses.
- Shadowing.
- Loss of views.
- Overlooking.
- Loss of views affecting nearby house prices.
- Loss of light.
- Concern about the method of surface water disposal and the impact of that on nearby property.
- Potential water overflow to Bryntirion Terrace and Caernarfon Road.
- Loss of a field as a soakaway and how this disrupts land / property in other parts of Cricieth.
- The proposal has an impact on the culvert running from North Terrace.
- Work has been done to fell trees etc. before assessments were made and this has affected what type of wildlife etc. was on the site at the time of the assessments.
- New planting does not make good for the loss of existing ecosystems.
- Question whether the health centre in Cricieth will be able to cope with more houses.
- Has an archaeological assessment taken place?

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- The construction period will affect nearby houses and businesses.
- Previous application was refused.

## 5. Assessment of the material planning considerations:

### The principle of the development

- 5.1 The site is partially located within and partially located outside the development boundary. The land where it is intended to locate the houses is situated within the development boundary of Cricieth, with the landscaping zone area and surface water attenuation pond located outside the boundary. The part of the site falls within the development boundary has been designated specifically for housing in the LDP, namely site T41, and all of the houses which are the subject of this application would be located on the designated site. Therefore, there is a need to consider the principle of developing the residential units against the requirements of Policy TAI 2 of the LDP. In the JLDP, Cricieth has been identified as a Local Service Centre under Policy TAI 2. This policy supports housing developments to meet the Plan's strategy, through housing designations and suitable windfall sites located within the development boundary, based upon the indicative provision contained in the Policy. In policy TAI 2, the number of estimated units for this site, namely designation T41, was for the provision of 34 units. The application in question seeks to build 23 houses on the site which is lower than the estimated units for the site in Policy TAI 2.
- 5.2 It is understood from the Planning, Design and Access Statement submitted with the application that site T41 has been the subject of a detailed assessment of restrictions. There is a need to retain a 7 metre clearing on either side of the watercourse of Afon Cwrt, which runs from north to south across the site. In addition, a part of the site cannot be developed due to the presence of a culvert that runs along and parallel with the rear gardens of North Terrace houses. In addition, there is a need to obtain clearing space on either side of the surface water drain from Afon Cwrt to the proposed attenuation pond between Bryn Cleddau and Plot 3. Also, there have been restrictions in terms of securing suitable distances between the development and existing property in North Terrace and the Bryn Cleddau property. As a whole, approximately 0.26ha of the surface area of site T41 is lost for development due to the restrictions. This brings the section of site T41 that can be developed down to around 0.84 hectares instead of around 1.1 hectares and therefore, the proposal in question would provide a density of around 27 units per hectare in terms of the land that can be developed. This figure is lower than the density of 30 units per hectare noted in point 3 of Policy PCYFF 2. It is noted that Policy PCYFF 2 refers to a minimum density of 30 housing units per hectare unless there are local circumstances or restrictions on the site that determine a lower density. In this case, knowing what restrictions exist on this site, a lower density of houses per hectare can be accepted and that the proposal is acceptable in terms of point 3, policy PCYFF 2 of the LDP. Similarly, it is accepted that there are restrictions in terms of developing the site to provide a total of 34 units as noted in policy TAI 2 for site T41.
- 5.3 From the information received from the Joint Planning Policy Unit, it was noted that the indicative supply level for Cricieth over the Plan period is 164 units (which includes a 10% 'slippage allowance', which means that it is possible to calculate the figure, having taken into account the potential unforeseen circumstances which could influence the provision of housing, e.g. land ownership matters, infrastructure restrictions, etc.) During the period 2011 to 2021, a total of 47 units have been completed in Cricieth. The windfall land bank, i.e. sites with extant planning permission, in April 2021, was 57 units. The number of housing designations without permission

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was 34 units. In considering this information, it is believed that approving the development on this site will be supported against the indicative supply level for Cricieth and there is no need for a language statement under criterion 1(b) of Policy PS 1. There is no need for a language statement under criterion 1(b) (cumulative level) as the designation has already been considered in the Cricieth housing supply as outlined above. However, it is noted that a Welsh Language Statement has been submitted with the application. It is considered that the proposal is acceptable in terms of Policy TAI 2 of the LDP.

### Housing Mix

- 5.4 The proposal would provide 23 dwelling houses on the site which is a mix of two, three and four bedroom houses. The affordable housing would be a combination of two and three bedroom houses and the open market housing would be a mix of three and four bedroom houses. All the open market houses would be detached houses and the affordable houses would be terraced houses. Although all of the open market houses would be detached, the proposal shows a variety in those houses in terms of their size and design.
- 5.5 Observations were received from the Joint Planning Policy Unit which highlights the type and size of houses in Cricieth compared with the whole of Gwynedd:-

Type of Dwelling	Cricieth		Gwynedd	
	Number	%	Number	%
Household space	995	100	61,075	100.0
Detached	364	36.6	21,308	34.9
Semi-detached housing	155	15.6	14,013	22.9
Terrace	302	30.4	18,920	31.0
Flat, maisonette or apartment	172	17.3	6321	10.4
Caravan or other mobile / temporary structure	2	0.2	513	0.8

Bedroom	Cricieth		Gwynedd	
	Number	%	Number	%
<b>All categories: Number of bedrooms</b>	801	-	52,473	-
<b>No bedrooms</b>	1	0.1	62	0.1
<b>1 bedroom</b>	51	6.4	3371	6.4



<b>2 bedroom</b>	182	22.7	13,440	25.6
<b>3 bedroom</b>	292	36.5	24,307	46.3
<b>4 bedroom</b>	170	21.2	8,219	15.7
<b>5 or more</b>	105	13.1	3,074	5.9

- 5.6 As can be seen, the percentage of detached houses, namely 36.6% in Cricieth, is slightly higher than the county average, namely 34.9%. There is a much lower level of semi-detached houses in Cricieth, 15.6%, compared with an average of 22.9% across the County. The percentage of terraced houses is relatively consistent at 30.4% compared with 31% with a substantially higher level of flats, 17.3%, in Cricieth compared with 10.4% on average across the County.
- 5.7 In terms of the number of bedrooms, the percentage of two-bedroom units, namely 22.7% in Cricieth, which is slightly lower than the County average, which is 25.6%. There is a substantial difference for three-bedroom units, with 36.5% in Cricieth, compared with 46.3% across the County. In terms of four-bedroom units, they make up 21.2% of the housing stock in Cricieth, compared with 15.7% across the county, which is the biggest difference.
- 5.8 In relation to all the open market housing being detached three and four-bedroom, this was questioned and the agent was contacted to obtain a more detailed explanation and a letter was received from Tom Parry & Co, explaining the local need for housing in the Cricieth area:-
- A review of people from the Cricieth area that have registered with Tom Parry in the last 6 months to buy three and four-bedroom houses in the town stands at 17. This number is based on prospective buyers who have been viewing houses. Without taking into account the number that have registered on the website, it would be difficult to carry out a detailed and reliable assessment of those in order to see whether they come from the Cricieth area, since only an e-mail address is supplied.
  - A recent example of marketing a three-bedroom house is Gorseddfa, located around 400 yards from the town centre. There was strong interest in the house, and three offers from local Welsh people were received, with a sale agreed with one of those prospective buyers. The level of interest reflects the fact that it is a detached house with a sufficient garden for a family.
  - Any development of a new housing estate, once the marketing process commences, the number that come forward to buy increases substantially.
  - In the Porthmadog, Cricieth and Pwllheli area, and nearby villages such as Y Ffôr and Chwilog, there is a strong demand from local people for new three or four-bedroom houses. They are mainly young families who are searching for houses with sufficient gardens, parking spaces for at least two cars and compliance with current building standards, including insulation.
- 5.9 In addition to the above, it is understood that the applicant has made initial enquiries with two surveying businesses and a local estate agent, as well as a marketing campaign itself and it is understood from the interest shown thus far that it is possible that 11-13 of the open market housing will go to local buyers.
- 5.10 Whilst it is acknowledged that it is not ideal that all of the open market houses on the site will be detached, it can be seen that there is a local demand for these types of houses with three or four-bedrooms. The proposal as submitted therefore appears to respond to local demand for these types of houses. Although all of the houses are three or four-bedroom detached houses, it can be seen that there is a variety in the design and size of the houses, and it is considered that the mix proposed

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is acceptable in terms of the requirements of Policy Tai 8 of the LDP and Supplementary Planning Guidance: Housing Mix.

### **Affordable Housing**

- 5.11 Policy Tai 15 requires an affordable housing contribution on residential developments of 2 or more housing units. For Cricieth, a contribution of 30% is requested. The application includes the provision of 7 houses as affordable houses and this would equate to 30.4% of the houses on the site. Therefore, the number of affordable units provided on the site will reach 30%, which is recommended in policy TAI 15. It is not completely clear at the moment whether a housing association will take the affordable units that would be proposed as a part of this current application. It is understood that the developer has been in discussions with Grŵp Cynefin and Adra in terms of the affordable housing and those discussions are currently progressing but nothing formal has been agreed thus far. The plans for the proposed affordable housing are made to the Wales Design standards (which is required under the WG grant for affordable housing) and which would enable the housing association to take them over. The Housing Strategic Unit has also confirmed that the proposal partially addresses the local demand in terms of the type of units that are being proposed. A valuation report was received as a part of the application. This report shows that the open market price of the three-bedroom affordable houses is £255,000 and that the open market price of the two-bedroom affordable units would be £230,000. If a housing association does not take responsibility for the affordable housing, there would be a need to ensure that the affordable price for the 7 affordable units proposed here are actually affordable to those in need. To this end, there would be a need to ensure a sufficient discount level for the affordable houses. Observations were received from the Housing Strategic Unit in terms of the discount level and they recommend that the discount should be 45% for the three-bedroom property that would bring the affordable price to £140,250 and a 40% discount for the two-bedroom houses that would bring the affordable price to £138,000. A 106 agreement would be required to bind the 7 units as affordable units. In doing so, it is considered that the proposal is acceptable in terms of Policy TAI 15 of the LDP and the Affordable Housing Supplementary Planning Guidance.

### **Language Matters**

- 5.12 The site in question has been designated for housing in the LDP and the windfall development in the settlement is lower than the indicative provision for the settlement for the plan period. Therefore, confirmation was received from the Joint Planning Policy Unit that there was no need for a linguistic statement under criteria 1(b) of Policy PS 1. However, as a part of the application, a Welsh Language Statement was submitted in an attempt to provide an explanation on how the Welsh Language was considered when drawing up the proposal. In the statement, reference is made to the experience of the developer on the site in its ownership in Chwilog, and that a targeted local market has completed sales or former sales completely for local people and that similar marketing methods are adopted on the site of the current application. It is noted that the developer is aware of the need to protect and improve the language and culture of Wales and that this would be obvious when marketing the development. It is also noted that the Welsh name, Bryn Parciau, has been selected for the site. In terms of the name, it would be possible to impose a condition to ensure a Welsh name and a condition can also be imposed to ensure bilingual signage.
- 5.13 Also, more details were received about the marketing method they have been using on the Gerddi Madryn estate in Chwilog. There, the 15 houses have been sold to local Welsh-speaking people. In the marketing, the developer prefers that local people buys the houses, with the developer himself trying to meet all of the prospective buyers. The agent is responsible for marketing and obtaining

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contact details, etc. and then the developer chats with the prospective buyers and explains the policy of selling to local people. If people from outside the area make contact, they deal with them courteously but explain to them that they would not be able to buy a house on the development. The intention is to use the same strategy in Cricieth. The developer realises that it would be more difficult to sell all of the houses in Cricieth for local Welsh people but a number of enquiries from people from the Cricieth and Porthmadog area have been received already, without any marketing. They anticipate that at least 18 or 80% of the houses will be sold to people from the local area.

- 5.14 Based on the above, it is considered that the proposal is acceptable based on the requirements of Policy PS1 as well as SPG: Maintaining and Creating Unique and Sustainable Communities.

### **Open spaces**

- 5.15 According to Policy ISA 5, new housing proposals for 10 or more dwellings, in areas where existing open space cannot meet the needs of the proposed housing development, should provide suitable provision of open spaces in accordance with the Fields in Trust (FiT) benchmark standards. The current information received from the Joint Planning Policy Unit shows that there is a lack of play areas with equipment for children locally and as part of the proposal and to this end, therefore, a financial contribution will need to be made in order to meet this lack of provision. Confirmation was received from the applicant stating that he would be willing to make a contribution of £4848.66 and this can be ensured via a legal 106 agreement. Therefore, it is not considered that the proposal will be contrary to Policy ISA 5 of the LDP, as well as SPG: Open Spaces in New Housing Developments.

### **Educational Matters**

- 5.16 Observations were received from the Joint Planning Policy Unit and the Education Department, stating that there was sufficient capacity in the schools for this proposal and no educational contribution would be needed to support the proposal. The proposal meets the criteria of SPG Housing Development and Educational Provision and policy ISA 1.

### **Sustainability**

- 5.17 Policy PS 5 states that developments will be supported where it can be demonstrated that they are consistent with the principles of sustainable development, including suitable sites within the development boundaries. It is deemed that this site could be defined as a site that is sustainable based on its location within the development boundary, near an established residential area, its location near a local roads network and public transport, as well as the houses being built to current building standards.

### **Visual amenities**

- 5.18 Policy PCYFF3 states that proposals will only be permitted provided they conform to a number of criteria, including that the proposal complements and enhances the character of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment; that it respects the context of the site and its place within the local landscape; that it utilises materials appropriate to its surroundings and incorporates soft landscaping; it enhances a safe and integrated transport and communications network; that it limits surface water run-off and flood risk and preventing pollution; that it achieves inclusive design allowing access by all and it helps to create healthy and

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active environments, and considers the health and well-being of future users.

- 5.19 There is a mix in terms of form, construction and design of existing developments near the application site. There is a mix of single-storey, two-storey and three-storey houses in the vicinity. The main construction materials that are common to the local area are slate roofs and render, pebble dash and stone to the exterior walls. The elevations of the proposed houses will be in keeping with these materials and will use natural slate on the roofs, smooth render and elements of natural stone on the walls.
- 5.20 The development plan is roughly in the form of a cul-de-sac with a parking provision in front of the houses themselves, with a landscaping zone of around 20 metres breadth being created on the western boundary and a part of the southern boundary. This area would include adding a combination of wild-flower seeds, planting native trees and a hedgerow plan. This landscaping zone would also include elements of the sustainable drainage system, including shallow depth changes. In addition, on the eastern boundary, as there is a need to keep land on either side of Afon Cwrt clear, additional planting would be created and this would mean that a piece of green land will continue near the B4411 road, which will step the development back from the highway and the other houses at the other side of the highway in Bryntirion Terrace. There will be open gardens to the front of the houses along with private gardens at the rear of the houses. The height of the houses will be similar to the height of houses and buildings within the area. Although there is a number of linear developments near the site, there are examples of housing estates of this type to be seen in Cricieth and it is not considered that an estate of the design in question is out of character for the area. The plan and feel of the development will be similar to the adjacent estates, including a mix of private lawns, open amenity land and hard surfaces for pedestrians and vehicles. The proposal in question would offer a variety in the type and size of the houses and it is considered that the setting, appearance, scale, height and mass of the proposed houses would be suitable for the site and would be in-keeping with what is seen in the nearby area. Therefore, it is considered that the design and appearance of the development are acceptable and would not have a detrimental impact on the visual amenities of the area and therefore, is acceptable in terms of Policy PCYFF 3 and PCYFF 4.

#### **General and residential amenities**

- 5.21 The site is currently an open field and therefore, developing this site for housing is likely to have an impact that is very different to the current situation on those houses that abut the site. The houses located closest to the site are located in North Terrace towards the northern end of the site and the Bryn Cleddau property is on the southern boundary of the site. Whilst Bryntirion Terrace faces the site to the east, this terrace is located on the other side of the county road and therefore it is not considered that the proposal would have an impact on Bryntirion Terrace in terms of loss of privacy and/or overlooking.
- 5.22 Plots 10-12 of the proposed development are located to the rear of North Terrace. From the site layout plan, it can be seen that around 20-22 metres from the rear of the proposed houses to the rear of the houses in North Terrace and such distances are acknowledged as acceptable to ensure reasonable privacy to house occupiers. Plots 1 and 2 are located to the east of Bryn Cleddau. The rear elevation of these two properties would overlook the access road to Bryn Cleddau, but it is not considered that this would disrupt the privacy of Bryn Cleddau. Plot 3 is located to the north-west of Bryn Cleddau. The north-western corner of Bryn Cleddau house to the south-eastern corner of the house on plot 3 is around 11 metres and there would be around 9 metres to the north-western

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corner of Bryn Cleddau to the south-eastern corner of the link garage on plot 3. There is around 6 metres from the boundary of Bryn Cleddau's garden to the south-eastern corner of the house on plot 3. It was seen from the site visit that there is a sitting area outside Bryn Cleddau close to plot 3 and currently this part of Bryn Cleddau is private with only one field nearby. Therefore, the proposal would certainly change this situation. The gable end of the house on plot 3 would face Bryn Cleddau with the corner of the house making the rear elevation look out towards the field to the south-west. The window on top of the landing would be located in the gable end of plot 3 and it would be possible to impose a condition for this window to be opaque in order to ensure privacy for the Bryn Cleddau property. The windows on the rear elevation of plot 3 as noted looks directly towards the field in the south-west. Considering the angle of the property in plot 3, it is not considered that the proposal would cause direct overlooking to the Bryn Cleddau property. The Bryn Cleddau property is located on a level that is lower than the field. As the sun moves from east to west through the south, it is not considered that the building proposal would have a detrimental impact in terms of loss of light to the Bryn Cleddau property, with the nearest house in plot 3 located to the north-west of Bryn Cleddau. It is realised that the property would be relatively close to Bryn Cleddau. The gable end of the house in plot 3 would be broken up slightly through the fact that a single-storey garage is located on the south-eastern gable end, and so the built form would be stepped and therefore, would reduce its impact.

- 5.23 As it is intended to build an estate of houses on an existing field, it is inevitable that some inconvenience and disruption will be caused to local residents whilst the building work is in progress. However, it would be possible to impose a condition on the permission to restrict the construction working hours and agree on the construction method statement as recommended by the Public Protection Unit.
- 5.24 As a result of the above, it is not considered that the proposal would have a substantial detrimental impact on the amenities of the local neighbourhood and it is considered that the proposal is acceptable in terms of criterion 7 of policy PCYFF 2 of the LDP.

#### **Transport and access matters**

- 5.25 The proposal would include creating a housing estate on an agricultural field. Access can currently be gained to the field from a track that runs past the northern end of North Terrace. As part of the application, a new access would be created directly to the B4411 and it would be located adjacent to the Gwesty Bron Rhiw and Gwyndy properties. This access will be located above Afon Cwrt. Two parking spaces will be available within the curtilage of each of the proposed houses except plot 11 and with the affordable houses on plots 17-23, there would be a garage for each property.
- 5.26 As a part of the development, a Transport Statement was received. Later, when dealing with the application, an update was received to the Transport Statement in the form of a Technical Note in order to answer some of the matters raised. In terms of the Technical Note, a traffic speed survey was held on Friday 21 January 2022, with the survey being carried out between 14:00 and 16:00 in accordance with technical guidance to avoid traffic jams that can occur at peak times when the speeds can be lower. It is noted that parking on the road adjacent to the site affects the speed. The average speed towards the north (up the hill) is 27mph and to the south (down the hill) is 28mph. Taking the scale of the road into account, visibility of 32 metres is needed in one direction and 40 metres to the other direction. These distances vary as one goes uphill and the other goes downhill. The entrance is designed with visibility splays of 43 metres in both directions and this satisfied Technical Advice Note 18. A comment was also raised in terms of the impact of Covid-19 lockdowns and how this affected the Transport Statement. In the Technical Note, it is noted that

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the impact of Covid-19 in general was to reduce the traffic flow on the roads network. In terms of the Transport Statement, there was no impact. It was often noted when traffic flow is lower that the speed tends to be higher as there are fewer cars and obstructions there. Therefore, the impact of Covid-19 is to ensure a firm speed design, and ensure that safety in the entrance is maximised. It is noted that the entrance to the site is designed to the same standards, whatever the traffic level is and it would not make a difference to the requirements in terms of the proposed entrance whether Caernarfon Road carries five vehicles per hour or 500 vehicles per hour. This Technical Note concludes that visibility splays at the entrance to the site are safe for the travelling speeds along Caernarfon Road and that there are no side-effects of Covid-19 affecting the Transport Statement.

- 5.27 Observations were received from the Transportation Unit on the proposal. The observations state that additional information in relation to the application has been received with a full assessment made on the visibility splay of the junction with the highway. The new information shows that visibility at the junction meets the guidance noted in TAN 18. Also, minor changes have been made to the plan to improve the provision for pedestrians and the Transportation Unit does not have any further observations to make. As a result of the above and the comments received from the Transportation Unit, it is considered that the proposal is acceptable in terms of Policy TRA 2 and TRA 4 of the LDP.

### **Biodiversity Matters**

- 5.28 As a part of the application, an Initial Ecological Assessment was submitted by Eco Scope. The Biodiversity Unit in their observations note that the assessment has been carried out to a good standard and they agree with the mitigation measures and measures to improve biodiversity as noted in the report and that there would be a requirement impose a number of the recommendations in the report as conditions. Observations were also received from Natural Resources Wales. These observations state that no bats and otters were using the application site as a breeding or resting site. Natural Resources Wales are of the opinion that the development is unlikely to be harmful to the sustainment of the population of the species in question on a favourable conservation status within its natural range in its area. Furthermore, we advise that the proposed development is unlikely to harm or disturb the bats and otters or their breeding and resting areas on this site, provided that the avoidance measures described in the report are implemented. In accordance with the observations of the Biodiversity Unit and Natural Resources Wales, it is considered appropriate to impose a condition on the planning permission that the work is to be done in accordance with the ecological survey.
- 5.29 A landscaping plan from Stiwdio Owens was also submitted as part of the application. This landscaping plan includes creating a landscaping zone that would be around 20 metres breadth and would include adding a combination of wild-flower seeds, planting native trees and hedgerow plans along the western boundary and a part of the southern boundary of the site. This landscaping zone would also include elements of the sustainable drainage system, including shallow depth changes. In addition, it is intended to plant trees, hedgerows and wild-flowers on the parcel of land that is to be protected on either side of Afon Cwrt. This landscaping plan will need to be imposed as a condition if the application is approved.
- 5.30 A Trees Impact Assessment was submitted as a part of the application. The observations received from the Trees Unit notes that there is no major arboriculture impact with this development, but there would be a need to impose a condition that the working method and tree protection measures outlined in the tree report are followed.
- 5.31 Taking the above into account, it is considered that the proposal is acceptable in terms of Policy PS 19 and AMG 5 of the LDP.

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### **Land Drainage Matters**

- 5.32 After the statutory consultation period, correspondence was received from local residents expressing concerns about potential flooding of the site after its development and that the field operates as a type of soakaway at the moment.
- 5.33 A Flood Impact Assessment was submitted as a part of the application, mainly because of the presence of Afon Cwrt on the land. The site falls within flood zone A which is considered by Technical Advice Note 15 to be an area where only a little or no risk of fluvial or tidal / coastal flooding exists. The site does not lie within Flood Zone C1 or C2 as categorised by the Development Advice Maps in TAN 15, where such a designation would indicate a flood risk.
- 5.34 As part of the application, a report was received with the drainage strategy and detailed plans of the drainage installation for the site. The proposal includes building 5 swales and a retention pond on the site to receive surface water from the proposed houses and hardstandings and dispose of it in a sustainable way. It is understood from the Flood Consequence Assessment that Afon Cwrt itself would be used for surface water as currently happens. The drainage system is designed to ensure that the proposal deals with a rainwater event up to an extreme event and in a sustainable way.
- 5.35 Observations were received from YGC's Water and Environment Unit stating in terms of flood risk and land drainage that their maps show that Afon Cwrt runs through the development site and as this watercourse is designated as a main river that they allow Natural Resources Wales to offer observations on the potential impact of the development on the flow of this river.
- 5.36 Observations were received from Natural Resources Wales on the proposal. These observations state that they have reviewed the Flood Impact Assessment provided and confirm that they consider that the Flood Impact Assessment has shown that the flood risks can be managed in line with TAN 15. Natural Resources Wales' Operations Team has confirmed that a maintenance strip measuring 7 metres on the right-hand side (looking downstream) is needed on Afon Cwrt in an attempt to maintain this entrance and access to the lower culvert for inspection and maintenance purposes. Natural Resources Wales therefore recommend that a condition is imposed on any permission that will retain a 7 metre maintenance strip on the southern banks of the Afon Cwrt main river. The developer will also need a licence from Natural Resources Wales for the crossing that will go above Afon Cwrt in order to create the entrance.
- 5.37 Also note that sustainable measures have been included in the drainage plan to deal with any surface water that falls on the proposed site. Observations were received from the Water and Environment Unit YGC (in its role as a SuDS Approval Body, confirming that the developer has submitted information showing an intention to drain the site in a more sustainable way and that an application will need to be submitted to SuDS. The details of the drainage plan will be scrutinised further as the SuDS application is determined and the principle of the drainage plan only is discussed as a part of the planning application.
- 5.38 Therefore, it is believed that from the information and advice received that the drainage strategy is acceptable for this proposed development and is in accordance with policy PS 6, PCYFF 6 and TAN 15.

### **Conservation and Archaeology Matters**

- 5.39 Observations were received from the Gwynedd Archaeological Planning Service on the proposal. The observations state that the site has potential for unknown archaeological features not only relating to a post-medieval settlement that is not appropriately recorded in early mapping, but also

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early periods of activity relating to the medieval occupation of Cricieth. Also, there is broader potential for unknown medieval archaeology across the local landscape - many of which is impossible to identify in general through an archive search. It is noted that recent evaluation work in the west of Cricieth has proved that there is an unknown ancillary settlement to the town, particularly on the main roads leading to and from the town - the results of this work are imminent. The Gwynedd Archaeological Planning Service therefore recommend either carrying out an evaluation before determining the application or imposing a condition to carry out a programme of archaeological work for the development as a whole. The developer has confirmed that he would wish to continue through a condition. It is considered that from imposing an appropriate condition to carry out archaeological work that the proposal is acceptable in terms of Policy AT 4 of the LDP.

- 5.40 As part of the application, a Heritage Impact Assessment was received. This assessment concludes that there would be a small negative impact in terms of aesthetic value deriving from the proposal in terms of how it would be seen from registered ancient monuments, namely Cricieth Castle, as well as the external fort. It is noted that the proposal can be seen from the registered ancient monuments, but that it is now some distance away and separated from the built form of the town and that it would be seen as a part of this built form. This would be mitigated through the landscaping plan and the intended materials for the outer surfaces of the buildings (stonework and muted colours). Observations were received from Cadw on the proposal. Cadw agrees with the outcome of the Heritage Impact Assessment. They conclude that the impact would be small and not to a scale that would involve an unacceptable harmful impact on the setting of the registered ancient monument and advise that there is no objection to the proposed development in terms of the registered monuments. Although it is acknowledged that the site would be visible at a distance from the Castle, it is not considered that the proposal would have a detrimental impact on the registered ancient monuments and it is considered that the proposal is acceptable in terms of Policy PS 20 and AT 1 of the LDP.

## **6. Conclusions:**

- 6.1 The site lies within the development boundary of Cricieth and the part of the field where the houses are to be located has been designated for residential development in the LDP. As a result of the above assessment it is considered that the proposal is acceptable to be approved subject to appropriate conditions and a 106 agreement to bind 7 of the houses as affordable and make a financial contribution towards play areas.

## **7. Recommendation:**

- 7.1 Approve subject to a 106 agreement binding 7 of the houses as affordable houses and make a financial contribution towards play areas and to conditions -
1. Five years.
  2. In accordance with the documents/plans submitted with the application.
  3. Natural slate.
  4. Samples of materials and colours for the houses to be agreed with the LPA.
  5. Highway conditions - visibility splays, completion of an estate road, completion of parking spaces



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6. Landscaping to be completed in accordance with the details submitted.
8. Removal of permitted development rights for classes A-E for the affordable housing.
9. Condition to secure Welsh signs and names for the houses.
10. Maintenance strip to be ensured near Afon Cwrt.
11. Compliance with the ecological report.
12. In accordance with the trees assessment.
13. Archaeological condition.
14. Work hours/construction period.
15. Submission and agreement of a construction method statement.
16. Obscured glass in the first-floor window on the south-eastern gable-end of plot 3.

Welsh Water/Natural Resources Wales Notes, SuDS, Major Development