
Planning & Design Statement

Proposed residential development,
and all associated works.

Full application – no matters reserved

Prepared for: Knights Construction
LTD

Tyn Y Wern
Maesmawr Road
Llangollen
LL20 7PH



land & property
professionals

Prepared by: Lyndsey Jones

Reviewed by: Richard J Corbett MRICS FAAV

Publication title: Planning and Design Statement

Version: 1.0

Date: September 2018

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1.0 INTRODUCTION

This supporting statement considers the planning issues relating to the application proposals for a residential development on land at Tyn Y Wern, Llangollen and forms part of the application. The information included within this statement is intended to assist the Planning Officer in making their decision.

The proposed development is a brownfield site at Tyn Y Wern. It is widely recognised that houses are in demand with many local people have genuine difficulties in securing local housing.

Llangollen is identified as a primary settlement cluster with link to the Chester sub region and the Bala area. Llangollen is earmarked as a settlement with a tourism focus.

2.0 DESCRIPTION OF THE SITE AND SURROUNDINGS

The application site is a brownfield site and provides an opportunity for a sustainable infill development on land at Tyn Y Wern. The site is within and adjoining the development boundary. The application site is located within the 40mph speed limit. The proposed access can achieve appropriate visibility in both directions.

Llangollen benefits from a range of services and facilities including a primary and secondary school, nursery, local shop, community centre, village hall, public houses and employment opportunities. The Council and local residents accept that Tyn Y Wern is sustainable and that additional growth is required.

It is also well placed to the south west of Wrexham with good transport links. To Wrexham 11 miles, Oswestry 12 miles and to Shrewsbury 28 miles. A regular bus service also runs to Wrexham and Oswestry.

The proposed development would not materially alter the overall character of the area as the scale and density of the development reflects the existing ribbon style settlement pattern.

2.1 Planning History

There is no planning history at this address.

2.2 Planning Application as Proposed

The planning application is submitted in full form to include for a residential development comprising of dwellings on a brownfield site, please see included site plans.

The indicative site plan submitted in support of the application demonstrates how the development can comfortably be accommodated within the site.

The development will make a sustainable contribution to the choice of housing available within the village of Llangollen and assist in meeting the County's need for additional housing.

3.0 ASSESSMENT FOR THE CURRENT SCHEME FOR FULL PLANNING APPROVAL

This section seeks to explain and justify the design and access principle and concepts on which the development proposed is based and how these are reflected in the individual aspects of the scheme.

3.1 Amount of development

The application site area amounts to 0.7Ha. The proposal is for a high density development of three and four bedroom homes.

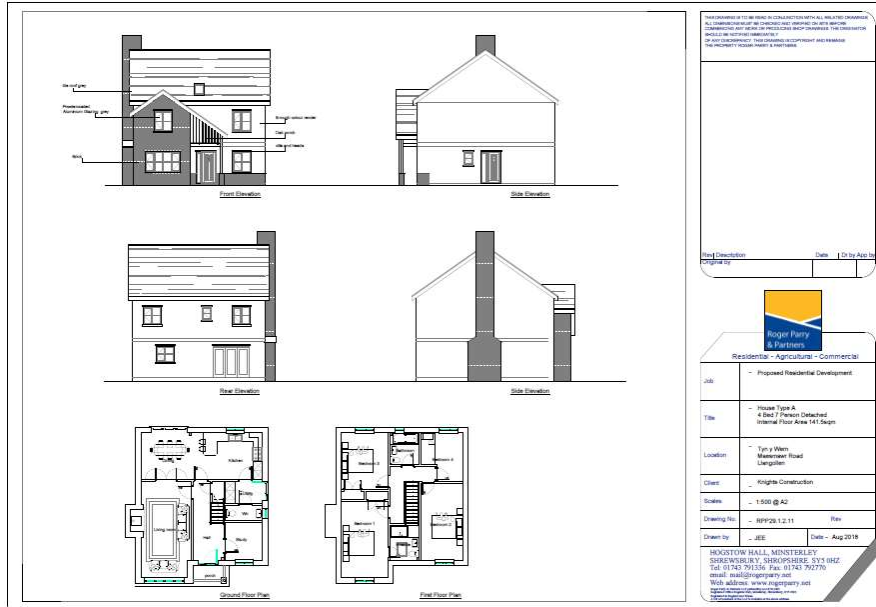
3.2 Layout of development

The site creates a sustainable building form and layout, providing a positive frontage to the plot of land. The layout of the dwellings is in keeping with the surrounding area.

The proposed development layout:



House Type A – 141.5 sqm



House Type B – 194sqm inc garage



House Type C – 133sqm



3.6 Access

The existing access would be maintained.

3.7 Movement To and From and Within the Development

The proposed dwelling will be designed to meet current building regulations (approved document part m) to ensure that disabled access is provided for.

This will incorporate the following: -

Hard surface approach from parking area to principle entrance.

Ramped approach (1:20) to principle entrance.


Min clear opening of 775mm to principle entrance door and all doors to principle rooms.


W.C. access and layout provided to enable ambulant disabled use.


3.8 Sustainable Design


Resource efficiency means minimising the use of energy for heating, lighting and other energy uses. It also means using materials and construction methods that do not require a lot of energy to either produce or build. The minimum requirements to achieve resource efficiency in new construction are set out in the Building Regulations.


The following sustainability issues have been considered:


 The building will be insulated (roof, walls and floors) according to the most recent building regulation standards in order to reduce heat loss in winter and excess solar gains in summer.


 Glazing will be sealed double glazing with a 16mm air space and 'low E glass' to reduce heat loss,


 Wherever possible materials will be sourced and produced locally and will come from a source that can be renewed without harm to the environment. High quality reclaimed materials can save resources and may also provide a better match with the surrounding development,


 The scheme will avoid the used of tropical hardwood and look for timber which is certified as coming from sustainable sources.

 The dwelling would include high efficiency boilers (net seasonal operating efficiency of 97%) which will reduce CO² emissions and also reduce energy consumption,

 The site is serviced by mains water, and electricity.

 Sustainable Urban Drainage Solutions (SUDS) will also be used within the development, by incorporating permeable materials for parking and other hard surfaced areas within the curtilages.

 Rainwater harvesting and the use of rainwater butts will be included within the project, if appropriate.

 Domestic composting facilities will be installed in the garden area to reduce domestic waste.

The above points will ensure that the properties are 'sustainable' in terms of its building design and the supply and use of energy and water.

3.9 Drainage

The foul water drainage will be connected to the mains sewage.

3.10 Landscaping Design

Final details of the landscaping scheme are to be agreed with the County Council.

3.11 Flood Risk

The site is located outside of the flood zone on the development advice map containing three zones (A, B and C with subdivision into C1 and C2).

3.12 Ecology

A Bat Survey of the Tyn y Wern Hotel in late May 2017 has found evidence to suggest it is used by individual soprano pipistrelle and myotis as a bat roost. The work to demolish the building will disturb roosting bats and a licence to disturb a European Protected Species obtained for NRW will be required before the demolition commence.

Suitable mitigation will be installed before demolition.

4.0 POLICY CONTEXT

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that:

“Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be determined in accordance with the plan, unless material considerations indicate otherwise.”

4.1 The Principle of Development

Section 38(b) of the Planning Compulsory Purchase Act 2004 states that: -

“Where, in making any determination under the Planning Acts, regard is to be had to the development plan, the determination shall be determined in accordance with the plan, unless material considerations indicate otherwise”. If the scheme is to be acceptable in planning terms it must meet the requirements of the development plan policy, or show that other material planning considerations outweigh the normal policy stance.

Paragraph 9.2.3 of Planning Policy Wales states that ‘Local planning authorities must ensure that sufficient land is genuinely available or will become available to provide a five year supply of land for housing judged against the general objectives and the scale and location of development provided for in the development plan. Failure to have a 5-year housing land supply is an important material consideration that should be taken into account when determining this scheme.

4.2 Denbighshire Council Local Development Plan 2006-2021

Policy RD 1 - Sustainable development and good standard design

Development proposals will be supported within development boundaries provided that all the following criteria are met:

- i) Respects the site and surroundings in terms of the siting, layout, scale, form, character, design, materials, aspect, micro-climate and intensity of use of land/buildings and spaces around and between buildings; and
- ii) Makes most efficient use of land by achieving densities of a minimum of 35 dwellings per hectare for residential development (unless there are local circumstances that dictate a lower density).
- iii) Protects and where possible enhances the local natural and historic environment; and
- iv) Does not unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside; and 15
- v) Incorporates existing landscape or other features, takes account of site contours and changes in levels and prominent skylines; and

- vi) Does not unacceptably affect the amenity of local residents, other land and property users or characteristics of the locality by virtue of increased activity, disturbance, noise, dust, fumes, litter, drainage, light pollution etc., and provides satisfactory amenity standards itself; and
- vii) Provides safe and convenient access for disabled people, pedestrians, cyclists, vehicles and emergency vehicles together with adequate parking, services and manoeuvring space. Proposals should also consider impacts on the wider Rights of Way network surrounding the site; and
- viii) Does not have an unacceptable effect on the local highway network as a result of congestion, danger and nuisance arising from traffic generated and incorporates traffic management/calming measures where necessary and appropriate. A transport assessment and travel plan will be required where appropriate; and
- ix) Has regard to the adequacy of existing public facilities and services; and x) Does not prejudice land or buildings safeguarded for other uses, or impair the development and use of adjoining land; and
- xi) Satisfies physical or natural environmental considerations relating to land stability, drainage and liability to flooding, water supply and water abstraction from natural watercourse; and
- xii) Takes account of personal and community safety and security in the design and layout of development and public/private spaces and has regard to implications for crime and disorder; and
- xiii) Incorporates suitable landscaping measures, including where appropriate hard and soft landscaping treatment, the creation and/or protection of green and blue corridors, mature landscaping, and arrangements for subsequent maintenance. Landscaping should create a visually pleasant, sustainable and biodiversity rich environment that protects and enhances existing landscape features and also creates new features and areas of open space that reflect local character and sense of place; and xiv) Has regard to the generation, treatment and disposal of waste.

Policy BSC 1 - Growth Strategy for Denbighshire

New housing within the County will be required to meet the needs of local communities and to meet projected population changes. In order to meet these needs the Local Development Plan makes provision for approximately 7,500 new homes to 2021. Developers will be expected to provide a range of house sizes, types and tenure to reflect local need and demand and the results of the Local Housing Market Assessment.


Policy BSC 2 - Brownfield development priority

Development proposals in Lower Growth Towns, Llangollen, Rhuddlan and villages with development boundaries as defined in the inset maps will be directed towards previously developed land, except where greenfield land is allocated for development in the Plan.

5.0 SUSTAINABLE DEVELOPMENT

Llangollen is supported by sustainable transport links to nearby facilities and towns such as Wrexham via the local bus routes. The site is in a sustainable location with footpaths proposed to link the development to the convenience store and ATM, the village also offers nursery care, primary and secondary schools, employment opportunities, a community centre and a public house therefore, making the proposal sustainable.

6.0 ACCESSIBILITY


 **Explain the adopted policy or approach to inclusive design and how policies relating to inclusive design in development plans and relevant local design guidance have been taken into account.**

Access by Disabled Persons

Applications will be permitted for the development of new buildings, public amenities, recreational spaces and, where practicable and reasonable, the changes of use or alterations to existing buildings, where suitable access is made to and within the building or amenity and adequate facilities are provided for people with disabilities.

The Disability Discrimination Act 1995 (DDA) seeks to avoid discrimination against people with impairments and disabilities and for instance ensures that work premises do not disadvantage someone with a disability.

The access arrangements have adopted an inclusive approach and aims to ensure that all users will have equal and convenient access.

 **Explain how any specific issues, which might affect people's access to the development have been addressed.**

The design of the application will have full consideration for ease of access for disabled pedestrian use. Our full application submitted incorporates the following points:-

1. The car parking area will be located near to the principal entrance and is at the same level as the principal entrance.
2. Access from the car parking area to the principal entrance is by way hard landscaping, which is suitable for a disabled wheel chair.
3. The principal entrance is at a level threshold.

4. Easy access is obtained around the circumference of the house by way of hard landscaping.
5. All construction work to comply (where relevant) to Part M of the Building Regulations Act 2000, and also subsequent amendments.
6. All doors to be of disabled criteria.
7. All external doors to be 930mm minimum width.
8. All sockets and light switches to be in compliance with Part M with regard to the height from floor level.
9. All washing facilities are located on the same level (ground level).



Detail how features, which ensure people's access to the development will be maintained.

All of the measures detailed above will be maintained in such a way that will allow all people access to and from the house. Also the facilities within the house will also be constructed and maintained in such a way to ensure people's access to the development.

7.0 COMMUNITY SAFETY

The layout of the development has been designed to reduce the opportunity for crime and other anti-social behaviour by maintaining surveillance of the public realm. The site application area will have protected site boundaries to help to reinforce the security to the site area.

8.0 PHYSICAL CONTEXT OF THE DEVELOPMENT

The proposed site for the dwellings lies within close proximity of the village and consists of an area of brownfield land.

The site is screened some boundaries by mature existing hedgerows. We feel that the proposed site is effectively screened and could incorporate the residential properties without detriment to the local landscape.

9.0 SOCIAL CONTEXT OF THE DEVELOPMENT

The site is an brownfield development within close proximity to shops, schools and services. There is a proven lack of affordable housing to meet local need, this development aims to increase that supply providing a development of housing for local people.

10.0 ECONOMIC CONTEXT OF THE DEVELOPMENT

Denbighshire LDP states:

“Llangollen will have been supported in its role as an important tourism hub through the protection and enhancement of the town and its wider environment. Existing brownfield sites will have been redeveloped and the expansion of the town carefully controlled. These centres will continue to serve many of the needs of the surrounding rural areas”

11.0 CONCLUSION

It is the view of the Applicants and ourselves that the application site presents a logical and practicable location for a residential development. The development provides much needed housing to the area.

In summary Policies RD1, BSC1 and BSC2 of the Local Development Plan should be considered.

The site is considered to be a sustainable location on a brownfield site within a settlement adjoining the settlement boundary. The indicative density of the development is considered to be an appropriate scale sympathetic to the locality and the proposal would have no highway safety implications or adversely affect statutorily protected species. As such the proposal therefore accords with policies RD1, BSC1 And BSC2 of the Local Development Plan and the National Planning Policy Framework. We therefore respectfully ask that the application as proposed be approved.