

# Conwy Local Development Plan 2007 – 2022



## SUPPLEMENTARY PLANNING GUIDANCE

### LDP33: Dinarth Hall Farm Development Brief

Adopted November 2015

This document is available to view and download on the Council's website at: [www.conwy.gov.uk/ldp](http://www.conwy.gov.uk/ldp) . Copies are also available to view at main libraries and Council offices and can be obtained from the Strategic Planning Policy Service, Muriau Building Rosehill Street, Conwy LL32 8LD or by telephoning (01492) 575461. If you would like to talk to a planning officer working on the Local Development Plan about any aspect of this document please contact the Strategic Planning Policy Service on (01492) 575181 / 575445 / 575124 / 574232.

**If you would like an extract or summary of this document on cassette, in large type, in Braille or any other format, please call the Strategic Planning Policy Service on (01492) 575461.**

### **Statement of Consultation**

This Supplementary Planning Guidance document was issued for a period of six weeks public consultation between 11 May 2015 and 24 June 2015.

It was adopted by Cabinet on 10 November 2015.

Copies of the representations received, together with the Council's response are available to view on-line at <http://conwy.jdi-consult.net/ldp/>

# CONTENTS

	<b>Page</b>
1. Introduction .....	4
2. Objectives .....	4
3. Site Description .....	5
4. Development Guidelines.....	6
4.1 General.....	6
4.2 Layout and Siting.....	9
4.3 Design and Appearance .....	10
4.4 Landscape and Visual Impact .....	12
4.5 Access .....	13
4.6 Green Infrastructure and Green Networks .....	14
4.7 Infrastructure Provision.....	14
4.8 Phasing.....	15
4.9 Security.....	15
4.10 Signage .....	15
4.11 Energy .....	15
4.12 Conclusion.....	15
5. Planning Application Submission.....	16
6. Pre-application advice.....	17
Appendix 1 – Relevant Planning Policy Framework .....	19
Appendix 2 – Summary of Assessments and Supporting Statements Required to Accompany a Planning Application.....	27

## **1. Introduction**

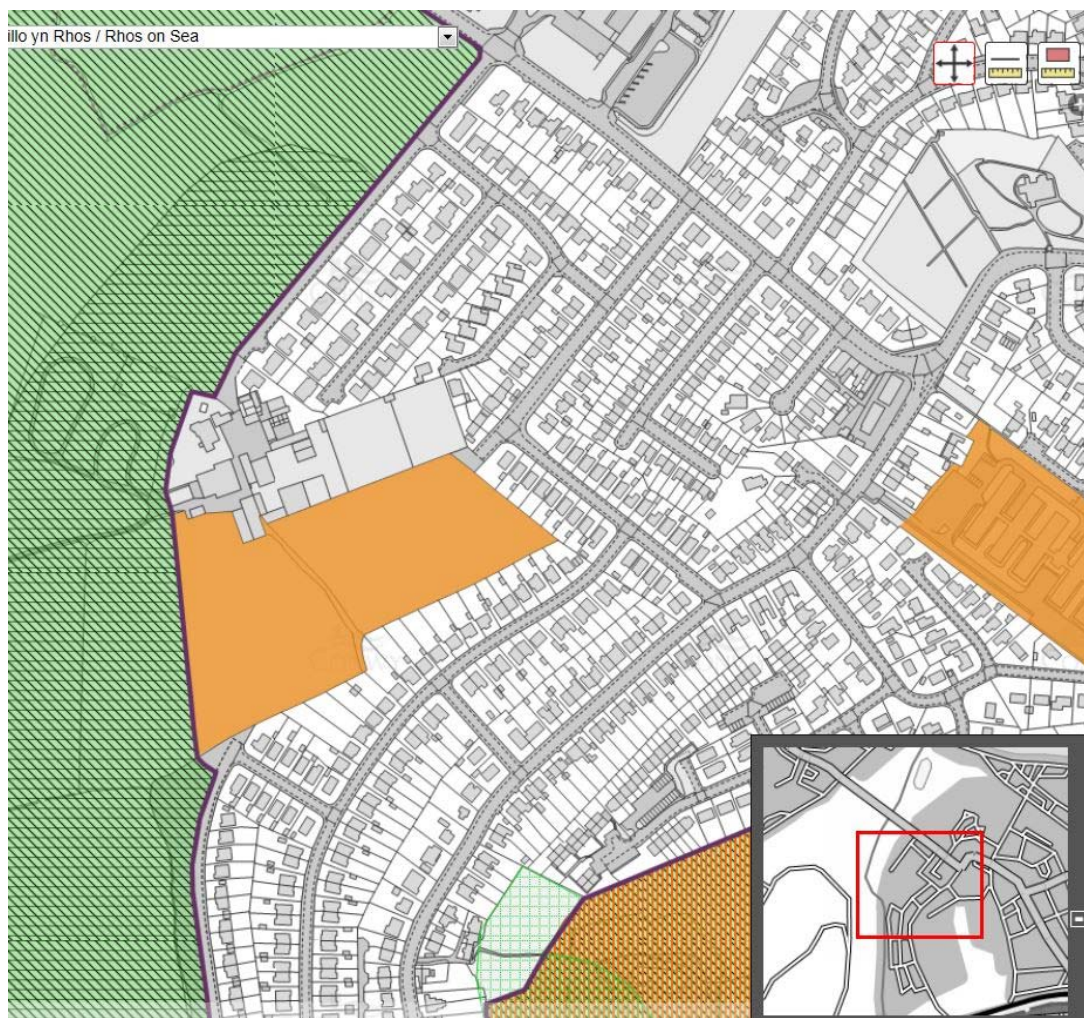
- 1.1. The purpose of this development brief is to enable the Council, as the local planning authority (LPA), to set out its requirements for development of the site allocated in the Conwy Local Development Plan (LDP) at Dinarth Hall Farm, Rhos on Sea, prior to submission of planning applications, thereby assisting prospective developers by highlighting the associated opportunities and constraints with the allocated site.
- 1.2. This development brief has been prepared by the Strategic Planning Policy Service (SPPS) at Conwy County Borough Council. It has been issued for information purposes and has not been subject to public consultation at this stage, however the intention is that it will go out to public consultation once it has been circulated to relevant officers, elected members and agreed by Cabinet.
- 1.3. The Council adopted the LDP on 24<sup>th</sup> October 2013. A summary of relevant planning policy and studies to accompany a planning application are listed in the appendices of this brief. The brief will be subject to public consultation for a six week period and following this the Council will seek to agree the brief as status of Supplementary Planning Guidance (SPG).

## **2. Objectives**

- 2.1. The LDP sets out a vision for the area in 2022. The most relevant to the proposed development of land at Dinarth Hall Farm are listed below.
- 2.2. Spatial Objective 4 states that the LDP will identify and safeguard land to meet the community's needs for more jobs and greater economic prosperity and reduced out-commuting levels focussing, in particular, on higher value employment opportunities and skills development.
- 2.3. Spatial Objective 9 states that the LDP will encourage efficient patterns of movement and recognise the strategic role that the A55 and rail corridors will play in meeting the development needs of the Plan Area, and give particular attention to development locations that are convenient for pedestrians, walking and cycling in Conwy to aid the reduction of transport CO2 emissions.
- 2.4. Spatial Objective 10 states the LDP will ensure that good, sustainable, inclusive design is delivered which includes the opportunity to design out crime, to develop strong, safe and locally distinctive communities and encourage the younger population to remain and return to the area.
- 2.5. Finally, Spatial Objective 12 states that the LDP will safeguard and enhance the character and appearance of the undeveloped coast and countryside, sites of landscape/conservation importance, features of historic or architectural interest and ensure the conservation of biodiversity and protected species.

### 3. Site Description

- 3.1. The site at Dinarth Hall Farm comprises of land owned by the farm covering a total of 2.7ha of grazing land and is allocated in the Conwy LDP. This allocation is surrounded on three sides by low-level residential development therefore the site will need to replicate a similar style in order to complement the surrounding building form.
- 3.2. The site has an access to the north east off Marston Road and another possible access off Brookfield Drive to the south. A pedestrian/cycle access also links the site to Pen-y-Bont Road which leads to Glanwydden to the north and Llandudno Junction to the west. The lane is also a local cycle network link route giving an alternative cycle link to NCR5 linking Penrhyn Bay to Llandudno Junction and Mochdre.
- 3.3. As shown on Map 1 below, the allocation is the central orange area. The green hatching is Green Wedge (policy NTE/2). The lane link to Pen-y-Bont Road runs from the site's northwest corner westwards.



Map 1: as shown on the LDP proposal map.



Photo 1: view from Brookfield Drive looking north towards Dinarth Hall Farm.

- 3.4. The site lies within the Creuddyn and Conwy Landscape of Outstanding Historic Interest designated by Cadw. This is characterised by undulating countryside with attractive woodlands, lower meadows and with rocky escarpments.

## **4. Development Guidelines**

### **4.1 General**

- 4.1.1. The relevant planning policy framework comprises Planning Policy Wales (PPW) and the series of Technical Advice Notes (TAN) at the national level and Conwy LDP and associated series of Supplementary Planning Guidance (SPG) documents at the local level. Relevant extracts from these documents are included in Appendix 1. These cover sustainable development, design, affordable housing and landscape issues.
- 4.1.2. The site was submitted as part of the Council's LDP 'call for sites' exercise. It was subsequently assessed by officers through consultation with statutory bodies. No objections were received from the Council's Environment & Technical Service or NRW regarding flood risk and ground conditions. The site is outside of any recognised flood risk zone. Whilst no detailed comments were received on landscape, biodiversity and conservation issues during the initial site assessment, these topics are covered in this Brief having regard to the aforementioned policy framework and applicants should establish contact with the relevant Officers through pre-application discussions; contact details are provided at the end of this Brief.
- 4.1.3. There are no known ownership constraints affecting the site. There is no known planning history to the site, other than a brief prepared by Rapleys on behalf of the landowner dated September 2014. The Rapleys' brief includes the land designated as the allocated land on the LDP proposals map, and also paddock land to the north of the allocation. The additional parcel of land has not been through the assessment process as part of the LDP and therefore does not form part of the allocation or this brief. However given that a future application may incorporate this land, it is worth noting the possibility of this within the brief. If a future planning application did incorporate the non-allocated paddock land, consultation would need

to be undertaken with statutory consultees and relevant neighbours as part of the usual planning application determination process.

- 4.1.4. The LDP proposals map is included as Map 1 of this brief and available here: <http://www.conwy.gov.uk/ldp>
- 4.1.5. The site has been allocated in the LDP for 80 dwellings and the phasing is scheduled for the third phase of the LDP commencing 2017 – 2022. The phasing of housing development will be in accordance with LDP policy HOU/3.
- 4.1.6. Land purchase costs should be negotiated on the basis of taking known planning obligations and constraints into account. Lower provision of planning obligations may be acceptable only where unknown viability issues arise. See supporting text paras 4.2.13.3 and 4.2.16.1 of LDP policy HOU/2.

#### **Affordable Housing Requirement and Planning obligations**

- 4.1.7 Regulation 122 of the Community Infrastructure Levy (CIL) Regulations as amended 2010 sets out three legal tests for when Section 106 agreements can be used. These are as follows:
  - 1. Necessary to make the development acceptable in planning terms
  - 2. Directly related to the development; and
  - 3. Fairly and reasonably related in scale and kind to the development.
- 4.1.8 The affordable housing requirement for sites in this location is 35%. Therefore, if a planning application was submitted for 80 dwellings, 28 of these should be affordable in accordance with policy HOU/2. The size of the affordable housing units and the mechanism for their delivery will be in line with the information contained in the Local Housing Market Assessment, and as per the advice and agreement of the Local Housing Authority.
- 4.1.9 For a site of this size, policy CFS/11 requires children's open space and neighbourhood amenity to be provided on site and maintained by the developer in perpetuity. Please see the next page for the estimated amount required.
- 4.1.10 Other potential planning obligations at this stage: waste, major open space, primary education (foundation phase only), allotments and libraries. Details are provided on the next page of this brief.
- 4.1.11 The amounts specified are subject to change depending on the dwelling types / mix proposed.
- 4.1.12 Density – The relevant LDP policy is HOU/4. Given constraints on site, it may not be possible to achieve 80 dwellings unless a proportion of the open space is provided on land immediately adjacent to the west of the site. However, if an element of open space is provided in such a location, it will remain outside of the settlement boundary and must not contravene policy NTE/2 – Green Wedges

regarding the open character of the area. Discussions should be held with Planning Officers regarding the suitability of such a proposal, and the potential opportunities this may bring in terms of providing links to cycle routes and public footpaths in the countryside around the development site.

- 4.1.13 Highways – BP/21 refers to a transport site appraisal undertaken by consultants, which recommends improving the visibility at the Marston Road / Llandudno Road junction and introducing traffic calming measures along Llandudno Road.

Link to BP21: <http://www.conwy.gov.uk/ldp/bp21>

- 4.1.14 Other planning obligations may apply. See LDP 4: Planning Obligations SPG and discuss with the Strategic Planning Policy Service.



## Planning Obligations calculation:

### Waste

Sum requested for waste provision	£ 5,520.00
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### Open Space

<b>Open Space to be provided on-site</b>	Playing pitches	
	Outdoor sports	
	Major amenity	
	Children's play space (equipped)	770 square metres
	Children's play space (informal)	1,694 square metres
	Neighbourhood amenity	924 square metres

<b>Total open space to be provided on-site</b>	<b>3388 square metres</b>
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Sum requested for off-site open space provision	£ 28,068.48
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### Education

Sum requested for Primary Schools	£ 63,338.05
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Sum requested for Secondary Schools	None
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### Allotments

Sum requested for allotment provision	£ 1,543.20
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### Libraries

Sum requested for library provision	£ 16,632.00
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<b>TOTAL</b>	<b>£ 115,101.73</b>
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## 4.2 Layout and Siting

4.2.1 Development on the site should be designed coherently with landscape and buildings integrated, working with the existing surroundings. The layout should seek

to minimise the impact of the development upon its surroundings in both visual and amenity terms and should integrate sensitively into the surrounding landscape and urban form.

- 4.2.2 The nature of the dwellings, their scale, height, massing, materials and detailed architectural design should be integrated with the overall site landscaping, transport routes, parking, storage etc. and should also be the subject of an integrated design approach. In order to achieve this it is suggested that developers look to current good examples and historic estates which have been designed with an overall vision in mind. The Design Commission for Wales can play a role in assisting developers with the site layout and design, and Council officers also welcome earlier discussions on these matters.
- 4.2.3 Development should respond to the character of the surrounding area, in particular the landscape and its related designations, other significant buildings and biodiversity. Particular attention should be given to retaining the trees and stone walls within and adjoining the site, and ensuring that the site layout respects its setting. In general, mature trees should be retained, however if it is agreed with the Council's Countryside, Landscape/Tree officers that certain trees can be felled, then they should firstly be checked for features which shows evidence of roosting bats. If there is evidence of roosting bats then appropriate mitigation measures/compensation schemes will be proposed in line with NRW comments.

### **4.3 Design and Appearance**

- 4.3.1 A high standard of design will clearly be required for dwellings ensuring that new development blends into the landscape. The proximity and visual impact on the setting of other buildings and biodiversity also requires careful consideration in producing a high standard design solution.
- 4.3.2 Para 4.9 of TAN 12 states that whilst opportunities for innovative design will depend on the existing context of development, a contextual approach should not necessarily prohibit contemporary design.
- 4.3.3 Following an initial assessment of the site prior to the adoption of the LDP, it is planning officer's judgement that the maximum height of buildings should not be more than 2 storeys and the appropriate limits at different areas of the site should be fixed by an assessment of views from both within and outside the site boundaries to ensure appropriate integration with the landscape. Some of the properties may be required to be 1 storey or of dormer style to tie in with the predominant surrounding style. The appropriate heights of buildings will be subject to further assessment at the planning application stage. While design and materials may vary they should be complementary and co-ordinated. A Landscape Character Statement in line with policy NTE/4 will be necessary to accompany the application, which should address the issue of site levels and appropriate integration of development into the landscape.
- 4.3.3 Sufficient areas for refuse disposal should be provided which are conveniently located and screened so as not to detract from the general appearance of the

development. Any storage buildings should be sensitively integrated into the development, being located and screened so as not to impact adversely on visual amenity.

- 4.3.4 It is intended that the overall development should benefit from a strong coordinated approach to the building design to give a consistency in building form, materials and the selection of colours. Whilst buildings should be of modern design, the use of materials which carry a sense of permanence will be preferred. Careful attention should be given to the materials to be used on hard surfaces, with the emphasis placed on circulation spaces, footpaths and margins around buildings.

The following design principles apply:

- Schemes should aim to achieve high quality design & distinctiveness, generally using horizontal or neutral emphasis and avoiding verticality except to reinforce key elements, e.g. entrances.
- Sustainable forms of construction utilising materials with low embodied energy, reclaimed, or locally sourced components where possible.
- Buildings should aim to maximise use of natural light and natural passive ventilation.

- 4.3.6 Details of materials are to be submitted for approval to the LPA but may include:

External walls of buildings (including garages) to be constructed of either:

- i) Rendered dense concrete block.
- ii) Clay facing brick of types and colours approved by the LPA
- iii) Stone of a type and colour approved by the LPA, laid as random or coursed rubble. Sawn stone may be used in string courses, window and door reveals and lintel arches.
- iv) Attention should be paid to boundary treatments, including reference to castellated cock and hen type walls in limestone.

The mix of material finishes in any phase will be determined by the developer, for approval by the local planning authority, but a mix of designs and elevational treatments is the objective.



Figure 1: Objectives of Good Design (source: PPW and TAN 12)

## 4.4 Landscape and Visual Impact

- 4.4.1 The site is within the settlement boundary of Rhos-on-Sea but it comprises of agricultural land which is surrounded on three sides by existing development lending itself to being an 'infill' site. Landscaping includes details of all soft and hard surfaces; screening by fences, walls or other means; the planting of trees, hedges, shrubs or grass; the formation of banks and earthworks and the provision of other amenity features. Such details should also include the position of all existing trees and identify those which will be retained.
- 4.4.2 The site borders onto existing residential areas on two boundaries and Dinarth Hall farm to the north. The farm has typical buildings and storage requirements which may not be well suited to close-proximity to residential properties therefore the layout of the site should provide some form of buffer between the sites, be it highway, landscaping or open space provision. (Potential for controlling the use of these buildings will be explored via a s.106 agreement). All mature trees have a biodiversity and landscape value and should similarly be retained where possible. See paragraph 4.2.3 for further detail. The western site boundary is currently of open aspect onto similar grazing land. This aspect should remain relatively open and this could be achieved through highway, landscaping or open space incorporating SuDS. SuDS are a key component of developments of this scale and the incorporation of SuDS into the wider green infrastructure is encouraged.
- 4.4.3 High quality landscape design, implementation and maintenance is considered crucial to the success of the development. An overall landscape impact report for the development site and how it relates to neighbouring uses will be required to be produced by the developer which should provide guidelines for both structural and individual plot planting. Structural landscaping should be implemented by the developer, and maintained by a Management Company. It is appreciated that plot

planting will need to be established by individual companies based on the general guidelines provided by a Landscape Character Statement.

## **4.5 Access**

4.5.1 The Transport Study undertaken by Atkins in 2009 recommended that the following key issues should be addressed in any Transport Assessment for this site:

- Improving Marston Road / Llandudno Road junction
- Introducing traffic calming measures along Llandudno Road westbound approaching both Dinerth Road and Marston Road junctions.
- Resurfacing of Marston Road and Marston Drive carriageway.

The Council's Highways service has no objection in terms of access and parking in principle; however, they state that access should preferably be onto Marston Road with potential cycle/pedestrian access to Brookfield Drive. These mitigation measures will be considered again at the planning application stage once the Council is in receipt of the applicant's Transport Assessment. Prospective applicants / developers are invited to contact the Council's Strategic Planning Policy Service to obtain a copy of the Transport Study.

4.5.2 The LDP Spatial Objectives and policies promote the use of public transport and the development site should not sit in isolation from the wider community. Separate, safe and attractive routes for pedestrians and cyclists should be provided, including linkages to the existing bus stops. There is clear potential to provide a cycle/pedestrian link to Pen-y-Bont Road which leads to Glanwydden to the north and Llandudno Junction to the west. The lane is also a local cycle network link route giving an alternative cycle link to National Cycle Route (NCR) 5 linking Penrhyn Bay to Llandudno Junction and Mochdre.

4.5.3 Footpaths to facilitate movement within and outside the site should be provided and access, internal roads layout and parking provision will depend on the ultimate development proposal and use(s); careful design should enable most vehicles to manoeuvre within the site without undue difficulty or risk. Reference should be made to the Definitive Rights of Way Maps held by Conwy County Borough Council (contact CCBC Public Rights of Way Officer) and also to non statutory but locally valued routes. There is likely to be benefit from creating a through pedestrian/cycle link from Brookfield Drive to Marston Road and Pen-y-Bont Road.

4.5.4 Suitable provision should be made for the off-road parking and loading/unloading of all the vehicles which are likely to be generated by the development. This provision should be appropriately located and care should be taken to avoid conflict between the demands of the various forms of traffic.

4.5.5 Integrating new development requires consideration of the potential for visual as well as physical connections, and ease of access is especially important. Analysis of the site and its surroundings in relation to surrounding land uses and facilities is important to ensure that wherever possible, development is well linked to existing

facilitates and communities. Design and landscaping of accesses promoting cycle or walking are especially important in encouraging 'non car' modes of transport. It will be important to create the right environment to promote their use.

- 4.5.6 Consideration should be given to the provision of access for all. The elderly and disabled have particular needs which should be considered and incorporated wherever necessary. Access to public transport services is also an important consideration in some schemes.

## **4.6 Green Infrastructure and Green Networks**

4.6.1 The key aim is to establish a robust framework of multifunctional green infrastructure in new developments of all scales and to improve connectivity to the wider network of open spaces, habitats, footpaths and cycle ways beyond the site boundary.

4.6.2 A green network is formed when green infrastructure components are linked together to give additional combined benefits. Components can include:

- Green corridors
- Water courses
- Woodland, tree belts or hedges
- Parks and play areas
- SUDS
- Green roofs
- Active travel routes
- Street trees, soft landscapes and verges

## **4.7 Infrastructure Provision**

4.7.1 Dŵr Cymru/Welsh Water have advised that the water supply can be taken from the existing 150mm water main located in Marston Road, as such there will not be a requirement for off-site water mains. The site is crossed by a public sewer which may impact upon the density of development on the site. Under the Water Industry Act 1991, Dwr Cymru Welsh Water has rights of access to its apparatus at all times, therefore protection measures in respect of these assets will be required either in the form of an easement or possible diversion of the asset.

4.7.2 The FCA submitted as part of the LDP evidence base outlines that the site borders onto floodzones. Climate change impacts must be considered and advises: *"The site is therefore at low risk and considered suitable for development as it is within Flood Zone A and is not impacted on by climate change. At a detailed design stage it should be ensured that finished flood levels are above 6.50m OD"*.

4.7.3 Background Paper 17 – Conwy Strategic Flood Consequences Assessment:  
<http://www.conwy.gov.uk/ldp/bp17>

## **4.8 Phasing**

- 4.8.1 In line with para 4.2.2, the entire site layout should be submitted at the initial planning stage, regardless of the submission of an outline or full application. It is accepted that layouts of future phases may be indicative, however it is useful to look at the site in its entirety from the outset and think about how future phases will successfully link and integrate with an earlier phase. Any initial phase should be substantially completed before a subsequent phase is commenced.

## **4.9 Security**

- 4.9.1 Careful thought at the design stage can help to reduce crime and can also reduce the fear of crime. It is recommended that the North Wales Police Architectural Liaison Officer is involved at the earliest possible opportunity in the design process. No security fencing will be acceptable where it would be visually obtrusive from outside the site. Consideration should be given to the siting of external lighting to ensure that hedgerows and trees on the site are not illuminated. To address this, it is recommended by NRW that a light spillage scheme should be submitted alongside the planning application.

## **4.10 Signage & Street naming**

- 4.10.1 Signage should be coordinated and well designed. Provision for any signage should be appropriately sized and sited on an external elevation, having regard to views to and from the site. Signage should comply with the requirements of LDP policy CTH/5 – Welsh Language. Street naming and property numbering should be undertaken in accordance with the Council's Street Naming and Property Numbering policy. For further information, please contact the Licensing Section (contact details at section 6).

## **4.11 Energy**

- 4.11.1 There are opportunities to explore the possibility of a district heating scheme from a community or ESCo managed arrangement with wood chip probably being the best type of fuel. Some site area would be lost in providing for this through storage however, resilience to future changes in fuel supply and marketability of the properties would be positive matters to balance against this.

## **4.12 Conclusion**

- 4.12.1 Due to the site location and issues regarding landscape, biodiversity and conservation designations the design should be of high quality offering a sensitive residential form considering surrounding areas. There are also exciting opportunities for green links through the site as well as incorporation of SUDS.
- 4.12.2 The developer should prepare indicative site layout plans considering the information provided in this brief for the benefit of the longer term development and management of the site.

## 5. Planning Application Submission

- 5.1 Pre-application discussions between prospective applicants and the Council are recommended. Any planning application for this site, whether in outline or full, should be accompanied by a Design and Access Statement (DAS). A DAS must explain the design concepts and principles applied to the development, in relation to the objectives of good design indicated in Figure 2 overleaf and expanded upon in section 4.11 of PPW and TAN 12.
- 5.2 It should also demonstrate the steps taken to appraise the physical, social and economic and policy context of the development and explain how the design of the development takes that context into account in relation to its proposed use and each of the aspects included in Figure 1. Further guidance on producing and submitting a DAS is included in TAN 12.
- 5.3 Although under the threshold of 100 dwellings, it is recommended that prospective applicants discuss the level of information necessary to support a planning application in terms of highways and transportation with the Council's highways officers. Other potential additional assessments would include ecology, noise and drainage; these should be determined through discussions with the Development Management service.
- 5.4 In addition to these requirements, the Conwy LDP requires the following assessment reports to be submitted at planning application stage for this site:
- Policy NTE/3 – Biodiversity Statement
  - Policy NTE/4 – Landscape Character Statement
  - Policy NTE/10 – Water Conservation Strategy
  - Policy CTH/5 – Community and Linguistic Statement
  - Policy STR/3 – Transport Assessment, Travel Plan and/or a Transport Statement (subject to clarification of proposals and pre-application discussions)
- 5.5 A masterplan should be developed which builds on the site constraints and opportunities summarised in this brief and be informed by a landscape appraisal of the site undertaken by the applicant/developer along with findings from the assessment reports listed above.



## 6. Pre-application advice

6.1 Pre-application discussions between prospective applicants and the Council are recommended. Please note that there will be a charge for meetings where the applicant wishes to discuss the viability of a potential scheme in line with the Planning Obligations SPG. Any works affecting watercourses may require consent. For Main Rivers or any watercourses within the Afon Ganol Internal Drainage District (west of the site) this will be from Natural Resources Wales and for any other watercourses Ordinary Watercourse Consent may be required from the Council's Environment Roads and Facilities department.

A list of contact numbers are given below which will be of use throughout the application process.

- In relation to this development brief and planning policy issues – Strategic Planning Policy Service, Muriau Building, Rosehill Street, Conwy LL32 8LD; 01492 575461
- For pre-application discussions – Development Management, Civic Offices, Colwyn Bay, Conwy LL29 8AR; 01492 575247; [regulatory.services@conwy.gov.uk](mailto:regulatory.services@conwy.gov.uk)
- Affordable housing discussions – Affordable Housing Development Officer, Civic Offices, Colwyn Bay, Conwy LL29 8AR; 01492 575983; [david.lowe@conwy.gov.uk](mailto:david.lowe@conwy.gov.uk)
- Business / Enterprise and Investment discussions – Business and Enterprise Service, 28 Wynnstay Road, Colwyn Bay; 01492 574506; [rob.dix@conwy.gov.uk](mailto:rob.dix@conwy.gov.uk)
- Access, Highways and Parking – Highways Development Control Officer, Traffic Management & Parking Services, The Heath, Llanfairfechan; 01492 575438
- Conservation and Heritage – Senior Conservation Officer, Civic Offices, Colwyn Bay, Conwy LL29 8AR; 01492 575285
- Landscape issues – Senior Landscape Officer, Regulatory Services, Civic Offices, Colwyn Bay; 01492 575105
- Biodiversity issues – Senior Countryside Officer, Ecologist, Countryside and Rights of Way, Highways and Infrastructure, The Heath, Llanfairfechan; 01492 575310; [barbara.owsianka@conwy.gov.uk](mailto:barbara.owsianka@conwy.gov.uk)
- Trees – Tree Officer, Development / Building Control, Regulatory Services & Housing, Civic Offices, Colwyn Bay; 01492 575186; [matthew.bardsley@conwy.gov.uk](mailto:matthew.bardsley@conwy.gov.uk)

- Crime Prevention Design Advice – Architecture Liaison Officer, Conwy & Denbighshire, Divisional HQ, Oxford Road, Llandudno, Conwy LL30 1DN; 01492 805011; [ifan.hughes@north-wales.police.uk](mailto:ifan.hughes@north-wales.police.uk)
- Water supply and Sewerage – Dŵr Cymru Welsh Water, Developer Services; 0800 917 2652
- Gas supply / apparatus – Wales & West Utilities, Connections enquiries; 0870 165 0597; [connections@wwutilities.co.uk](mailto:connections@wwutilities.co.uk)
- Archaeology – CPAT (Clwyd Powys Archaeological Trust); 01938 553670
- Flood risk, drainage and Ordinary Watercourse Consents (for any works in non Main River watercourses) - Flood Risk & Infrastructure Group, Environment, Roads & Facilities, Mochdre Offices, Colwyn Bay; 01492 575337; [erf@conwy.gov.uk](mailto:erf@conwy.gov.uk) ([land.drainage@conwy.gov.uk](mailto:land.drainage@conwy.gov.uk) for Ordinary Watercourse Consent queries).
- Licensing Section, Civic Offices Colwyn Bay LL29 8AR. 01492 576626 [regulatory.services@conwy.gov.uk](mailto:regulatory.services@conwy.gov.uk)

## Appendix 1 – Relevant Planning Policy Framework

### Planning Policy Wales

<http://wales.gov.uk/topics/planning/policy/ppw/?lang=en>

Chapter 4 – Planning for Sustainability

See sections 4.6 (priorities for urban areas) and 4.11 (promoting sustainability through good design).

Chapter 5 – Conserving and Improving Natural Heritage and the Coast

See section 5.5 (development management), including paras 5.5.1 – 5.5.4 and 5.5.8

Chapter 6 – Conserving the Historic Environment

See para 6.5.9

Chapter 12 – Infrastructure and Services

See sections 12.4, 12.7, 12.10

### Technical Advice Notes (TAN)

<http://wales.gov.uk/topics/planning/policy/tans/?jsessionid=298A453A7F502A7D5082B95D8E0A54CC?lang=en>

TAN 5 – Nature Conservation and Planning (2009)

TAN 11 – Noise (1997)

TAN 12 – Design (2014)

TAN 18 – Transport (2007)

TAN 21 – Waste (2014)

### Conwy LDP – Key Relevant Policies

The policies listed below are available on the LDP web pages through the following link:

<http://www.conwy.gov.uk/ldp>

#### STRATEGIC POLICY DP/1 – SUSTAINABLE DEVELOPMENT PRINCIPLES

1. Development will only be permitted where it is demonstrated that it is consistent with the principles of sustainable development. All developments are required to:
  - a) Accord with national guidance in line with Policy DP/6 – ‘National Guidance’;
  - b) Be consistent with the sequential approach to development as set out in Spatial Policy DP/2 – ‘Overarching Strategic Approach’;
  - c) Make efficient and effective use of land, buildings and infrastructure by giving priority to the use of previously developed land in accessible locations, achieve compact forms of development through the use of higher densities and be capable of future adaptation in line with Policy DP/2 and other related policies within the Plan;

- d) Conserve or enhance the quality of buildings, sites and places of historic, archaeological or architectural importance in line with Strategic Policy CTH/1 – ‘Cultural Heritage’
  - e) Conserve or enhance the quality of biodiversity and wildlife habitats, and safeguard protected species in line with Strategic Policy NTE/1 – ‘The Natural Environment’;
  - f) Take account of and address the risk of flooding and pollution in the form of noise, lighting, vibration, odour, emissions or dust in line with Policies DP/2 and DP/3 – ‘Promoting Design Quality and Reducing Crime’;
  - g) Make efficient and effective use of resources by employing sustainable building techniques, incorporating energy and water conservation measures and, wherever possible, the use of renewable energy, in line with Policy DP/3 and Strategic Policy NTE/1;
2. Development proposals should also where appropriate:
- a) Provide safe and convenient access by public transport, bicycle and on foot minimising the need to travel by car in line with Policy DP/2 and Strategic Policy STR/1 – ‘Sustainable Transport, Development and Accessibility’;
  - b) Include measures to manage traffic and minimise congestion arising in line with Strategic Policy STR/1;
  - c) Make provision for infrastructure and other public services made necessary by the development, in line with Policies DP/4 – ‘Development Criteria’, DP/5 – ‘Infrastructure and New Developments’ and the Monitoring and Implementation Plan;
  - d) Be designed to a high standard, being attractive, adaptable, accessible, safe and secure as set out in Policy DP/3;
  - e) Promote sustainable economic development in line with Strategic Policy EMP/1 – ‘Meeting the Employment Need’;
  - f) Conserve or enhance the quality of valued open spaces, the character and quality of local landscapes and the wider countryside in line with Strategic Policies NTE/1 and CFS/1 – ‘Community Facilities and Services’;
  - g) Take account and address the potential impact of climate change in line with Strategic Policy NTE/1;
  - h) Protect the quality of natural resources including water, air and soil in line with Strategic Policy NTE/1;
  - i) Reduce waste production and manage waste re-cycling in line with Strategic Policy MWS/1 – ‘Minerals and Waste’.

### **POLICY DP/3 – PROMOTING DESIGN QUALITY AND REDUCING CRIME**

1. All new development will be of high quality, sustainable design which provides usable, safe, durable and adaptable places, and protects local character and distinctiveness of the Plan Area’s built historic and natural environment. The Council will require development to:
  - a) Be appropriate to, and enhance, its locality in terms of form, scale, massing, elevation detail and use of materials;
  - b) Meet the Council’s approved standards of open space provision and parking;
  - c) Meet required standards of accessibility, having suitable regard to the needs of people of different ages and abilities in the design of the proposal;
  - d) Have regard to the impact on adjacent properties and areas and habitats supporting protected species;
  - e) Have regard to appropriate orientation, energy efficiency and the use of renewable energy in design, layout, materials and technology in accordance with NTE/6 – ‘Energy Efficiency and Renewable Technologies in Development’;

- f) Provide sustainable urban drainage systems to limit waste water and water pollution and reduce flood risk in line with national guidance and Policy NTE/8 – ‘Sustainable Drainage Systems’.
2. The Council will also seek, where appropriate, to:
    - a) Enhance the local character of buildings, heritage and open spaces;
    - b) Provide for a compatible mix of uses, particularly in town and village centres;
    - c) Incorporate landscaping within and around the development appropriate to the scale and impact of the development;
    - d) Integrate with existing routes to provide linked up places connecting with the wider area, in particular public facilities and green transport routes;
    - e) Provide developments that offer transport alternatives and promote walking, cycling and use of public transport;
    - f) Create safe places through the adoption of ‘designing-out-crime’ principles to provide natural surveillance, visibility, and well lit environments and areas of public movement;
    - g) Secure the retention and enhancement of features of biodiversity;
    - h) Incorporate areas and facilities for waste management, rainwater harvesting/storage, grey water reuse and recycling;
    - i) Have regard to the Authority’s Road Adoption Guidelines in road design.
  3. The Council will seek the contribution of an agreed percentage of the total development costs for the provision or commissioning of publicly accessible art or design improvement works in accordance with DP/5 ‘Infrastructure and New Developments’ where appropriate to its location and viability.

#### **POLICY DP/4 – DEVELOPMENT CRITERIA**

1. Development proposals, where appropriate and in accordance with the policies of the Plan and the Council’s Standards, should provide the following:
  - a) Affordable Housing for Local Need;
  - b) Safe access from the highway network and enhancement of public transport, cycling and pedestrian infrastructure;
  - c) Car parking;
  - d) Safe and secure cycle parking;
  - e) Open Space;
  - f) Safe and convenient access for all to public buildings and spaces, including those with limited mobility or those with other impairments such as of sight or hearing;
  - g) Screened storage of refuse, including recyclable materials;
  - h) A design and layout that minimises opportunities for crime;
  - i) Financial contributions towards the provision and maintenance of infrastructure, services and facilities required by the development.
2. Planning permission will not be granted where the proposed development would have an unacceptable adverse impact:
  - 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.

### **POLICY DP/5 – INFRASTRUCTURE AND NEW DEVELOPMENTS**

All new development, where appropriate, will be expected to make adequate contributions 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. Contributions will be sought in line with the Council's priorities.

### **POLICY HOU/2 – AFFORDABLE HOUSING FOR LOCAL NEED**

1. The Council will require the provision of AHLN in new housing development as identified in The Local Housing Market Assessment and the Conwy Affordable Housing and First Steps Registers. The delivery of AHLN will be guided by Table HOU2a, the Housing Delivery and Phasing Plan and the following hierarchy:

- Giving AHLN provision a high priority through negotiating with developers to include AHLN on-site in all housing developments within the settlement boundaries of the Urban Development Strategy Area and Tier 1 Main Villages, according to the following distribution:

Llandudno and Penrhyn Bay, Rhos on Sea 35%  
 Conwy, Llandudno Junction, Glan Conwy, Llanrwst 30%  
 Llanfairfechan, Penmaenmawr, Colwyn Bay, Dwygyfylchi, Llanddulas & Lllysfaen 20%  
 Abergele, Towyn and Kinmel Bay 10%

- A lower provision may be acceptable where it can be clearly demonstrated and supported by the submission of evidence including completion of a Viability Assessment Pro-Forma. Off-site provision or commuted payments will be acceptable for development proposals consisting of 3 or less dwellings, and may be acceptable for proposals consisting of 4 or more dwellings provided there is sufficient justification. It is expected that the AHLN units will be provided without subsidy.....

### **POLICY NTE/3 – BIODIVERSITY**

1. New development should aim to conserve and, where possible, enhance biodiversity through:
- a) Sensitive siting; avoiding European protected sites or those of national or local importance,
  - b) Sensitive layout and design which avoids impacts or mitigates through an agreed programme for any identified adverse impact on biodiversity.
  - c) Creating, enhancing and managing wildlife habitats and natural landscapes including connectivity,
  - d) Integrating biodiversity measures into the built environment,
  - e) Contributing to achieving targets in the Conwy Local Biodiversity Action Plan (LBAP),
  - f) Providing for a management agreement with the Local Planning Authority to secure the retention and long term future of biodiversity interests where applicable.

2. All proposals should include a Biodiversity Statement detailing the extent of impact on biodiversity.
3. The Council will refuse proposals which would have a negative impact on a European Site, protected or priority species or habitat unless the impact is adequately mitigated and appropriate remediation and enhancement measures are proposed and secured by planning conditions or obligations.

#### **POLICY NTE/4 – THE LANDSCAPE AND PROTECTING SPECIAL LANDSCAPE AREAS**

1. Special Landscape Areas are shown on the proposal map and designated in the following locations:
  - a) Great Orme and Creuddyn Peninsula
  - b) Conwy Valley
  - c) Abergele hinterland
  - d) Elwy and Aled Valleys
  - e) Hiraethog
  - f) Cerrigydrudion and the A5 corridor
2. In order to conserve the attributes of the Special Landscape Areas development proposals will have to show particular regard to the character of each locality in order to minimise their impact. Development will only be permitted if it is shown to be capable of being satisfactorily integrated into the landscape. In appropriate cases planning applications should be accompanied by a landscape character assessment to assess the visual and landscape impacts of the development.
3. All proposals, both within and outside SLAs, will be considered against the Development Principles and other policies in the Plan designed to protect the environment and landscape character.

#### **POLICY NTE/6 – ENERGY EFFICIENCY AND RENEWABLE TECHNOLOGIES IN NEW DEVELOPMENT**

The efficient use and conservation of natural resources are essential to the overall quality of life within the Plan Area and to support wider social and economic sustainability objectives.

The Council will:

- a) Promote high levels of energy efficiency through the application of sustainable design and construction techniques in all new residential developments (as set out in Strategic Policy HOU/1 – ‘Meeting the Housing Need’) and non-residential developments, in line with the Development Principles and other related policies within the Plan.
- b) Promote renewable energy sources within development proposals which support energy generation from biomass, marine, waste, solar and wind sources, including micro generation where this is acceptable, in terms of impact on quality of life, amenity, landscape, viability and biodiversity in line with Policies DP/6 and NTE/7 – ‘Onshore Wind Turbine Development’.
- c) Ensure that all new developments incorporate the principles of sustainable design such as: appropriate layout, massing, orientation, use of materials, rain water harvesting, energy efficiency, sustainable drainage, and waste recycling areas/storage in line with the Development Principle Policies and NTE/8 – ‘Sustainable Drainage Systems’ NTE/9 – ‘Foul Drainage’ and NTE/10 – Water Conservation’.
- d) Support proposals which minimise the use of new materials in construction, utilise recycled materials and maximise opportunities for the subsequent reuse of materials in

line with the Development Principles and Strategic Policy MWS/1 – ‘Mineral and Waste’.

#### **POLICY NTE/8 – SUSTAINABLE DRAINAGE SYSTEMS**

1. The use of Sustainable Drainage Systems will be required wherever reasonably practicable with preference for on site disposal and where satisfactory arrangements can be put in place for the long term maintenance of those systems. Where this is not proposed a developer will need to justify that discharge is necessary and is adequately controlled.
2. Subsequent preference for surface water drainage will be for:
  - a) Drainage to a surface water body (river, lake etc.) subject to appropriate treatment and attenuation;
  - b) Drainage to surface water sewer;
  - c) Drainage to combined sewer.
3. The developer must demonstrate that higher preference drainage options are unfeasible before proposing less sustainable options.

#### **POLICY NTE/9 – FOUL DRAINAGE**

1. Foul drainage to an adopted sewer should be provided wherever possible, in compliance with Welsh Ministers Build Standards which are effective from 1 October 2012. The development of sites where drainage to a public sewer is not feasible will only be permitted if proposed alternative facilities are considered adequate and would not pose an unacceptable risk to the quality or quantity of ground or surface water or pollution of local watercourses or sites of biodiversity importance.
2. Development proposals which include vehicle parking and other hard surface areas used by vehicles must include measures such as trapped gullies and petrol / oil interceptors or other suitable methods of pollution control to safeguard against pollution of the water environment.

#### **POLICY NTE/10 – WATER CONSERVATION**

All development should incorporate water conservation measures where practicable and conform to BREEAM standards promoting water conservation, efficiency measures and utilize SUDS techniques. Development proposals greater than 1,000 m<sup>2</sup> or 10 dwellings should be accompanied by a Water Conservation Strategy.

#### **POLICY CTH/5 – THE WELSH LANGUAGE**

1. The Council will ensure that development supports and sustains the long term well-being of the Welsh language, and will resist development which, because of its size, scale or location, will significantly harm the character and linguistic balance of a community. The LDP strategy has been assessed for Welsh language impact and the following requirements identified:
  - a) Allocated housing sites in Abergele and Llanrwst and the allocated mixed use site in Dolgarrog will require ‘Mitigation Statements’ in line with the results of the Welsh Language Impact Assessment;



- b) A 'Community and Linguistic Statement' should accompany:
    - Housing applications on unallocated sites of ten units or more in the Urban Development Strategy Area and five units or more in the Rural Development Strategy area;
    - A commercial, industrial or tourist development on unallocated sites with an area of 1,000 square metres or more in the Plan area; and
    - Development which is likely to lead to the loss of community facilities as defined in Policy CFS/6;
  - c) Once housing windfall delivery is met for a spatial strategy area in line with figures in table HOU1a, this will trigger a review which would introduce assessment of all unallocated applications against the Welsh language;
  - d) A more detailed assessment in the form of a 'Community and Linguistic Impact Assessment' should accompany:
    - Housing applications on windfall sites of 20 units or more in the Urban Development Strategy Area and ten units or more in the Rural Development Strategy Area;
    - A commercial, industrial or tourist development on unallocated sites with an area of 2,000 square metres or more in the Plan area;
2. The Council will encourage throughout the Plan area both the provision of bilingual signs and the retention of traditional Welsh names for new developments and streets.

#### **POLICY STR/2 – PARKING STANDARDS**

1. Car parking provision should be in accordance with the Council's maximum standards, to reduce dependency on the car and to promote more sustainable forms of transport.
2. In locations with good accessibility to facilities and services, and served by high quality public transport, the Council will seek to reduce the amount of car parking provided, in line with the Conwy Parking Standards.
3. Secure cycle storage should be provided in accordance with the Council's standards.

#### **POLICY STR/4 – NON-MOTORISED TRAVEL**

The Council will support increased levels of non-motorised travel, including cycle use and walking, by ensuring that travel generating developments are located and designed to facilitate and encourage short distance trips between home, work, schools and colleges, other suitable destinations and for leisure. Apart from minimising the distance between trip origins and destinations, development proposals should ensure:

- a) That adequate safe and secure cycle parking is provided in accordance with the standards in Policy STR/2;
- b) That detailed designs and layouts encourage cycling and walking.

## **Conwy LDP - Relevant Supplementary Planning Guidance**

**LDP/2 Parking Standards**

**LDP/4 Planning Obligations**

**LDP/5 Biodiversity in Planning**

**LDP/6 Welsh Language**

**LDP/9 Design**

The above documents are available via this link: <http://www.conwy.gov.uk/ldp/spg>

## **Appendix 2 – Summary of Assessments and Supporting Statements Required to Accompany a Planning Application**

- Policy NTE/3 – Biodiversity Statement
- Policy NTE/4 – Landscape Character Statement (along with a detailed landscape appraisal of the existing site)
- Policy NTE/10 – Water Conservation Strategy
- Policy CTH/5 – Community and Linguistic Statement
- Policy STR/3 – Transport Assessment, Travel Plan and/or a Transport Statement (subject to clarification of proposals and pre-application discussions)
  
- Clarification of any archaeological surveying required with Clwyd Powys Archaeological Trust
  
- Site Masterplan informed by the above, building on the site constraints and opportunities summarised in this brief and informed by the findings from the assessment reports listed above.