

PLANNING COMMITTEE	DATE: 07/09/2026
REPORT BY ASSISTANT HEAD OF DEPARTMENT	

Number: 1

Application Number: C25/0710/41/LL

Date Registered: 19/12/2025

Application Type: Full

Community: Llanystumdwy

Ward: Llanystumdwy

Proposal: Erection of 20 affordable dwellings, creation of new vehicular access from the B4354 together with associated work

Location: Land Near Cae Capel, Chwillog, LL53 6SF

Summary of the Recommendation: TO APPROVE SUBJECT TO THE COMPLETION OF A SECTION 106 AGREEMENT OR A UNILATERAL AGREEMENT FOR AN EDUCATIONAL CONTRIBUTION AND PLAY EQUIPMENT IN OPEN SPACES.

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1. Description:

- 1.1 A full planning application to erect 20 affordable dwellings and create a new vehicular access, together with associated developments on a site measuring approximately 0.65ha in size. The site has now been revised so that it is located entirely within a site specifically designated for building houses within the development boundary of Chwilog, a village defined as a Service Village within the Gwynedd and Anglesey Joint Local Development Plan (Site T64), and the number of dwellings proposed has been reduced from 25 to 20 to enable this. For clarity plots number 16-19 (2 x 3 bed houses, 1 x 2 bed house and one 2 x bed bungalow) from the original scheme have been deleted, and plots 24-25 have been changes from two 1 bed flats to one 2 bed dwelling. The proposal therefore does not provide units outside the development boundary or the housing designation by now.
- 1.2 The proposal involves erecting the dwellings and providing a new access from the B4354 class 2 public road, creating an internal estate road together with footpaths, creating parking spaces, creating a public open space, erecting boundary walls and fencing and associated drainage works. Specifically, the proposal now includes the following housing mix:
 - 4 x one bedroom flat
 - 9 x two-bedroom houses
 - 6 x three-bedroom house
 - 1 x 2-bedroom bungalow
- 1.3 We can see from the information submitted that the scheme would provide 100% affordable housing with a mix of tenures provided (e.g. social rented housing, intermediate affordable rented housing), to meet the need as highlighted.
- 1.4 In terms of their appearance, the dwellings will be finished in a mix of materials to convey different styles and to vary the appearance on the site. The materials proposed for use include:
 - Roofs: Natural slate
 - Walls: Render / timber/stone cladding
 - Boundary treatments – a mixture of hedges and wooden fencing, with some existing hedges and *cloddiau* being retained and improved with additional planting.
- 1.5 The proposed scheme includes the provision of a public open space in the south-eastern corner of the site which also contains a sustainable drainage area.
- 1.6 The application area is currently agricultural grazing land which is located within the development boundary of Chwilog and is specifically designated for building houses within the LDP Inset Map. The implications of designating settlements such as Chwilog as service villages states as follows: *"In the Service Villages ...housing to meet the Plan's strategy will be secured through the identified housing designations along with suitable windfall sites within the development boundary"*. The description in the LDP of Site T64 - land near Cae Capel states that 20 living units are expected to be built on the land. The B4354 class 2 public road runs along the northern boundary of the site. We can see that there are residential dwellings directly abutting the eastern boundary of the site, with residential dwellings also on the other side of the road to the north.
- 1.7 The following information was submitted in support of the application, and we note that some of the documents have been amended to convey the revised proposal:
 - Language Impact Statement (revised July 2026)
 - Planning Statement (revised June 2026)
 - Preliminary Ecological Assessment (revised June 2026)
 - Bat and Nesting Birds Survey
 - Reptile survey

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- Flood Consequence Assessment and Drainage Strategy (revised June 2026)
- Design and Access Statement (revised June 2026)
- Archaeological Assessment
- Green Infrastructure Statement (revised June 2026)
- Transport Statement (revised June 2026)
- Pre-application Consultation Report (PAC Report)
- Construction Traffic Management Plan (revised June 2026)
- Construction Environmental Management Plan (revised June 2026)
- Landscaping scheme (revised June 2026)
- Methodology for relocation of the 'clawdd'
- Trees impact assessment
- Housing Needs Report (Rural Housing Facilitator) (Additional information May 2026)

1.8 In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended), the development that is the subject of this application is classed as a "major development" due to the number of units proposed. In line with the appropriate procedure, a Pre-application Consultation Report was received as part of the application. The report shows that the developer advertised the proposal to the public and statutory consultee before submitting a formal planning application. The report contains copies of the responses received at the time.

1.9 The application has been revised since its original submission after receiving responses and a comment on the proposal from the Biodiversity Unit. Specifically, information on the methodology for the relocation of the *clawdd* has been amended by adding a detailed plan for the site. In addition, as a result of an assessment made by the applicant into the impact of wind and rain, some of the roofs of the proposed dwellings have been amended by replacing some rear gable-ends for lean-to roofs to avoid the risks associated with wind-driven rain and moisture. Finally, the layout of the site was amended as a result of Welsh Water comments in order to avoid disrupting the existing equipment on or near the site.

1.10 The Planning Committee decided at the meeting on 27.04.2026 to refuse the application based on one reason, namely that it was contrary to policy TAI 16 (Exception Sites) of the LDP because the need for the exception land cannot be demonstrated until the designated T64 site has been developed, and therefore the application was referred to a cooling-off period. Since then, the application has been amended specifically in response to the single reason for refusal mentioned. To this end, as confirmed above, the number of units subject to this application has been reduced to 20 units and are located within an area designated for housing development. A number of revised documents and plans have been submitted to reflect this change, and a period of full re-consultation including public consultation has taken place. Because the proposal has been amended in response to the objection of the Planning Committee, the application is resubmitted for a decision based on the amendments.

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 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 7 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

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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 2011-26, adopted 31 July 2017**

PCYFF 1: Development boundaries
PCYFF 2: Development criteria
PCYFF 3: Design and place shaping
PCYFF 4: Design and landscaping
PCYFF 6: Water conservation
PS 2: Infrastructure and Developer Contributions
PS 6: Alleviating and adapting to climate impacts
PS 17: Settlement Strategy
TAI 3: Housing in Service Villages
TAI 8: An appropriate mix of housing
TAI 15: Affordable housing threshold and distribution
TRA 2: Parking standards
TRA 4: Managing transport impacts
PS 1: The Welsh Language and Culture
PS 19: Conserve and where appropriate enhance the natural environment
AMG 5: Local biodiversity conservation
PS 20: Preserving and where appropriate enhancing heritage assets
AT 4: Protection of undesignated archaeological sites and their settings
ISA 1: Infrastructure provision
ISA 5: Provision of open spaces in new housing developments
Also relevant in this case are the following:
Supplementary Planning Guidance (SPG): Affordable housing
SPG: Housing Mix
SPG: Maintaining and Creating Distinctive and Sustainable Communities
SPG: Open spaces in new housing developments
SPG: Planning Obligations

2.4 **National Policies:**

Future Wales: The National Plan 2040
Planning Policy Wales (Edition 12 – February 2024)
Technical Advice Note 2: Planning and affordable housing
Technical Advice Note 12: Design
Technical Advice Note 15: Development and flood risk
Technical Advice Note 20: Planning and the Welsh Language

3. **Relevant Planning History:**

- 3.1 Application C25/0152/41/LL – Variation of condition 2 of Planning permission C21/1240/41/AC to extend the time allowed to submit reserved matters - This application has not been determined at the time of writing this report

Application C21/1240/41/AC – Variation of condition 2 of Planning permission C18/1055/41/LL to extend the time allowed to submit reserved matters. - Approved 21/03/22

Application C18/1055/41/LL – Variation of condition 2 of C14/0113/41/AM to extend the time allowed to submit reserved matters - Approved 13/02/19

C14/0113/41/AM – Outline application for the erection of 21 dwellings (including 7 affordable dwellings) with all other matters reserved (amended plan) - Approved 14/12/15

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C13/0535/41/LL – Retention of a static caravan on land for use as a permanent residential unit for a temporary period of 5 years - Refused 01/08/13, subsequently approved on appeal.

- 3.2 We also note that a formal pre-application enquiry was submitted under reference Y25/0106, when relevant matters relating to a residential development on this site were discussed, and the relevant matters that would be likely to arise when considering the formal planning application.

4. Consultations:

Community/Town Council: Comments 12.07.2026

Here are the Community Council's views on the above planning application, and **it was again decided to reject the application unanimously on a motion by Councillor Dylan Thomas, seconded by Councillor Angharad Llwyd-Jones**, following our meeting on 02.07.2026, and we reiterate the comments made previously in November 2025, despite the number of dwellings having reduced to 20, as follows:

The local opinion is against having a housing estate on this land, and there is a petition with around 160 signatories from the village opposing the development. The petition will be submitted to Cyngor Gwynedd by those who questioned the villagers.

Here are the main reasons for refusing the application:-

Overdevelopment is affecting the character of the village.

Creating an excessive increase in housing will be a strain on the village.

The village of Chwillog has one of the highest percentages of Welsh speakers in a village within Gwynedd.

Difficult to integrate 20 dwellings in the village, in that it creates a linguistic problem.

How reliable is the data received regarding the need for so many houses in Chwillog? Information was received that the School is fairly full at present.

Lack of a Local Connection – having a close connection with the village or within the community of Llanystumdwy should be a factor in giving priority to a new tenant, whenever there is a change in tenancy.

The Welsh language factor Llanystumdwy Community Council has been designated as an area of linguistic significance.

A Language Policy is Needed – Chwillog is a Welsh-speaking village and this needs to be respected, so that it is taken into consideration when allocating the houses.

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A new Local Allocation Policy is needed – to give linguistic consideration when letting the houses. This is also needed for the houses in Y Ffôr, and across Gwynedd. It is of great concern that new tenants will move into the area from outside the area and from outside Gwynedd. Problems are emerging in nearby villages such as Llanystumdwy and Cricieth, where tenants are causing problems and breaking the law. This is not a problem in Chwilog at the moment.

Housing turnover is a problem – this is a problem as tenants choose to swap tenancies amongst each other. This can create a linguistic problem and behaviour problems.

Highway – safety, 20 miles per hour. Many vehicles/lorries/tractors pass through the village. There will be a need to ensure that there is a safe pavement from the new estate to the village. Is there space to build a pavement all the way, without having to take a piece from the gardens of neighbouring houses?

The school is full – would a contribution be made to consider increasing the size of the school? We understand that the school is currently almost full, so a new class would possibly be needed.

Sewage – there had been mention of problems with this location some years ago, when there was a proposal to build houses there.

Play facilities in the village – there is a lack of a safe play area for children in the village – would Grŵp Cynefin be willing to contribute towards upgrading the village's existing playground, near Maes Myrddin? Cyngor Gwynedd is responsible for it.

There is no shop or post office in the village, only a local butcher.

Transportation Unit:

Comments 09.07.2026

I refer to the above application (C25/0710/41/LL) and wish to state that the Transportation Service does not intend to provide further comments on the changes submitted for the application.

We ask that the conditions set out in our previous comments/note dated 23/01/2026 be included with any permission granted.

Comments 23.01.2026

The application refers to building 25 affordable dwellings, on a Class 2 road in Chwilog, on the outskirts of the village.

Impact on the Roads Network

The road that connects the site is within a 20mph speed limit zone. The data submitted shows that 85% of drivers drive at a speed of 37.3 mph or slower to the east and 32.2 mph to the west. In addition, there is no record of any accidents on this section of road during the last five years. Consequently, we have no significant concerns regarding safety on the current network. According to a TRICS analysis submitted by the developer, the impact of the development on traffic

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flow is expected to be very low, and is therefore unlikely to create an additional burden on the local network.

Access to the Site

In accordance with TAN 18 guidance, the visibility splay when exiting the site should be 56m in every direction. The plans show that the visibility splay to the east is 8m too short as only a 48m visibility splay is available. Nevertheless, we believe that the provision is acceptable as vehicles tend to slow down near housing developments and there are humps on the road. The plans suggest that there is vegetation in some locations that could obstruct the required visibility, particularly when observing traffic from the west. As a result, there will be a need to ensure that the access is constructed in a way that keeps the visibility splay clear of any obstruction, including vegetation.

Parking

The number of parking spaces for each unit complies with the relevant guidelines for residents and visitors. Walking Connections to the Village Centre: Currently, there is no formal provision for pedestrians along the road that links the site to the village. However, the developer has proposed to install a 2m footpath along the front of the site to connect with the footpath towards the east. Along with this we are very pleased that the applicant will upgrade the existing humps, to the east of the site, to a crossing for pedestrians to have safe access from the site to the existing walking network. This will improve access for existing pedestrians and provide a better connection for the residents of the new development. In addition, it would be good to see a footpath towards the west so that there is the possibility of a wider footpath in the future, but to be clear, this is not a reason to oppose the application.

Public Transport

There is a bus stop around 100 metres away from the site towards the east, which is acceptable for access to the service on foot.

Conclusion

Based on the information submitted, the development is unlikely to have a substantial impact on the local roads network. The proposed improvements to the access and walking facilities offer benefits to the community. In terms of transport and roads, there are no reasons to refuse the planning application. It is suggested that standard conditions/notes be included with any permission granted:

Natural Resources Wales:

Comments 23.06.2026

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the revised information in support of the above, which we received on 29 May 2026 and 11 June 2026. We have no objection to the proposed development as submitted and provide the following advice.

Protected Species

We note that the information submitted in support of the above application (Preliminary Ecological Appraisal, Enfys Ecology,

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Report Reference: EE.4994.25.TY.V3, 10/06/2026) has identified that bats are unlikely to be using the application site. We therefore have no comments to make on the application as submitted in respect of bats.

We recommend that you discuss the need to secure further measures/avoidance, e.g. lighting measures with your internal ecological advisor.

Welsh Water:

The proposal was opposed originally because elements of the development would disrupt Welsh Water's existing equipment in the vicinity.

Comments 23.06.2026

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

Firstly, with respect to the submitted application form, we acknowledge that the development proposes to discharge foul and surface water flows to a public sewer and surface water body respectively.

The proposed development site is located in the catchment of a public sewerage system which drains to Chwillog Wastewater Treatment Works (WwTW). We have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system.

Turning to surface water drainage, as of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. In this instance, we offer no objection to proposals for disposal of surface water flows into a surface water body, in principle, subject to consultation and agreement with the regulatory body or riparian owner of this system.

In addition, this site is crossed by a public watermain with the approximate position being marked on the attached statutory public watermain record. In accordance with the Water Industry Act 1991, Dŵr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs.

Having regard to the amended proposed plans, on the strict understanding that no buildings including foundations, structures, trees/shrubs, ecological mitigation, SuDS features or alterations to ground levels are proposed within the protection zone of the public watermain when measured 4 metres either side of the centreline and that the public watermain and its required protection zone is located within a public and accessible area and not within any enclosed private amenity area, we withdraw our holding objection. Please note, the

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distance specified for this protection zone is indicative and based on industry standard guidelines. However, the depth of the asset will need to be verified on site which may infer a greater protection zone. For completeness, we recommend the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the asset(s) crossing the proposed development site.

Notwithstanding this, given the protection zone is located within the site boundary, it is still recommended that the developer contact our Plan and Protect team (PlanandProtect@dwrcymru.com) to carry out a survey to verify the location of the asset and establish its relationship to the proposed development.

We would advise it is the applicant's responsibility to ensure that any proposed works do not conflict with any underground services. For Sewers or Watermains that may be present and affected by your proposals, you are advised to contact Dŵr Cymru Welsh Water who will be able to explain whether any consent is required for your proposed works. Prior to commencing works, we recommend you review the information and guidance available on Welsh Water's website at <https://developers.dwrcymru.com/en/applications/planning/asset-location-and-cctv-surveys>

Capacity is currently available in the water supply system to accommodate the development. We reserve the right however to reassess our position as part of the formal application for the provision of new water mains under Section 41 and Section 51 of the Water Industry Act (1991) to ensure there is sufficient capacity available to serve the development without causing detriment to existing customers' supply as demands upon our water systems change continually.

Accordingly, if you are minded to grant planning consent for the above development, we would request that the following Condition(s) and Advisory Notes are included within the consent to ensure no detriment to existing residents or the environment and to Dŵr Cymru Welsh Water's assets:

Condition

No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

Biodiversity Unit:

Initial observations were received that referred to the shortcomings in the information submitted regarding some ecological matters on the site and that additional information should be submitted.

Further information was received in due course which responds to the matters raised.

In addition, a document was received which explained the methodology for the translocation of a *clawdd* on the site and a specific site plan, along with confirmation that the work will be

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carried out under the supervision of an ecologist.

The Biodiversity Unit confirmed that they were happy with the methodology as proposed.

Comments 19.06.2026

Since my last comments, a site-specific *clawdd* relocation plan has been included as part of application. I have no further comments.

Housing Strategic Unit:

Comments 08.06.2026

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

49 choices on the Tai Teg register for an intermediate property

85 applicants from the common housing register waiting for a social property

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

Number of bedrooms (owned or part-owned)

Tai Teg

Number of bedrooms	Need as a %
1 gwely / bed	2%
2 gwely / bed	37%
3 gwely / bed	59%
4+ gwely / bed	2%

Housing Options Team

Number of bedrooms	Need as a %
1 gwely / bed	33%
2 gwely / bed	43%
3 gwely / bed	19%
4 gwely / bed	4%
5 gwely / bed	1%

Based on the above information it seems that the Plan addresses a need in the area.

The scheme has been included within a programme to receive a Social Housing Grant from the Welsh Government.

These plans contribute directly to the aim of Cyngor Gwynedd's Housing Action Plan to provide more housing to meet the current

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high demand in the county.

Land Drainage Unit:

The applicant proposes to discharge surface water from the development into an existing ditch that runs along the south-eastern boundary of the site. This destination is used because the strategy states that permeation tests have failed on the site. In order for the SAB to accept the use of a lower-priority destination, evidence from the permeation tests will be required. The watercourse that the applicant intends to connect to does not appear on any mapping system available to the SAB. Therefore, we ask for evidence, such as photographs, to show the ditch. The drainage plan shows that the outfall will be piped outside the boundary of the green line. Confirmation will need to be provided as to whether this land is owned by the applicant or by a third party. If a third party, permission will need to be granted to build a system on their land. The SAB submits a temporary objection until the above points have been resolved.

Further response

The agent for this application has been in contact with more information regarding the drainage system. Based on this evidence, we do not have any objections to the planning application.

Comments 10/08/2026

Our opinion still stands; the SAB has no objections to the planning application.

Language Unit:

Comments 13.07.2026

This is a comprehensive language assessment, which looks at the history of developments in the area, a comprehensive study area as well as an analysis of the current linguistic situation. They have also included assumptions of potential tenants' fluency, and the potential linguistic impact.

Bearing in mind that 57 units have already received planning permission, it would be useful to have accurate, up-to-date data on the local housing need (Housing Options Team and Tai Teg statistics). We welcome the adoption of the considerations such as a welcome pack and working with the education department and Menter Iaith.

Previous comments

This is a comprehensive language assessment, which looks at the history of developments in the area, a comprehensive study area, as well as an analysis of the current linguistic situation. They have also included assumptions of potential tenants' fluency, and the potential linguistic impact. The assessment (which includes Housing Options and Tai Teg statistics) has confirmed the local need.

Archaeology Service:

The applicant has agreed to complete a pre-decision archaeological

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assessment, including works to open ditches, and the results of this work are awaited before we respond in full.

Further response

The results of the further archaeological assessment have found little evidence of archaeological remains and the potential of discovering any is low. As a result, there are no further archaeological implications regarding the proposed work on this site.

Comments 10/08/2026

Thank you for consulting us on the above application. I have read the submitted report on the archaeological evaluation and confirm that it meets professional and planning requirements.

The evaluation did not identify any archaeological deposits or artefactual evidence within the site, except for evidence for post-medieval field clearance located along the western perimeter. These negative results suggest that the site has remained in long-term arable/agricultural use and does not appear to have been subject to significant ground disturbance. Nevertheless, the absence of archaeological remains within the evaluated trenches cannot entirely exclude the presence of buried archaeology elsewhere within the site. The trenches were evenly distributed across the site, providing representative coverage and reducing the risk that archaeological features were missed during the evaluation.

The amended scheme proposes the removal of a historic *clawdd*, shown on the 1839 tithe map, to facilitate the construction of a pavement along the existing road. Although the preservation of this feature in situ would be preferable due to its contribution to the historic landscape and local character, the scheme provides for its careful relocation and reinstatement behind the new pavement. As such, no archaeological objection is raised.

In light of the evaluation results, it is not considered that any further archaeological evaluation or mitigation is required for this application.

Trees Unit:

The trees assessment has been carried out to a good standard. A condition must be imposed to ensure that the tree preservation measures identified are followed. The proposal to plant new trees is suitable and contributes towards the site's biodiversity enhancements.

Fire Service:

ACCESS FOR FIRE VEHICLES

The specifications for typical fire and rescue service vehicles access routes are: PUMP (minimum measurements) Width of the road 3.7m, width of the gate 3.1, Turning area 16.8m, Height 3.7m Carrying capacity 12.5 tonnes

WATER SUPPLY Hydrants should be provided within 90m of the building's access point, and no more than 90m away from each other. All fire hydrants should be clearly marked with a plate, placed nearby in a conspicuous place in accordance with BS 3251:1976.

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Education Department: Considering the capacity and number of learners at the relevant primary and secondary schools, we can see that there is currently capacity in the local schools.

Public Protection Unit: Comments 28.07.2026

The Service has assessed the additional information submitted. We note that the number of proposed properties appears to have reduced from 25 to 20. The Service has no further comments to make and refers to our previous comments regarding the application.

Previous comments

Due to the proximity of the site to residential dwellings, for the benefit of neighbouring residents, we recommend that they adhere to the standard conditions relating to Noise, Building Control Plan, Lights, Air Source Heat Pumps and Waste.

Public Consultation: A number of notices were posted on the site and dispersed within the nearby area and nearby residents were notified. The advertising period has expired, and letters / correspondence were received, along with a petition, objecting on the following grounds:

- Causing significant harm to the character and language balance of the community. The size of the development is disproportionate to the size of the village and makes too big a change too quickly, threatening the linguistic capacity of the school and the community to assimilate the development linguistically.
- The linguistic impact assessment is highly naive and is based on principles that are incredibly flawed.
- This plan proposes an excess amount of social housing in a small village community, to the extent that it almost doubles the village's existing social housing stock, within a very short period of time. The development is disproportionate to the size of the village and does not offer a mix of housing and tenures.
- The data regarding the demand for housing does not provide an accurate picture of the local demand in the area.
- Existing infrastructure is unacceptable in terms of the local road and pavements and the increase that would result from the development
- Harm to local biodiversity and ecology
- Dangerous access/concern about traffic movements
- The local school is full/lack of facilities in the village
- There are already too many houses/a number of houses for sale
- Inadequate traffic assessment/misleading information
- A lack of adequate and safe educational infrastructure
- Harmful impact on community cohesion
- Contrary to the requirements of relevant policies
- Lack of local demand and no need for housing

A petition was submitted, which had been signed by many local

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residents, with specific reference to the following matters:

- Such a large development would change the character of the village
- Chwillog is a Welsh village. It is likely that the development would lead to a drop in the percentage of the population who are able to speak Welsh
- There is no evidence of a local need for housing on this scale in the ward
- Level of additional traffic
- The capacity of the sewerage system
- The pressure of the development on the area's infrastructure and services (the school, health services, etc.)

Comments were received that were not material planning reasons, including:

- Anti-social behaviour

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 It is a requirement that planning applications be determined in accordance with the adopted development plan, unless other material planning considerations state otherwise. The Anglesey and Gwynedd Joint Local Development Plan (LDP) is the adopted 'Development Plan' in this case.
- 5.2 The site is located within the development boundary of Chwillog and has been specifically designated under reference T64 as a site for housing development, as noted in the Gwynedd and Anglesey Joint Local Development Plan. In particular we can see that the site has been designated in the LDP for constructing a maximum of 20 new dwellings, and the proposal has now been revised to conform to this figure. In accordance with Policy PCYFF 1 ('Development Boundaries'), applications will be approved within development boundaries in accordance with the other policies in the Plan, national planning policies and other material planning considerations. In the JLDP, Chwillog has been identified as a Service Village under policy TAI 3. This policy supports housing to meet the Plan's strategy through housing allocations and suitable unallocated sites within the development boundary based on the indicative provision within the Policy.
- 5.3 The indicative supply level for Chwillog over the Plan period is 40 units (which includes a 10% 'slippage allowance'). During the period 2011 to 2026, a total of 35 units have been completed in Chwillog. The land bank in 2026 was 3 units. The previous permission on the land has now expired but please note that the site has been designated for housing in the JLDP with an indicative figure of 20 units. A review of the situation in relation to the provision within all the Villages, Clusters and Open Countryside in April 2026 (for Gwynedd only) shows that 808 units out of the total 984 units have been completed, and that there are 270 in the land bank (and likely to be completed).
- 5.4 Policy PS 17 in the Plan, which is the Plan's Settlement Strategy, states that 25% of the housing growth will be located within Villages and clusters. A review of the situation in relation to the provision within all the Villages, Clusters and Open Countryside in April 2026 (for Gwynedd only) shows that 808 units out of the total 984 units have been completed, and that there are 270 in the land bank (and likely to be completed). This data reflects the fact that the Plan inherited several permissions granted by the Local Planning Authorities, based on addressing previous development plans and relevant planning considerations. Currently, approval of this site may be considered against the expected provision within the Service Villages category (based on the completion rate to date). Given that the housing provision in Chwillog exceeds the indicative supply figure (taking

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into account completed units, the land bank and the designations without permission) additional justification is required with an application of this type outlining how the proposal will address the needs of the local community. Information was received in relation to the current housing demand based on the latest information from Tai Teg and the Housing Options Team, which confirms the latest figures and shows the need that exists.

- 5.5 In accordance with Policy TAI 8, consideration must be given to whether the proposed development meets the demand for housing recorded in a Housing Market Assessment and other local evidence. As already noted above, Statements and evidence were submitted setting out the rationale behind the housing mix proposed in the application, and confirmation was received from the Housing Strategic Unit that the houses would meet a local need. The proposed development offers 100% affordable housing on a site that has been accepted and earmarked as suitable for residential development by means of its formal designation in the LDP for this specific purpose. The status of the village of Chwillog in the LDP means that new dwellings to serve Gwynedd as a whole is the expectation for this site, as in the case of other similar sites that have designated throughout the county. The members are also reminded, as has already been noted above, that social and intermediate housing are all affordable housing, and therefore it can be noted that a total of (882 + 2374) 3256 people need affordable property, made up of 2374 applicants on the Housing Options register for a Social property, and 882 applicants registered with Tai Teg for an Intermediate property.
- 5.6 Policy TAI 15 of the LDP states that councils will seek to ensure an appropriate level of affordable housing in the plan area. In Chwillog, the threshold is a minimum of two or more housing units. Since the proposal provides a development of 100% affordable housing and the Housing Strategic Unit has confirmed that there is evidence of the need to justify the provision as proposed, we believe that the proposal meets the need and the application consequently satisfies policy TAI 15.
- 5.7 The members are reminded that the planning committee has already approved the principle of residential development on this designated site (including a part outside the development boundary) on three occasions in the past. Apart from application C14/0113/41/AM, the same policy considerations were made to these applications, namely the LDP's adopted policies, therefore, we do not believe that the situation has changed in terms of policy requirements. It is considered that there is justification and a need for the proposal and that it meets the needs of the local community. The proposal is considered to meet the objectives of the LDP's relevant housing policies.
- 5.8 We note that the proposal no longer includes the provision of housing outside the development boundary, therefore policy TAI 16 Exception Sites no longer applies to this application. We also note that paragraph 4.1.7 of the SPG Affordable Housing confirms:

"Where the main sources (LHMA, Common Housing register and Tai Teg) or evidence submitted by the applicant have not identified a need for Local Need Affordable Housing in a rural area (e.g. because the households concerned have not chosen to register their need or priority for specific settlements) then a local survey is the best way to demonstrate a need for affordable housing. The survey should be carried out by a qualified individual / company / service, such as a Rural Housing Facilitator, and the methodology should be agreed with the Council"

In this case therefore, because the proposal does not contain an area outside the development boundary, and because the relevant need for sites within a development boundary has been proven, in accordance with the requirements of the SPG there is no purpose in conducting a local survey by a Rural Housing Facilitator.

Visual amenities

- 5.9 Generally, policies PCYFF 2 and PCYFF 3 of the Joint Local Development Plan support proposals for new developments provided they do not have a detrimental impact on the health, safety or

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amenities of the occupiers of local properties or on the area in general. In addition, developments are required to:

- Contribute to, and enhance the character and appearance of the site
- Respect the site and its surroundings in terms of its place in the local landscape.
- Use appropriate materials

5.10 In considering the site in terms of the built context of the surrounding area and the fact that the site has been designated within the LDP as a site for building houses, we consider that it will form a logical extension to the village between sites that have already been developed in the form of residential units etc, and we believe that the layout, design and materials of the proposed development are appropriately suited to the location. We believe that the dwellings have been designed to a high quality which would be in-keeping with the general feel of the village. It is not considered that the dwellings would cause significant harm to the built quality of the site or the local neighbourhood and, consequently, the development is considered to be acceptable under Policies PCYFF 2 and PCYFF 3 of the LDP as they relate to these matters.

General and residential amenities

5.11 Because of the location, design, orientation and size of the proposed dwellings, it is not believed that this development would lead to a significant detrimental impact on private amenities. It is recognised that private houses abut the site on the western and eastern boundaries and that there is housing opposite on the other side of the public road. But taking into account the distance between the new dwellings and these houses, we do not believe that there will be any harmful overlooking of existing property arising from the development and, whilst it is inevitable that there will be some inter-visibility between the area's properties, we do not believe that this would be unreasonable or unexpected in such a location. There would be no harm either in terms of impacts such as shadowing or dominating any other property.

5.12 Considering the above discussion, it is believed that the development is acceptable under Policies PCYFF 2 and PCYFF 3 of the LDP with regard to its impacts on private amenities.

The Welsh Language

5.13 A Language statement is required in accordance with criterion (1b) of Policy PS 1 'The Welsh Language and Culture' as the proposed development, either alone or cumulatively with other developments, would provide more than the indicative housing provision for the village of Chwilog.

5.14 A report was received in the form of a Language Impact Assessment which summarises in detail the current situation in terms of the language and relevant findings. It states, "*With regard to the limited information available, we are of the opinion that approving this proposal, subject to the further collection of research on the cumulative impacts of the development in conjunction with other local developments, would have a substantial positive impact on the linguistic resilience of Chwilog.*"

5.15 In their response to the consultation, the Language Unit states that the linguistic assessment is comprehensive, looking at the history of developments in the area, a comprehensive study area and an analysis of the current linguistic situation. They also note that the statement included assumptions of potential tenants' fluency, and the potential linguistic impact and although their latest comments ask for confirmation of the local need, their previous comments (for a larger development) confirm that they are satisfied that the assessment has confirmed the need locally.

5.16 We acknowledge that concerns have been raised about the proposal, but it must be acknowledged that the proposal is now entirely situated within a site that is already designated for housing within the LDP, and the site was the subject of a linguistic assessment at that time. The applicants have submitted a thorough Language Impact Assessment which summarises the argument in favour of the

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proposal and the impact on the community and linguistic fabric of Chwillog. The existing housing situation within the county is very much known in terms of the seriousness of finding a house at an affordable price. The principle of a new residential development that would contribute towards meeting the need and given that the site is designated for housing and is for 100% affordable housing, , and that no irrefutable evidence has been presented showing that the proposal would have a harmful effect on the Language, therefore the proposal is considered acceptable in respect of policy PS1 of the LDP and the relevant supplementary planning guidance. As is customary, it is intended to impose appropriate conditions to ensure that Welsh names are agreed for the estate and the dwellings.

Transport and access matters

- 5.17 While acknowledging that concerns were raised during the public consultation, the Transportation Unit does not oppose the proposal. Subject to appropriate conditions for agreeing and obtaining the appropriate permits to create the access and carry out work that would affect the road/public pavement, the parking arrangements, the layout of the estate road and the vehicular access are acceptable to the Transportation Unit and it is not believed that the additional traffic resulting from the new development would significantly increase the risk to road users. Therefore, we believe that the proposal meets the relevant requirements in terms of road safety and the parking provision and that a convenient and safe access arrangement can be secured. The application therefore satisfies the requirements of policies TRA 2 and TRA 4 of the LDP as they relate to these matters.

Biodiversity matters

- 5.18 Several detailed documents were submitted regarding the ecology of the site and the arrangements for preserving and enhancing local biodiversity as required. Policies PS 19 and AMG 5 seek to preserve and/or enhance the natural environment and protect local biodiversity conservation. We can see from the observations that concerns were highlighted by the Biodiversity Unit but responses in the form of further or amended statements have been received to these matters. We see that the proposal involves developing agricultural grazing land for the development. The site, however, has been designated for residential development in the LDP and therefore changes to the site would be expected.
- 5.19 It is accepted that existing *cloddiau*, trees and hedgerows contribute to the visual amenities of the site and the nearby area and it is believed that the proposal, while entailing some loss, proposes to compensate and improve the natural growth on the site by implementing their landscaping plans provided by experts in the field. As noted above, the site has been designated for housing in the LDP. It is therefore likely that consideration was given at the time of adopting the Plan to the importance of retaining the *cloddiau*, trees and hedgerows in question, but although they were on the land they were not considered to be sufficiently important at that time to prevent designating the land for housing development.
- 5.20 Regarding the relocation of the '*clawdd*', a detailed document was submitted outlining the arrangements of this work and therefore we believe that a condition can be imposed to agree on the details of this aspect.
- 5.21 By imposing appropriate conditions to agree details of the site's lighting as well as ensuring that all mitigation measures and biodiversity enhancements are implemented in accordance with the relevant reports, we believe that the development is acceptable under the relevant requirements of policies PS 19 and AMG 5 of the LDP as well as chapter 6 of Planning Policy Wales which relates to the green infrastructure and the step-wise approach.

Archaeological Matters

- 5.22 We can see from the information submitted that an Archaeological Assessment was submitted with the application.

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The Archaeological Service confirmed (following additional exploration work on the site) that a further archaeological assessment found little evidence of archaeological remains and that the potential of discovering any was low. Consequently, there are no further archaeological implications regarding the proposed works on this site but it is considered that the inclusion of a standard condition to ensure that the development is carried out in accordance with the relevant recommendations of the report is entirely reasonable in this instance, and as such, we believe that the relevant requirements of policies PS 20 and AT 4 are met.

Open spaces

- 5.23 Policy ISA 5 states that new housing proposals for 10 or more dwellings, in areas where existing open spaces cannot meet the needs of the proposed housing development, are expected to provide a suitable provision of open space. Paragraph 6.1.29 of the LDP states that in order to provide information regarding the open space requirements in proposals, the Fields in Trust (FIT) benchmark standard of a minimum of 2.4 hectares per 1,000 population should be used. This includes 1.6ha of outdoor sports facilities (of which 1.2ha are formal playing fields) and 0.8ha of children's play space (of which 0.25ha are equipped play areas). The estimate made shows that there is a lack of provision of outdoor sports areas and equipped play areas for children in this area.
- 5.24 The proposed development offers an open area of 955m² on the site, but no play equipment is proposed. As no provision is offered on the site, an explanation is given in part 5.73 of the Planning Statement as to why play equipment is not proposed on the site, namely "*Due to the limited size of the open space and the need to use this area for the site's SuDS features, the provision of space for children's play equipment was considered unviable*".
- 5.25 Policy ISA 5 recognises that including a provision on sites would not be practical in all cases but that the applicant must provide clear justification to prove that it is not possible to provide outdoor play areas as part of a new housing development. In such cases, the Authority will seek to arrange a planning obligation under Section 106 or a unilateral agreement to enable developers to make a contribution towards suitable off-site play areas instead of a direct provision within the development site. The relevant contribution in this case is £2973.86.
- 5.26 We believe that in a case such as this, and as has been agreed previously with similar developments, it is proposed that a financial contribution be secured through a 106 agreement or a unilateral agreement, thereby ensuring that the proposal is acceptable in accordance with the relevant requirements of policy ISA 5.

Educational matters

- 5.27 Policy ISA 1 states that when proposals create direct needs for new or improved infrastructure, including education facilities, the provision around infrastructure in the Development Plan require the proposal to fund these. A financial contribution may be requested to improve infrastructure, facilities, services and associated work, where these are essential to make the proposals acceptable.
- 5.28 Based on information from the SPG Planning Obligations (September 2019), (the 6 x one-bedroom flats are disregarded), it is estimated that a development of 19 dwellings would have the potential to produce the following numbers:
- Primary School = 6 children
 - Secondary School = 5 children
- 5.29 As part of the statutory consultation, confirmation was received from the Education Department that there is capacity at Ysgol Chwillog and Ysgol Glan y Môr secondary school. Specifically:

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- Ysgol Chwillog: Capacity 95 – Total September 2025 – 87; Projected numbers - September 2026 - 85; September 2027 - 88; September 2028 - 83.
- Ysgol Glan y Môr: Capacity 732 – Total September 2025 - 457; Projected numbers - September 2026 - 457; September 2027 – 438; September 2028 - 435.

- 5.30 Regarding the situation with local primary education, although there is capacity in the local school for the likely increase resulting from this development, the development of the site must be considered in its historical and wider context in terms of the educational contribution. Three sites have been designated for building new housing in Chwillog, and when these applications were considered (including an earlier application on the Cae Capel/Brynhyfryd site), the Joint Planning Policy Unit submitted information in the form of an assessment of the impact of developing this site along with other sites, on Chwillog Primary School. It was considered essential that the three sites designated for building new housing in the village were considered in terms of the impact on local education.
- 5.31 A full consultation was carried out with the Education Service when the application near the Madyrn public house was being considered, which was the first application from the three designations, and it was decided at the time that it was necessary to consider the three designated sites based on the numbers in all the units. This meant that 55 living units were relevant for consideration for the three sites. Therefore, any educational contribution would be based on the proportion of houses designated for the individual sites as part of the figure for the whole of Chwillog, i.e. 55 units. Using the information at the time, the contribution had to be considered in this manner because the exact numbers were not fully known, since applications had not been submitted for the three sites and because some outline applications had not stated the exact numbers.
- 5.32 For consistency, it was considered that we needed to stick to the relevant figures as assessed at the time and as applications were submitted. When considering the figure for the Cae Capel/Brynhyfryd site, this figure was added within the 106 agreement completed for application C14/0113/41/AM. It was impossible to predict which site would be developed first and it would not be reasonable for the first developer to pay a higher contribution. It was therefore decided, in the interest of fairness, that all contributions would be split equally so that the three designated site would face the same costs, and to this end, a contribution of £8,914 is required for this application.
- 5.33 Having assessed the proposal in full in accordance with all the relevant requirements as well as the observations of the education department, we believe in this case that there is capacity within the local schools, but as explained above because of the situation as a whole with regard to the other designations, we believe it is reasonable to secure a financial contribution in this case. The proposal is considered acceptable and in accordance with the relevant requirements of ISA 1 as well as the relevant guidance noted within the Supplementary Planning Guidance: Planning Obligations.

Infrastructure matters

- 5.34 We can see from Welsh Water's response that confirmation is given regarding existing services such as sewage and water treatment systems, and that they could cope with this increase in houses within the village.
- 5.35 In line with Welsh Water's recommendation, we believe it would be reasonable to place a note to ensure that the company's assets are protected and thus, ensure compliance with the relevant requirements of policies PS 2 and ISA 1. It is also noted here that an application for a licence for the SuDS system would need to be submitted to ensure that this also complies with relevant requirements.
- 5.36 In accordance with the requirements of paragraph 7.6 of Technical Advice Note 15: Development, Flooding and Coastal Erosion, a Drainage Strategy must be submitted as part of an application to outline the scheme for draining surface water from the site, unless a separate application has been

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made to the approval body which is Cyngor Gwynedd's Land Drainage Unit. Sufficient information has been submitted as part of the application; therefore, the proposal is considered acceptable and complies with the requirements of TAN 15.

The response to the public consultation

- 5.37 It is acknowledged that objections have been received to this proposal and we consider that all relevant planning matters have been duly addressed as part of the above assessment. The recommendation is made based on a full assessment of all relevant planning considerations, including all the observations received during the public consultation, and no-one was wronged in any way in considering this application.

6. Conclusions:

- 6.1 This is a proposal for an affordable housing development that has been designed to meet a specific, proven need and which is located wholly on a site designated for housing within the village's development boundary and which has been granted permission in the past for similar residential developments. As a result, we believe that the scheme is acceptable in principle and that it complies with the requirements of relevant local and national planning policies as noted in the report. Full attention was given to all the relevant observations and objections received and we believe that the proposal is acceptable and thereby in accordance with the requirements of the relevant policies as noted above.

7. Recommendation:

- 7.1 To delegate the right to the Head of Environment Department to approve the application, subject to a 106 agreement or a unilateral agreement for an educational contribution and play equipment on an open space, together with the following conditions:

1. Time
2. Development to comply with the approved plans
3. A programme for providing affordable housing must be submitted and agreed
4. The external materials including the roof slates must be agreed
5. Removal of Permitted Development Rights
6. Welsh Water/Drainage condition
7. Highways Conditions
8. Biodiversity/NRW conditions
9. Building Control Plan
10. A Welsh name for the housing estate and individual houses.
11. Restrict the use to C3 use class only
12. Complete landscaping

Note: Bat Licence