

PLANNING COMMITTEE	DATE: 18/03/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 2

Application Number: C23/0772/20/LL

Date Registered: 02/10/2023

Application Type: Full

Community: Y Felinheli

Ward: Bethel & Y Felinheli

Proposal: Residential development and associated infrastructure works

Location: Land near Y Wern, Y Felinheli, LL56 4TZ

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

PLANNING COMMITTEE	DATE: 18/03/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

1. Description:

1.1 This is a full planning application for a residential development with associated infrastructure work on a plot of green land, 1.02ha in size, which is outside, but immediately nearby, the development boundary of the Coastal / Rural Village of Felinheli as defined by the Gwynedd and Anglesey Joint Local Development Plan.

1.2 The proposal includes:

- 23 affordable dwellings that will be split as follows:
 - 4 x flat. 1-bedroom, 2 persons
 - 3 x 2-bedroom terraced, 4-person house
 - 4 x semi-detached house. 2-bedroom, 4 persons;
 - 8 x semi-detached, 3-bedroom, 5-person houses
 - 4 x 2-bedroom, 3-person bungalows
- Landscaping work including planting trees and new hedges
- 0.14ha of public open land as well as a specific play area
- New vehicular access to the south of Y Wern estate through an existing informal parking place (the existing parking areas will be relocated)
- Creation of a new estate road to meet the servicing vehicular access requirements
- Drainage measures that will involve creating two surface water attenuation pools and diverting the existing public sewer

1.3 In terms of their appearance, all houses, except for the bungalows, will be two-storeys and finished with materials that are consistent through the site and will include:

- Roofs: Natural slate or tiles;
- Walls: Render / timber cladding

1.4 The application site is partly on brownfield land near the existing housing estate, partly on an overgrown wooded site and the rest on agricultural land. It partly stands within the Gwersyll Dinas Listed Monument (CN 047) buffer zone. A small part of the site is within Flood Zone B as defined by the maps that accompany Technical Advice Note 15: "Development and Flood Risk".

1.5 The following information was submitted in support of the application:

- Welsh Language Impact Assessment
- Flood Consequence Assessment (FCA)
- Transport Statement
- Initial Ecological Assessment
- Reptile survey
- Housing Mixture Statement
- Drainage Statement
- Design, Access and Planning Statement
- Arboriculture Impact Assessment
- Affordable Housing Statement
- Y Felinheli housing needs report
- Geophysical archaeological survey
- Archaeological Evaluation Report
- Historical Environment Records Enquiry (HEDBA)
- Pollution Prevention Plan
- Construction Environmental Management Plan (CEMP)
- Construction Transport Management Plan
- Landscaping Strategy

PLANNING COMMITTEE	DATE: 18/03/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

- Water Conservation Statement
- A Pre-application Consultation Report (PAC Report)

1.6 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 defined as a "major development" due to the number of units proposed and the size of the site. In line with the appropriate procedure, a Pre-application Consultation Report was received as a part of the application. The report indicates that the developer has informed the public and statutory consultees of the proposal prior to submitting a formal planning application. The report includes copies of the responses received.

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 Under the Well-being of Future Generations (Wales) Act 2015 the Council has a duty not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act, and in making the recommendation the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. It is considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

2.3 Gwynedd and Anglesey Joint Local Development Plan. (July 2017)

PCYFF 1: Development boundaries

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

PCYFF 4: Design and landscaping

TAI 4: Housing in local, rural and coastal 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 6: Alleviating and adapting to the effects of climate change

PS 19: Conserve and where appropriate enhance the natural environment

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

PLANNING COMMITTEE	DATE: 18/03/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

ISA 5 - Provision of open spaces in new housing developments.

Supplementary Planning Guidance: Affordable housing

Supplementary Planning Guidance: Housing Mix

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 5: Planning and Nature Conservation

Technical Advice Note 12: Design

3. Relevant Planning History:

C13/1205/20/LL : A full application to erect 6 new houses to include 4 two-storey, two-bedroom houses and 2 bungalows with two bedrooms, creation of access and a vehicular road and landscaping - withdrawn 27/01/16

C09A/0552/20/AM : Construction of 32 affordable houses to meet local needs - withdrawn 09/07/12

4. Consultations:

Community/Town Council: Express concern regarding many aspects of the proposal:

- Of the opinion that the flood consequence assessment (FCA) has not sufficiently considered the flood risk from the watercourses running through the site. Suggest that the FCA should be amended to give full consideration to the flood risk to the site and to consider whether there is a risk that the development would worsen the local flood risk.
- Concern that the location of the two SuDS drainage pools are unsuitable and that the existing plan could worsen the flood risk downstream
- The location of the access is likely to cause a reduction in the number of on-street parking spaces. The developer is asked to include public parking spaces near the school road to make up for any on-street parking spaces that would be lost.

Transportation Unit: No objection in principle subject to conditions to ensure the quality of the estate road and guidelines for the developer.

PLANNING COMMITTEE	DATE: 18/03/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Welsh Water:	Note that appropriate arrangements will need to be ensured for sewerage and surface water drainage by means of non-planning regulatory processes. Request a condition to protect the public sewer system and guidelines for the developer.
Strategic Housing Unit:	<p>The plan has been included within the programme to receive a Social Housing Grant from Welsh Government.</p> <p>These plans contribute directly to the aim of the Cyngor Gwynedd Housing Action Plan to provide more housing to meet with the current high demand that exists in the county.</p>
Tai Teg:	No response received
Education Department:	No response received
Trees Unit:	The Arboriculture Impact Assessment has been produced to a good standard and it should be ensured that its recommendations are realised, particularly the need to produce an Arboriculture Method Statement to lead the work.
Language Unit:	This is a comprehensive assessment, which includes a lot of evidence to support the "neutral" view submitted. Questions are raised about the specification of the assessment in some aspects, noting that there is a lack of accumulative assessment, assessment according to age groups and the impact on the local school.
Biodiversity Unit:	<p>Agree with the recommendations of the Ecological Report for mitigation measures against the loss of habitats, although emphasise that the existing habitats should be retained if possible.</p> <p>Concern expressed regarding many aspects of the plan, specifically the proposal to create SuDS pools so close to the watercourse and that there is a need to retain a 15m buffer zone from the watercourse as a wildlife corridor and to ensure the quality of the flow of water in the stream.</p> <p>Cyngor Gwynedd as the competent authority under the 2017 Habitats Regulations, have a duty to consider this planning proposal and its potential to affect Special Areas of Conservation. This planning proposal is unlikely to have a substantial impact on the SAC.</p>
Land Drainage Unit:	<p>Agree that it appears that the flood risk associated with the proposed development is acceptable</p> <p>Request a survey to show the path and condition of the 900mm culvert near the site boundary</p> <p>A maintenance plan will be required for the open watercourse that runs along the southern boundary of the site</p> <p>An Ordinary Watercourse Consent would be required for any work that could affect the flow of the drain/stream</p>
Natural Resources Wales	Request conditions to ensure that the recommendations of the Environmental Construction Management Plan and Ecological

PLANNING COMMITTEE	DATE: 18/03/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Surveys submitted are realised.

Gwynedd Archaeological
Planning Service

It was confirmed that the archaeological investigation has been completed, without any major findings and that there are no further recommendations to be made in this case, as the potential for archaeological remains is considered low.

Public Protection

No response received

Fire Service:

Observations for the developer to ensure the presence of a water hydrant near the houses

Health Service:

No response received

North Wales Police

No observations to make

Cadw:

No response received

Public Consultation:

A notice was posted on the site and the neighbours were consulted. The advertising period has expired and the following observations regarding material planning matters were received, namely:

- The site has not been designated for housing in the Local Development Plan.
- The development does not reach the aim in terms of the density of 30 units per hectare.
- Y Felinheli has already exceeded its indicative supply level in the Local Development Plan.
- Harm to wildlife would derive from the development - parts of the site are of a high ecological value
- The mitigation proposals for the loss of biodiversity features are sufficient.
- There is insufficient capacity at the local school for the additional number of pupils.
- Agricultural land would be lost.
- The land is at flood risk with water already accumulating on the land during wet periods.
- The flow of the stream has already created flood problems in other parts of the village.
- The site is too far from a bus stop to encourage the use of public transport and the Transport Plan does not reflect the fact that Y Felinheli has been a designated area for Active Travel since 2014.
- There is concern that creating a junction off the Y Wern main road will add to parking and access problems at the beginning and end of the school day.
- Concern about the noise and disturbance it would cause during the construction period.
- Concern about the impact on the amenities of nearby residents, particularly in relation to harm to privacy

PLANNING COMMITTEE	DATE: 18/03/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Observations were received which do not relate to material planning considerations for the application:

- Improvements should be introduced as a part of any construction work in order to improve the path towards the bus stop, the surgery and the centre of the village, should the development happen.
- Question the methodology of the transportation assessment
- Concern regarding further extensions to the site in the future

Correspondence was also received in support of the plan and encouraging the provision of affordable housing for the young people in the area specifically.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 It is required to make decisions on planning applications in accordance with the adopted development plan unless other material considerations note otherwise. The Anglesey and Gwynedd Joint Local Development Plan (LDP) is the adopted 'Development Plan' in this case.
- 5.2 Y Felinheli has been identified as a Rural / Coastal Village in Policy TAI 4 of the Development Plan and this site is located outside, but immediately adjacent to the development boundary of the village. The site has not been designated or protected for any specific use in the Plan.
- 5.3 Policy PCYFF 1 ('Development Boundaries') states that proposals outside development boundaries will be resisted unless they are in accordance with specific policies in the Plan or national planning policies or that the proposal demonstrates that its location in the countryside is essential. Policy TAI 16 enables housing developments on sites that are outside, but abut the development boundary but it must be ensured that the proposal complies effectively with Policy requirements.
- 5.4 Policy TAI 16 notes, as an exception to the usual housing policies, that proposals for developments of 100% affordable housing may be suitable on a site of this type which directly abuts the development boundary. The policy notes that the site must form a logical extension to the settlement. To that end, it is noted that the application site fills a gap within the development pattern of the village, with the existing development on three sides.
- 5.5 The policy also shows that the acknowledged need cannot be addressed within a reasonable timetable on a market site within the development boundary which includes a requirement for affordable housing. No housing sites have been earmarked within the development boundary of Felinheli and when considering the physical restrictions of the land within the boundaries of the village in terms of matters such as steepness and flood risk, it is not believed that it is likely that a suitable site for a development of this size to be available within the village in a reasonable time.
- 5.6 It is also noted that proposals on such a site must be for a small-scale development, which is proportionate to the size of the settlement, unless it can be clearly demonstrated that there is a demonstrable requirement for a larger site. Note that 1,177 residential properties ("built up area"

PLANNING COMMITTEE	DATE: 18/03/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

information from the 2011 Census) are located within Y Felinheli. This proposed development would therefore mean an increase of 1.95% in the current housing stock. It is therefore reasonable to consider that the scale of this proposal is small and proportionate to the size of the settlement. Given the above, it is believed that it can be considered that the application is consistent with the requirements of Policy TAI 16.

- 5.7 The proposal provides 23 new affordable units which are a mix of 2- and 3-bedroom houses, 1-bedroom flats and 2-bedroom bungalows. It is noted that the proposal does not meet the density of 30 units per hectare which is noted in Policy PCYFF 2 (Development Criteria). There is a statement that the size of the net area that can be developed is 0.9ha which provides a density level of approximately 25.6 units per hectare. However, (as noted below) it is important to state that the number of houses proposed correspond to the specific requirement for affordable housing that cannot be provided within the development boundary. The number of units produced reflects this demand. In addition, restrictions due to the shape of the site and the space required to provide the relevant facilities, including drainage pools, has reduced the density in this case.
- 5.8 The indicative supply level for Felinheli over the Plan period is 19 units (including a 10% 'slippage allowance'). During the period 2011 to 2023, a total of 111 units were completed in the village. The windfall land bank, i.e. sites with extant planning permission, in April 2023, was 22 units. This means that Y Felinheli will exceed its indicative growth level by approving this application.
- 5.9 Policy PS 17 in the Plan states that 25% of the Plan's housing growth will be located within Villages, Clusters and Open Countryside. A survey of the situation in relation to the provision within all the Villages, Clusters and Open Countryside in April 2023 indicates that 1,698 units from the total of 1,953 units (without the 10% slippage allowance) have been completed, and that 635 were in the land bank (and likely to be completed). This data reflects the fact that the Plan inherited a number of permissions granted by the Local Planning Authorities, based on the previous development plans' requirements and relevant planning considerations. Currently, approval of this site can be considered against expected provision within the Villages, Clusters and Countryside category (based on the completion rate so far).

Affordable housing

- 5.10 Policy TAI 15 of the LDP states that the councils will seek to ensure an appropriate level of affordable housing in the plan area. In terms of meeting 'local need' for affordable housing, the Glossary of the Joint LDP together with the Supplementary Planning Guidance 'Affordable Housing' (April 2019) note that this must be in relation to local people who are in need of affordable housing and it will be required for any arrangement to provide affordable housing to reflect that.
- 5.11 An "Affordable Housing Statement" was submitted by Adra Housing Association and a "Felinheli housing needs Report" by the Rural Housing Enabler with the application and the local demand was identified as follows:

Social housing:

- 171 registered for a 2-bedroom house
- 132 registered for a 1-bedroom house
- 114 on the register for a 2-bedroom flat
- 91 registered for a 3-bedroom house

PLANNING COMMITTEE	DATE: 18/03/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Intermediate housing (Tai Teg):

- 22 want a 3-bedroom intermediate rent property
- 16 want to buy a 3-bedroom house
- 15 want a 2-bedroom intermediate house

5.12 The Housing Strategic Unit confirmed that this plan would address a need identified in the area and that this plan would make a direct contribution to the aim of Cyngor Gwynedd's Housing Action Plan to provide more houses to meet the current high demand that exists locally.

Housing Mix

5.13 In accordance with Policy TAI 8, consideration must be given to the proposed development and whether it meets the demand for housing recorded in a Market Housing Assessment and other relevant local sources of evidence. The housing statement submitted noted the logic behind the housing mix proposed in the application and confirmation was received from the Housing Strategic Unit that the development meets the acknowledged needs in the local community. Therefore, it is considered that the proposal meets with the requirements of policy TAI 8.

Location, Design and Visual Impact

5.14 Generally, policies PCYFF 2 and PCYFF 3 of the Joint Local Development Plan approve proposals for new developments as long as they do not have a detrimental impact on the health, safety or the 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 position in the local landscape.
- Use appropriate materials

5.15 In considering the semi-urban context of the site and the fact that it will form a logical extension to the village, it is deemed that the layout, design and materials of the proposed development will be in-keeping with the location in an appropriate way. It is believed that the houses are designed to a standard quality which would be in keeping with the feel of the village. It is not considered that the houses would cause significant harm to the built quality of the site or the local neighbourhood and, consequently, it is considered that the development is acceptable under Policies PCYFF 2 and PCYFF 3 of the LDP as they relate to these matters.

General and residential amenities

5.16 It is acknowledged that the development will inevitably impact the amenities of neighbours, particularly as the surrounding houses are used to an open site in this part of the village. Having said that, because of the location, design, orientation, and size of the proposed houses, along with the layout of the site, it is not considered that there would be any significant detrimental impact on private amenities deriving from the development. Having taken into account the distance between the new houses and existing houses, it is not believed that there will be any harmful overlooking of existing property deriving from the development and, whilst it is inevitable that there will be some inter-visibility between the area's properties, it is not believed that this would

PLANNING COMMITTEE	DATE: 18/03/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

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.

- 5.17 In considering the above discussion, it is deemed that the development is acceptable under Policies PCYFF 2 and PCYFF 3 of the LDP in terms of its impacts on private amenities.

Archaeological Matters

- 5.18 Policy AT 4 encourages the refusal of developments that will affect local archaeological remains unless the need for the development overrides the significance of the archaeological remains. In this case, after receiving the results of the site inspections, the Gwynedd Archaeological Planning Service was satisfied that there are no significant archaeological remains on the site and therefore the application was acceptable under this policy.

Transport and access matters

- 5.19 Concern was expressed by the Community Council and others regarding the potential impact of the development on parking and safety of the road adjacent to the nearby school at busy times of the day. In response, the applicant noted that the level of on-the-road parking associated with the school is obviously a matter of existing concern, but it will not be worsened by the proposed development. The plan provides parking spaces instead of the ones in the vicinity of the access and there will be parking spaces on the site which comply with the Council's standards / requirements. Although a few on-street parking spaces will be lost as a result of retaining the proposed access, approximately 2/3 places, where there are substantial areas where on-the-road parking can be done around the school.
- 5.20 Subject to appropriate conditions, the parking arrangements and vehicular access are acceptable to the Transportation Unit and it is not believed that the transport caused by the new development will increase the risk to the users of the nearby road in a significant way. Therefore, it is believed that the proposal meets the necessary requirements in terms of road safety and the parking provision and a convenient and safe access arrangement can be secured. Therefore, the application meets the requirements of policy TRA 2 and TRA 4 of the LDP as they relate to these matters.

Trees and Biodiversity Matters

- 5.21 An Initial Ecological Assessment and Arboriculture Assessment and Reptiles Survey were submitted, along with landscaping proposals to mitigate against the impacts of the development. The content of the Ecological Report was acceptable to the Biodiversity Unit although they were eager to secure changes to the plan to protect the existing habitats along the stream which runs along the southern side of the site. They suggest retaining a 15m wide zone between the development site and the stream in order to protect the stream from the impacts of the development, and suggest moving the estate road, removing one of the drainage pools and possibly erecting fewer houses.
- 5.22 The applicant responded that leaving a 15m wide zone between the site and the stream would mean that developing the site would be impractical. However, the plan was re-designed to bring the development as far as possible away from the stream, noting that the plan needed to comply with the other requirements regarding matters such as land drainage, parking, access and public open land and that there is no flexibility within the land under their control to realise all of the

PLANNING COMMITTEE	DATE: 18/03/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Biodiversity Unit's requirements. They also note that an 8m buffer zone had been accepted near the stream on another site recently.

5.23 In addition to the ecological reports submitted, a series of mitigation measures and improvements were noted, including:

- retention of buffer zone along the stream, varying in width, depending on the local situation - it is noted that development work will be within 5m to the stream for only 20m of the 130m long boundary with the stream.
- erection of fences to separate the development site from the area near the stream
- reasonable avoidance measures to avoid harm to protected species
- planting of suitable species of trees and shrubs to promote wildlife including planting hedges of a native species
- installation of a variety of bat and bird boxes for the benefit of various species
- retention of suitable habitats for reptiles, e.g. rock mounds or trees
- ensure that hedgehogs can travel through the boundaries between gardens by securing gaps in appropriate places
- measures to eliminate invasive species

5.24 In accordance with the requirements of Planning Policy Wales (February 2024) it is a requirement to submit a Green Infrastructure Statement to support every planning application to demonstrate how the development in question will contribute to the enhancement of biodiversity in Wales. The applicants are aware of this but at the time of writing the report no statement had been received. The matter will be further reported upon to the Committee. Nevertheless, when considering the content of the ecological reports and proposed avoidance, mitigation and enhancement measures, it is considered that the proposal complies with Planning Policy Wales and the Stepwise approach.

5.25 On the whole, despite acknowledging the concerns of the Biodiversity Unit and others regarding the loss of habitats that will happen as a result of this development, no harm will be caused to a designated site deriving from the development and the mitigation and improvement measures proposed offers an opportunity to develop the site in a way that is as sensitive to the biodiversity needs as possible whilst enabling the provision of affordable housing in a way that meets the practical requirements of such developments. Ultimately, it is believed, from setting appropriate conditions, the development will be acceptable under Policy PS 19 of the LDP.

The Welsh Language

5.26 In accordance with criterion (1b) of Policy PS 1 'The Welsh Language and Culture', as this development, collectively, will provide more than the total indicative housing provision for Y Felinheli, it was required to submit a Welsh Language statement with the application. This report was received which concluded that the proposed development would have a neutral impact on the Welsh language in the village, by providing 100% affordable housing which meets an identified local need. It was also noted that the proposed development would provide new houses specifically designed for the various needs of different groups in the local community. The dwellings are aimed towards people living in the community of Felinheli and the surrounding area. The proposal offers the potential to ensure that local people can afford to stay in the village and that the ward continues to be an area with a higher number of people than average with Welsh language skills in Gwynedd, as well as remaining higher than the national average. The statement includes a commitment from the developers to the following measures:

- The proposed development will have a Welsh name;

PLANNING COMMITTEE	DATE: 18/03/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

- The use of bilingual street names and signs within the site to accommodate Welsh language residents, and to support and encourage the use of Welsh;
- Market and advertise the property in Welsh and English; and
- Find skilled local contractors/labour where available, considering the high level of people in Gwynedd employed in the construction sector and which are very likely to already have Welsh language skills/abilities.

Appropriate conditions can be imposed to ensure that the above is realised.

Open spaces

- 5.27 Policy ISA 5 notes that new housing proposals for 10 or more houses in areas where existing open spaces cannot satisfy the needs of the proposed housing development are expected to provide a suitable provision of open spaces. Paragraph 6.1.29 of the LDP states in order to provide information about the requirement for open spaces in proposals, the Fields in Trust (FIT) benchmark should be used.
- 5.28 When following the FIT methodology, and by noting that this development includes 1,442m² of open spaces includes an area with equipment (between plot 5 and 6), it is confirmed that the development complies with the requirements of Policy ISA 5 and is therefore acceptable in terms of the size and type of open plot proposed.

Educational matters

- 5.29 Policy ISA 1 notes that when proposals create direct needs for new or improved infrastructure, including education facilities, the provision around infrastructure in the Development Plan makes it a requirement for the proposal to fund these. A financial contribution may be requested to improve the associated infrastructure, facilities, services and work, when these will be necessary to make the proposals acceptable.
- 5.30 The Education Department were consulted to seek information about the situation regarding empty spaces in the local schools but no response had been received at the time of writing the report. The matter will be further reported at the committee.

Land Drainage Matters

- 5.31 In response to the Community Council's observations regarding their concerns about the Flood Consequences Assessment (FCA) and the suitability of the SuDS arrangements, further information was received noting that the FCA submitted had considered the site's flood risk, including the TAN 15 Development Advice Maps and the Flood Maps for Planning. The FCA discusses the topography of the area of the stream and the site's levels. This shows that the design of the site levels means that the paths of the watercourses are not at risk if there is a barrier in the existing watercourse and therefore, if there is flooding, the development will not worsen the situation and there will be no impact on the proposed houses. In addition, it was noted that there is an existing watercourse along the northern edge of the site. This is in a culvert and it will continue as a part of the proposed development. It is understood that this only serves the farm, and there are no known connections along it.
- 5.32 The surface water drainage proposal submitted has been designed so that surface water will not travel outside the site. It is noted that the Water Environment Unit or NRW have not expressed an objection to the proposed development based on flood risk. Similarly, there is no objection to the surface water drainage proposal by any of the other relevant statutory bodies consulted. Considering the above, it is believed that this development will comply with the requirements of

PLANNING COMMITTEE	DATE: 18/03/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

policies PCYFF 5, PS 5 and PS 6 as they relate to ensuring that new developments will not have negative impacts on the broader environment and that they are resilient against similar changes in the environment in the future.

Class Use

- 5.33 As this proposal has been assessed against the expected growth level of Y Felinheli to prepare residential units in C3 class use (Dwellings, used as sole or main residences), it is considered that it would be reasonable to impose a condition on the permission removing the permitted development rights within C Class to prevent the change of use to C5 Class (Dwellings not used as sole or main residences) or C6 Class (Short-term lets) without applying for planning permission.

6. Conclusions:

- 6.1 This is a proposal for affordable housing drawn up to meet the needs of the local housing market and located on a site immediately adjacent to the village's development boundary as required for "exception" developments. As a result, despite noting the concerns raised relating to the potential impact on biodiversity and flooding, it is believed on balance, that the plan is acceptable and that it complies with the requirements of relevant local and national planning policies relating to all relevant material planning matters.

7. Recommendation:

- 7.1 To delegate powers to the Head of Planning to approve the application, subject to a further assessment of the need for an educational contribution and to an appropriate 106 Agreement if required. The permission will be subject to the following conditions:

Commence within five years

Development to comply with the approved plans

Must submit and agree on a programme for providing affordable housing

Must agree on external materials including the roofing slates

Removal of permitted development rights

Welsh Water Condition

Highways Conditions

Biodiversity conditions

Trees conditions

An Arboriculture Method Statement must be prepared

The operational methods highlighted in the CEMP must be followed

A Welsh name for the housing estate and individual houses

A condition to ensure that fences are erected to protect the habitat near the stream

PLANNING COMMITTEE	DATE: 18/03/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

A condition to ensure that a play area with equipment is provided

Restrict the use to C3 use class only

Note - Welsh Water

Land Drainage Unit

Transportation Unit

Fire Service

Natural Resources Wales