

PLANNING COMMITTEE	DATE: 19/05/2025
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 3

Application Number: C24/1119/42/LL

Date Registered: 19/12/2024

Application Type: Full

Community: Nefyn

Ward: Nefyn

Proposal: Full application to construct 14 affordable houses (use class C3) with associated developments, including extending an existing vehicular road and new estate road, amenity space, landscaping and biodiversity enhancements.

Location: Land near Tai Lôn, Morfa Nefyn, Pwllheli, LL53 6LG

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1. Description:

- 1.1. This is a full application to erect 14 affordable houses with associated work and developments on a 0.37ha site designated specifically to build houses within the development boundary of Nefyn, a town defined as a Local Service Centre within the Anglesey and Gwynedd Joint Local Development Plan (Site T46).
- 1.1. The proposal entails constructing the houses and providing a new access off the class 2 B4417 road, creation of an internal estate road as well as walking paths, creation of parking spaces, creation of landscaped areas, create an open amenity area, erection of boundary walls and fences and associated drainage work. Specifically, the proposal contains the following housing mix:
- 4 one-bedroom flats
 - 4 two-bedroom houses
 - 4 three-bedroom houses
 - 1 four-bedroom house
- 1.3 You can see from the information submitted, that the application was presented as a neutral plan in terms of tenure. Namely, the applicant states that they are willing to provide the plan as a plan that would provide 100% affordable housing with a mix of tenure provided (e.g. social rent housing, intermediate affordable rented houses, part-ownership) to satisfy the need as highlighted, and to allow for changes in the circumstances of the households once the scheme has been constructed.
- 1.3 In terms of their appearance, the houses will be finished in a mix of materials to convey different styles and to vary the appearance on the site. The proposed materials for use include:
- Roofs: Natural slate;
 - Walls: Render / timber/stone cladding
 - Boundary treatments – a mixture of timber fencing and metal railings with some existing hedgerows enhanced with additional planting.
- 1.5 The proposed plan includes the provision of an open green space and an informal play area in the south-eastern corner of the site.
- 1.5 The application site is currently agricultural grazing land located within the development boundary of Nefyn and is specifically designated to erect housing within the LDP Inset Map. The implications of designating settlements such as Nefyn as local service centres states that *“In the Local Service Centres...housing to meet the Plan's strategy will be secured through housing designations noted along with suitable windfall sites within the development boundary”*. The description in the LDP of the T46 Site - land near Helyg notes that it is expected to erect 19 living units on the land. As well as being within the development boundary, it is also within the Llŷn and Ynys Enlli Landscape of Outstanding Historic Interest and advisory zone involving a scheduled monument (stone on Ty'n y Cae site approximately 245m north-east of the nearest boundary of the proposed development site). The class 2 B4417 road runs adjacent with the northern and western boundary of the site, with a separate kissing gate leading to a public footpath parallel to the most northerly point of the site. Residential houses directly about the western and southern boundary of the site, with residential houses also further to the north-east.

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

- Language Impact Statement
- Planning Statement
- Initial Ecological Assessment
- Housing Needs and Affordable Housing Statement.
- Drainage Scheme
- Design and Access Statement
- Archaeological Assessment
- Green Infrastructure Statement and Biodiversity Enhancement Plan
- Transport Statement
- A Pre-application Consultation Report (PAC Report)
- External Lighting Report
- Trees Assessment
- Construction Traffic Management Plan
- Water Conservation Strategy
- Construction Environmental Management Plan
- Flood impact assessment
- Landscaping scheme
- Landscaping and ecology management plan

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 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 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 responses received and an observation on the proposal by Dŵr Cymru/Welsh Water and the Biodiversity Unit. Specifically, the setting of the site and the landscaping plan have been revised to avoid the possible impact on Welsh Water resources and in relation to ecological matters. As a result, the drainage scheme was also revised to convey these changes. It is seen that changes and additions have been submitted for the proposed landscaping as well as changing the proposed stone for the access to a natural hedgerow.

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 Act (Wales) 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 ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

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2.3 Anglesey and Gwynedd Joint Local Development Plan 2011-2026, 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 2: Housing in Local Service Centres

TAI 8: An appropriate mix of housing

TAI 15: Affordable housing threshold and their 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 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens.

AT 4: Protection of undesignated archaeological sites and installations

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: Provision of open spaces in new housing developments

SPG: Planning Obligations

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2.4 National Policies: Future Wales: The National Plan 2040

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 - February 2024)

A letter by the Welsh Government's Minister for Climate Change, dated 11 October 2023 announcing an update to chapter 6 of Planning Policy Wales with immediate effect.

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 C11/0364/42/AM - Residential development of 24 houses with 50% of these being affordable housing together with a new access, estate road and supplementary work - The application was withdrawn prior to making a decision.

4. Consultations:

Community/Town Council: Not received

Transportation Unit: I refer to the above application and I confirm that the transportation unit does not have any objection. I request that the following conditions/notes are included with any planning permission granted.

Natural Resources Wales: We have no objection to the proposed development as submitted and provide the following standard advice dealing with Designated Landscape; Protected Sites: Protected species In terms of flooding risk, the planning application proposes a development that is highly vulnerable to damage. Our Flood Risk Map confirms that the site is within Zone A of the development advice map included in technical advice note (TAN) 15: 'Development and Flood Risk' (2004). The Flood Map for Planning indicates that the application site is within flood zone 1, and this means that there is less than 0.1% likelihood of flooding in a specific year. On this basis, we have no objection, on the grounds of flooding risk, to the application as submitted.

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Welsh Water:

Having reviewed the proposal, it is noted that the proposal disposes of foul discharge through the public sewerage system and the disposal of surface water to a sustainable drainage system.

Sewerage treatment

The site is located within the catchment area sewerage system that drains to the Morfa Nefyn treatment works. The impact of the proposed development has been considered and it is believed that the system can cope with the addition.

Sustainable Drainage

An application must be submitted for a SuDS permit

Water Supply

There is existing capacity available within the water supply system for the development

Protection of assets

The site is close to the main sewer and access is required to the apparatus at any time. Having considered the site plan and the drainage scheme, it appears that the stone wall and the hedges are situated within the apparatus protection zone and therefore a further assessment is required to find out whether there is any impact.

Re-consultation

Reiterate the same response to the matters as noted originally together with adding the standard advice regarding planting within a protection zone of the company's conditions by recommending that the developer inspects the deeds to find out whether there are any restrictions or conditions attached and any assets crossing the application site.

Biodiversity Unit:

This site has good hedgerows and '*cloddiau*' on three of the side boundaries. We object the application as it would entail the loss of hedgerows of significant Biodiversity value. The development must ensure a sufficient path between the hedgerows and the development. It is recommended that the site is re-designed to protect the hedgerows.

The survey and ecological report are of a good standard.

Cyngor Gwynedd as the competent authority under the Habitats Regulations needs to consider the proposal in relation to the Clogwyni Pen Llŷn Special Area of Conservation (SAC). We conclude that the proposal is unlikely to have an impact on the SAC sites as it would not entail any loss of land within the SAC and no

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SAC habitat would be lost nor any watercourse nearby or within the application site that would spread into the SAC. The development would not affect the SAC.

In summary,

- We object the proposal due to the loss and harm to hedgerows
- Revised plans must be submitted to indicate a sufficient zone between the development and the hedgerows
- A need to submit the details of hedgerows and '*cloddiau*'
- Hedgerow relocation scheme
- Reptile survey
- Botanical survey
- Grassland fungi survey

Re-consultation

Loss of hedges - the plans indicate that the hedge along the road (northern boundary) would be removed. This would result in the loss of 54m of hedge and '*clawdd*'. It is suggested that as much as possible of the hedge and '*clawdd*' are retained.

Additional surveys - an additional botanical survey will not be needed nor a grassland fungi survey. A reptile survey is required due to the loss of hedgerows.

In summary, the proposal would entail the loss and damage to hedgerows and '*cloddiau*' that would be a loss to Biodiversity and impact the character of the local landscape. It is suggested that there is a zone between the development and the hedgerows unless mitigation measures are proposed such as additional hedgerows.

Housing Strategic Unit:

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

32 options on the Tai Teg register for intermediate properties

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

Number of applicants registered with Housing Options for a social property: 34

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

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Number of bedrooms (owned or part-owned)

Tai Teg

Number of bedrooms	Need as a %
1 bed	0%
2 beds	34%
3 beds	59%
4+ beds	6%

Housing Options Team

Number of bedrooms	Need as a %
1 bed	33%
2 beds	46%
3 beds	13%
4 beds	4%
5 beds	4%

Based on the above information it appears that the Plan meets the need in the area.

Land Drainage Unit:

Standard response relating to the need to submit a permit application to manage surface water in accordance with the relevant regulations relating to SuDS.

The site lies within zone A (Development advice maps accompanying TAN15: Development and Flood Risk) and it is considered to be at little or no risk of flooding. As such, it does not appear that the site is at risk of significant flooding according to the Flooding Map for Planning (FMfP) or more recent surface water flood maps.

We have reviewed the Flood Consequence Assessment (Land Studio, 2024) report submitted with the application and we agree with the conclusions and recommendations included in section 5.

Language Unit:

Not received

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Archaeology Service: Not received

Cadw: Not received

Fire Service: Access for a fire engine - Access roads to the site should ideally have a minimum width of 3.7 metres. Minimum width between gateways of 3.1 metres (if applicable) Road carrying capacity: Minimum of 12.5 tonnes

Facilities for turning - Fire and Rescue Service appliances should not have to reverse more than 20 metres from the end of an access road. This could be achieved by having turning circles, a hammerhead facility or other point at which the appliance can turn.

Health Board: Not received

Rights of Way Unit: A plan was submitted to indicate the location of the public footpath outside the development site but close to sections of the southern and northern boundaries.

Education Department: Considering the capacity and number of learners at the relevant primary and secondary schools, it is seen that there is capacity in the local schools at present.

Public Protection Unit: Due to the proximity of the site to residential dwellings, for the benefit of nearby residents, we recommend that they adhere to the standard conditions relating to Construction Noise, Construction Management Plan, Lighting, Air Source Heat Pumps.

Public Consultation: Several notices were posted on the site and dispersed within the nearby area and nearby residents were notified. An advertisement was also posted in the local press. The advertising period has expired and letters / correspondence were received objecting on the following grounds:

- Unacceptable noise during and after the development
- Unacceptable existing infrastructure in terms of the road and pavements locally and the increase that would derive from

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the development

- Detrimental effect on the residential amenities of local residents
- Damage to local biodiversity and ecology as a result of developing the site and felling of trees and hedges.
- Affordability of housing beyond the reach of local residents that would mean the proposal would attract owners from outside the area.
- Impact of overlooking and dominance/loss of light
- Development too large for the area
- Harm to local services and infrastructure
- Detrimental impact on the Welsh language
- Unacceptable visual impact

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

- Detrimental to the value of existing nearby houses

5. Assessment of the relevant planning considerations:

The principle of the development

- 5.1 It is a requirement for planning applications to 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 Nefyn and it has also been designated specifically under reference T46 as a site for housing development as noted in the Anglesey and Gwynedd Joint Local Development Plan. Specifically, the site was designated in the LDP to erect a maximum of 19 new houses, which is a higher figure than the subject of the existing application. 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, Nefyn has been identified as a Local Service Centre under policy TAI 2. 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 Nefyn over the Plan period is 73 units (including a 10% 'slippage allowance'). During the period 2011 to 2024, a total of 30 units have been completed in Nefyn. The windfall land bank, i.e. sites with extant planning permission, in April 2024, was 16 units with one housing allocation site without permission for 19 units (i.e. the site of this application). This means that there is capacity within the indicative supply for the Nefyn settlement.
- 5.4 Policy PS 17 in the Plan, which is the Plan's Settlement Strategy, states that 22% of housing growth will be located within Local Service Centres. A review of the situation in relation to the windfall provision within the housing survey conducted in 2024 for each of the Local Service Centres indicates that out of the 667 units predicted on windfall sites that 964 had been completed, with 268 in the land bank (and likely to be completed). This data reflects the fact that

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the Plan inherited several 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). Bearing in mind that the housing provision in Nefyn does not exceed the indicative supply figure (when considering the completed units, land bank and the designations without permission) no additional justification would be required with an application of this type outlining how the proposal would address the needs of the local community.

- 5.5 In accordance with Policy TAI 8, consideration must be given as to whether the proposed development meets a demand for housing that is recorded in a Market Housing Assessment and other local evidence. Statements and evidence have been submitted noting the reasoning behind the housing mix proposed in the application and confirmation was received from the Housing Strategic Unit that the information submitted was consistent with information of the need in the area and it would address the needs locally. The proposed development offers a 100% affordable housing development on this site, which has been accepted and earmarked as suitable for residential development by means of its designation in the LDP for this specific proposal. The status of Nefyn in the LDP means that new houses to serve Gwynedd as a whole is expected for this site as in other similar cases on designated sites throughout the county. 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, namely 2374 applicants on the Housing Options register for social Property, and 882 applicants have been registered with Tai Teg for an Intermediate property.
- 5.6 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 Nefyn, 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, it is believed that the proposal addresses the need and the application, as a result, satisfies policy TAI 15.
- 5.7 Therefore, it is considered that there is justification and a need for the proposal and that it meets the needs of the local community. It is considered that the proposal meets the needs of the LDP's housing policies.

Visual amenities

- 5.8 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 the amenities of the residents 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
- 5.9 In considering the semi-urban context of the site and the fact that it will form a logical extension to the village between previously developed sites either in the form of residential units, holiday sites etc, it is believed that the setting, design and materials of the proposed development are in-keeping with the location in an appropriate way. It is believed that the houses have been designed to a

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quality standard which would be in-keeping with the general sense 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, the development is acceptable under Policies PCYFF 2 and PCYFF 3 of the LDP as they relate to these matters.

- 5.10 It is noted that the site is within a Landscape of Outstanding Historic Interest, however, when considering its location on the outskirts of the town, it is not believed that the proposed development will have any harmful impact on this vast designation, and it is therefore considered that the application is consistent with the objectives of policy AT1 of the LDP.

General and residential amenities

- 5.11 Due to the location, design, orientation, and size of the proposed houses, it is not believed that there would be any significant detrimental impact on private amenities deriving from this development. It is recognised that private property abuts the site on the western and southern boundaries and that there is housing opposite on the other side of the public road. Having taken into account the distance between the new houses and these 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 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 When considering the above discussion, it is believed that the development is acceptable under policies PCYFF 2 and PCYFF 3 of the LDP in terms of its impacts on private amenities.

The Welsh Language

- 5.13 There is no need for a Linguistic Statement in line with criterion (1b) of Policy PS 1 'The Welsh Language and Culture', since the proposed development would not, either individually or accumulatively with other developments, provide more than the indicative housing provision for the town of Nefyn. Nevertheless, even when there is no need for a linguistic statement under criterion (1b), the applicant is encouraged to submit a record of how consideration was given to the Welsh language when drawing up the planning application. The method of recording the information needs to be tailored specifically to the nature of the proposed development and the matters that need to be addressed. The methods could include a letter accompanying the planning application, a Planning Statement, a Design and Access Statement or a Welsh Language Statement or a Report on the Welsh Language Impact Assessment.
- 5.14 A report in the form of a Language Impact Assessment summarising in detail the current situation in the context of the language and relevant findings was received. It notes "*The evidence strongly suggests that the language situation of most of the communities that see affordable housing developments overall are likely to see their language profile strengthening. In addition, it is very likely that any children over 3 years old that are part of households that receive an affordable house - without or with limited Welsh language skills - are immersed fairly quickly in the education system to become new Welsh speakers*".
- 5.15 No response to the consultation was received from the Language Unit at the time of writing the report, however, it is believed that it is possible to report any late observations received to the committee.

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- 5.16 It is acknowledged that concerns have arisen regarding the proposal, but it has to be recognised that this is a site that has already been 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 Statement which summarises the argument in favour of the proposal and the impact, if any, on the community and linguistic fabric of the town of Nefyn. The principle of new residential development that would contribute towards meeting the local need is therefore acceptable. It would be possible to impose a condition to ensure that the units are only used as C3 units and not as second homes or short-term holiday lets. Bearing in mind that the site has been allocated for housing and for 100% affordable housing and the fact that no irrefutable evidence has been submitted to show that the proposal would have a harmful impact on the Language, therefore it is considered that the proposal is acceptable in terms 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 houses.

Transport and access matters

- 5.17 Whilst acknowledging that concerns have been raised during the public consultation, the Transportation Unit does not object to the proposal. Subject to appropriate conditions to agree and accept the appropriate permits to create the access and carry out work that would affect the road/public pavement, the parking arrangements, layout of the estate road and vehicular access are acceptable to the Transportation Unit and it is not believed that the additional traffic deriving from the new development would increase the risk to road users in a significant way. 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 meets the requirements of policies TRA 2 and TRA 4 of the LDP as they relate to these matters.

Biodiversity matters

- 5.18 An Initial Ecological Assessment and Biodiversity Enhancement plan and Green Infrastructure Statement were submitted with the application. Policy PS 19 and AMG 5 attempt to protect and/or enhance the natural environment and protect the conservation of local biodiversity. As can be seen from the observations, the Biodiversity Unit objects to the proposal because the proposal as submitted means the loss of an earth-bank (clawdd) and hedgerows. It can be seen 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 it would be expected that there would be changes to the site as a result.
- 5.19 The requirements noted by the Biodiversity Unit have been fully considered by the agent and in response they state that what is required is not possible as they will take a large part of the site making the proposal impractical and inviable. It is accepted that the existing trees and hedgerows contribute to the visual amenities of the site and the nearby area, however, it is believed that the proposal will entail some loss, with the intention to compensate and enhance the growth of hedgerows and trees on the site by implementing their landscape schemes 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 trees in question but although they were on the land they were not considered at that time to be sufficiently important so as not to designate the land for housing development.
- 5.20 With the hedge along the northern boundary of the site, retaining this hedge would significantly affect how it would be possible to develop the site, particularly in terms of creating a standard and

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safe access in and out of the site. Although a section of this hedge will be lost, the intention to enhance some of the current hedgerows and to plant hedges and native trees on the development site to mitigate the loss and to offer enhancements for biodiversity must be highlighted.

- 5.21 By imposing appropriate conditions to agree on the site lighting details as well as ensuring that all mitigation measures and biodiversity enhancements are implemented in line with relevant reports, it is believed 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 stepwise approach.

Archaeological Matters

- 5.22 It appears from the information submitted that an Archaeological Assessment has been submitted with the application.

No response was received to the consultation on the current application from the Archaeological Service but having considered the submitted report and the findings that it is unlikely that any remains of archaeological value exist, it is believed that including a standard condition to ensure that the development is maintained in accordance with the relevant recommendations in the report that are entirely reasonable in this case, and therefore, it is believed that the relevant requirements of policies PS 20 and AT 4 are met.

Open spaces

- 5.23 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 to provide a suitable provision of open spaces. Paragraph 6.1.29 of the LDP states that in order to inform the open space requirements on future proposals, the Fields in Trust (FIT) benchmark standard of a minimum 2.4 hectares per 1,000 population should be used. This consists of 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 being play areas with equipment). The estimate made indicates a lack of provision of outdoor sports and play areas for children with equipment in this area.
- 5.24 By following the FIT methodology, it is noted that a development of the size in question provides 416.96m² of surface area for Outdoor Sports, and 52.07m² of children's play areas with equipment. A total of 346m² is on an open plot on the site, but it does not appear that the details of the equipment proposed to be installed on the site have been confirmed.
- 5.25 It is believed that in such cases, and as already agreed previously with similar developments, it would be reasonable to impose a condition to agree to the exact details of the type of equipment that would be suitable for the site, and thus, it would be acceptable in accordance with the relevant requirements of policy ISA 5.

Educational matters

- 5.26 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 are essential to make the proposals acceptable.

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5.27 When using the standard methodology, it is estimated that the development for 14 houses would have the potential to generate the following numbers:

- Primary School - 4 children
- Secondary School = 3 children

5.28 As part of the statutory consultation, confirmation was received from the Education Department that capacity is available at Ysgol Nefyn and the secondary schools of Ysgol Uwchradd Botwnnog and Ysgol Uwchradd Glan y Môr. Specifically:

- Ysgol Nefyn: Capacity 183 - Existing total 2024 - 121 - Projected numbers - September 2025 - 113; September 2026 - 105; September 2027 -99.
- Ysgol Uwchradd Botwnnog: Capacity 550 - Existing total 2024 - 477 - Projected numbers - September 2025 - 467; September 2026 - 449; September 2027 - 406.
- Ysgol Glan y Môr: Capacity 732 - Existing total 2024- 482; September 2025 - 429; September 2026 - 446; September 2027 - 418.

5.29 Having assessed the proposal in full in line with all relevant requirements as well as the observations of the education department, it is believed in this case that there is sufficient capacity within local schools. Therefore, it is deemed that the proposal would not create a direct need for additional education facilities and that there would be no justification to request a financial contribution. The proposal is considered acceptable and in accordance with the relevant requirements of ISA 1 as well as the relevant guidelines noted within Supplementary Planning Guidance: Planning Obligations.

Flooding matters

5.30 Natural Resources Wales (NRW) have confirmed in their response to the consultation that the site is within zone A according to the map in TAN 15 (2004). The Flood Map for Planning indicates that the application site is within flood zone 1, and this means that there is less than 0.1% likelihood of flooding in a specific year. On this basis, Natural Resources Wales has no objection, on the grounds of flooding risk to the application as submitted.

5.31 However, having considered the guidance of NRW and other material considerations namely the current flood maps and the fact that the proposal would not create a substantial risk and would therefore not be unacceptable according to the policy requirements and relevant advice, it is therefore acceptable based on the relevant policy requirements of policy PS6 given within TAN 15: Development and Flood Risk

Infrastructure matters

5.33 It can be seen from Welsh Water's response that there is confirmation regarding existing services such as sewage and water treatment systems which can cope with this increase in houses within the town.

5.33 In line with Welsh Water's recommendation, it is believed that it would be reasonable 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 that a permit application for the SuDS system would be required for the sustainable drainage system to ensure that this also complies with relevant requirements.

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REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Response to the public consultation

- 5.34 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 nobody was wronged in any way when considering this application.

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 designated for housing within the town's development boundary. As a result, it is believed that the plan is acceptable on the grounds of principle and that it complies with relevant local and national planning policies as noted in the report. Full consideration was given to all the observations and the material objections received and we believe that the proposal is acceptable and, subsequently, is in accordance with the requirements of the relevant policies as noted above.

7. Recommendation:

- 7.1 To delegate powers to the Head of Environment Department to approve the application, with the following conditions:
1. Time
 2. Development to comply with the approved plans
 3. Must submit and agree a programme for providing affordable housing
 4. Must agree on external materials including the roofing slates
 5. Removal of Permitted Development Rights
 6. Welsh Water Condition
 7. Highways Conditions
 8. Biodiversity Conditions
 9. Building Control Plan
 10. The housing estate and individual houses must be given Welsh names.
 11. Restrict the use to C3 use class only
 12. Landscaping to be completed
 13. Agree on the details of any play equipment