

PLANNING STATEMENT

Land off Ffordd Llanberis, Caernarfon, Gwynedd

Prepared on behalf of

The Applicant – Adra (Tai) Cyfyngedig

July 2025

5 Portal Business Park, Eaton Lane,

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1 INTRODUCTION

- 1.1. This Statement has been prepared by Grimster Planning on behalf of our Client, Adra (Tai) Cyfyngedig, (hereafter referred to as the "Applicant").
- 1.2. The Statement is submitted in support of a detailed planning application (hereafter referred to as the "Application"), submitted to Gwynedd Council for the development of Land off Ffordd Llanberis at the edge of the Urban Service Centre of Caernarfon (hereafter referred to as the "Site").
- 1.3. The description of development for which detailed planning permission is sought, as stated on the Application Form, comprises the following:

"Erection of 36 no. dwellings and associated infrastructure works including roads and footpaths, amenity space, landscaping and drainage measures, and a new substation"

1.4. The Application comprises a number of supporting plans and drawings, and technical reports, which should be read alongside this Statement.

Pre-Application Consultation (PAC)

- 1.5. To inform this Application, the Applicant has engaged in formal pre-application consultation with Officers at Gwynedd Council regarding the Site's development potential.
- 1.6. Furthermore, and in accordance with the statutory requirements set out in Welsh Government Guidance, the Applicant has undertaken pre-application consultation with the local community for the proposed 'major' development (by virtue of its scale in excess of ten dwellings). Full details, including the feedback/comments received and how these are addressed by the Applicant, are documented in the Pre-Application Consultation Report submitted with the Application.

2 SITE CONTEXT

2.1. This Section of the Statement provides details of the Site, namely its location, description, and locational sustainability.

Site Location and Surroundings

- 2.2. The Site lies within the administrative area of Gwynedd Council within the Ward area of Peblig (Caernarfon). The Site is located heading east from the centre of Caernarfon, on the A4086 Ffordd Llanberis and which connects to the A487 Caernarfon By-Pass. As such, the Site is well-served and connected via the local highway network, and which provide commuter access to other towns and villages.
- 2.3. In respect of its surrounding character, the Site is surrounded by built form and existing urban influences. This includes the A4086 Ffordd Llanberis along the western edge of the Site; existing residential development on Glan Peris to the south; existing employment uses to the east; and agricultural land to the immediate north, beyond which lies the continuation of the A4086 Ffordd Llanberis.
- 2.4. The existing residential properties to the south of the Site are 2-storey in nature, comprising rows of terraced houses. The commercial premises to the east of the Site are well-screened and primarily in use for B2 Use Class purposes. The Caernarfon Pentecostal Church also lies adjacent to the north-eastern corner of the Site.
- 2.5. The Site Location Plan is provided in Figure 1 below:

PROPOSED DEVELOPMENT SITE
AREA 13749m2

PROPOSED DEVELOPMENT SITE
AREA 13749m2

Figure 1: Site Location Plan

Source: Ainsley Gommon Architects Drawing Ref. 001 Rev. B

Site Description

- 2.6. The Site area extends to 1.37 hectares.
- 2.7. The Site currently comprises greenfield, agricultural land.
- 2.8. There is an existing, well-established hedgerow around the full perimeter of the Site, together with some existing trees in places.
- 2.9. Vehicular (and pedestrian) access to the Site is currently secured via a gated access to the west of the A4086, and via the adjoining land to the north, which is within the same ownership but falls outside of the application site boundary.
- 2.10. There is an existing Public Right of Way which runs to the eastern boundary of the Site (PROW 9), and which connects to PROW 5 to the north-east of the Site. The Public Right of Way is outwith the Site boundary.
- 2.11. The Site lies in Flood Zone 1 and thus is deemed to be at little or no risk of fluvial or coastal/tidal flooding.
- 2.12. The Site is not located within a Conservation Area, and there are no listed buildings on or near to the Site the setting and significance of which might otherwise be affected by the proposed development.
- 2.13. In terms of levels, the Site slopes down towards Ffordd Llanberis from east to west. The Site topography will be levelled in part as part of the proposed development (construction).
- 2.14. There is an existing water main across part of the Site, as shown on the submitted Proposed Site Plan. This easement will remain free of any built development, with a 6m easement maintained (3m either side of the centreline).
- 2.15. Further, there are overhead cables across the easternmost part of the Site. These will be diverted underground, and a 6m easement maintained (3m either side of the centreline).

Locational Sustainability

2.16. In order to appraise the locational sustainability of the Site, we have considered the location of the Site relative to the everyday needs of future residents and access to key services. Further details are provided in Section 4 of the accompanying Transport Statement to which we would invite reference.

Access to Education

- 2.17. The nearest Primary School to the Site is Ysgol Gynradd Maesincla located off Cefn Cadnant; this lies within a c. 0.65km distance of the Site and within a short and safe walking distance. It is understood that there is existing capacity within the school based on enrolment numbers in September 2024, and projected pupil numbers for 2025, 2026 and 2027.
- 2.18. Secondary school provision is available at Ysgol Syr Hugh Owen located on Bethel Road, within a c. 1.3km distance of the Site. As with the above, it is understood that there is existing capacity within the school based on enrolment numbers in September 2024, and projected pupil numbers for 2025, 2026 and 2027.

Access to Shops and Services

- 2.19. The nearest convenience store to the Site is located heading west on the A4086 Ffordd Llanberis (SPAR) c. 0.5km walking distance from the Site and from where everyday supplies can be purchased. Larger retailers and everyday services are available in the centre of Caernarfon, including supermarkets.
- 2.20. Other retail provision in Caernarfon includes banks/building societies, clothing stores, chemists/pharmacies, coffee shops and restaurants, public houses, and take-aways.
- 2.21. Accordingly, the settlement benefits from local retail services which are capable of serving the everyday needs of its residents.

Access to Public Transport

- 2.22. The nearest bus stops to the Site are located on Ffordd Llanberis, within the immediate vicinity of the Site heading west and within a very short walking distance. These stops are served by bus service numbers C7 and S1.
- 2.23. Bus service C7 offers a circular service, from Caernarfon Bus Station, and has two service running per day, Monday to Friday.
- 2.24. Bus service S1 offers a service from Caernarfon to Betws-y-Coed via Llanberis, which runs hourly Monday to Sunday.
- 2.25. Further details are provided in Section 4 of the submitted Transport Statement.
- 2.26. Caernarfon Railway Station lies c. 2.8kmfrom the Site and is at the end of the line of the Welsh Highland Railway. It provides connections to between Porthmadog and Caernarfon.

Access to Healthcare

- 2.27. There are existing Doctors and Dental practices within Caernarfon to serve the local population.
- 2.28. Nearby Bangor is home to Gwynedd Hospital.

Access to Leisure and Recreation

- 2.29. There are a number of existing playing pitches, play areas and open space/parks across Caernarfon which would be accessible to future residents of the proposed development, as well as sites and features of historical importance. The proposed development will itself comprise open space and a play area reflective of the pre-application advice that has been received from the Joint Planning Policy Unit, and the guidance contained in the Open Space in New Residential Developments SPG adopted by Gwynedd Council in March 2019.
- 2.30. Accordingly, the Site benefits from good access to leisure and recreation facilities for community use and which support the health and well-being of existing and future residents.

3 PLANNING HISTORY

3.1. Details of the Site's planning history, where relevant to this Application, is documented in Table 1 below.

Table 1: Planning History

Application Reference	Description of Development	Decision Date	
C09A/0003/14/LL	Erection of a superstore, parking accommodation, landscaping, petrol filling station, car wash and new access including a roundabout.	Withdrawn on November 2009	5 th

3.2. As illustrated in Table 1 above, the Site has previously been subject to a planning application for a retail scheme. It has not previously been subject to any planning applications for residential use, albeit the Site was formerly allocated for housing in the Gwynedd Unitary Development Plan, further details of which are provided in Section 6 of this Statement.

4 PROPOSED DEVELOPMENT

4.1. This Section of the Statement provides details of the proposed development for which detailed planning permission is now sought.

Use

4.2. This Application seeks detailed planning permission for the following:

"Erection of 36 no. dwellings and associated infrastructure works including roads and footpaths, amenity space, landscaping and drainage measures, and a new substation"

Amount

4.3. The proposed development will comprise the development of 36 no. dwellings (Use Class C3). All of the proposed dwelling will be of an affordable tenure; accordingly, the Application comprises a 100% affordable housing scheme.

Housing Mix, Density and Floorspace

- 4.4. The proposed development will comprise the following housing mix:
 - ➤ 10 no. 1-bed, 2 person apartments;
 - 3 no. 2-bed, 3 person bungalows;
 - > 13 no. 2-bed, 4 person houses;
 - > 7 no. 3-bed, 5 person houses;
 - 2 no. 4-bed, 7-person houses; and
 - ➤ 1 no. 5-bed, 8 person house.
- 4.5. The proposed density across the Site will be 26.27 dwellings per hectare.
- 4.6. The cumulative gross internal floorspace across the Site will equate to 2,851 square metres.
- 4.7. A new substation is also proposed as part of the development, located towards the north-western corner of the Site.

Scale and Massing

4.8. The proposed dwellings will all be a maximum of two-storeys in height. The proposed mix of dwellings (as set out in paragraph 4.4 above) allows for a layout which does not give cause to issues of massing which could otherwise be out-of-keeping with the local character and context, whilst also responding to local housing needs identified within the Council's Local Housing Market Assessment and the most recently available housing waiting list/register information set out later in this Statement.

Layout

4.9. The Proposed Site Layout is shown on Figure 2. This primarily incorporates a mix of mid and end-terraced and semi-detached properties. The layout has sought to positively address the street frontage throughout the Site; at the same time, the properties are set back from the road to allow for off-road front parking for the majority of the proposed dwellings (with the exception being communal parking areas for occupants of the apartments).

- 4.10. The layout has been designed such that it respects the Council's required separation distances and avoids any issues of overlooking and impact on the residential amenity of surrounding residential properties to the south of the Site (the privacy of which will be maintained through the retention of existing and new boundary treatments wherever possible).
- 4.11. Consideration has also been given to the Secured by Design principles to inform the proposed Site layout and boundary treatments. Accordingly, the proposed dwellings have been designed/orientated such that there is the opportunity for natural surveillance from properties. This includes surveillance of the proposed amenity spaces and equipped play area within the Site. Details of the street lighting to be provided within the Site can be dealt with by way of a pre-occupation condition attached to any grant of planning permission.

Figure 2: Proposed Site Plan



- 4.12. The proposed layout has sought to retain as many existing trees and hedgerows as possible. Details of proposed hedgerow and tree loss are provided in Section 6 of this Statement.
- 4.13. The proposed layout has maintained a 6m easement for the underground water main. The overhead powerlines will be diverted underground with new easements.

Materials and House types

- 4.14. A full set of elevations and floorplans of the proposed house types are submitted for approval as part of this Application.
- 4.15. The palette of materials proposed by the Applicant include the following:
 - Off-white textured render with stone cladding to break up the scale and massing of the development;
 - > Timber or Hardie Plank feature cladding;
 - > Tiles will be used for the roofs to fit in with the surrounding context;
 - > Energy efficient grey UPVC double glazed windows to complement existing properties; and
 - > Grey (reconstituted) stone sills reflect local details.
- 4.16. Confirmation of the full and final materials palette (including samples) can be dealt with by way of a pre-commencement planning condition(s) attached to any planning permission if deemed necessary.

Landscaping and Public Open Space

- 4.17. A Soft Landscape Plan (x 2) and Green Infrastructure Statement have been prepared and are submitted with the Application. These provide details of new tree and hedgerow planting within and at the perimeter of the Site alongside retained natural features. This will include native tree, hedge and shrub planting, as well as amenity planting and grass/wildflower seeding.
- 4.18. The proposed boundary treatments will likely include close boarded fencing to the side and rear of properties to define plot curtilages. All fences will be required to have hedgehog compliant access holes and advisory signage.
- 4.19. The proposed development will incorporate 2,158 square metres of useable amenity space located along the northern and western edge of the Site (wrapping around the north-west corner of the Site) as well as 234 square metres of space for an equipped area of play to the rear of Plot 12. The western parcel of the amenity space will include an attenuation basin/pond as part of the proposed sustainable surface water drainage measures for the Site.

Accessibility

- 4.20. Vehicular (and pedestrian/cycle) access to the Site can be secured via a new junction off Ffordd Llanberis at the western boundary of the Site. The works proposed as part of this Application will include a new junction designed to adoptable residential standards and will provide a 5.5m access, 6m junction radii and a 2m wide continuous footway on both sides of the road from the entrance to the edge of the main body of the proposed development. A 2m footway will also be provided along part of the Site frontage.
- 4.21. The visibility splays at the Site access will be 2.4m x 102m looking east and 2.4m x 120m looking west. This meets the visibility requirements for a 40mph speed limit road and have been informed by a speed survey. The access arrangements and visibility splays are shown on Drawing Ref. SCP/240824/D01/A included at Appendix C of the accompanying Transport Statement.
- 4.22. The internal road arrangements have been designed to ensure the movement of service and refuse vehicles without allowing their requirements to dominate. Swept path analysis has been undertaken to inform the proposed layout, details of which can be found in Appendix D of the accompanying

- Transport Statement. The swept path analysis demonstrates that a refuse vehicle can access the Site, turn within the Site and exit in a forward gear to / from either direction on Ffordd Llanberis.
- 4.23. In terms of car parking, this will be provided at a ratio of 1 space per 1-bedroom property, 2 spaces per 2 and 3 bedroom properties, and 3 spaces per 4 bed property, and 4 spaces per 5 bedroom property. 8 no. visitor spaces will also be provided.
- 4.24. The proposed development will incorporate dropped kerbs and tactile paving to facilitate safe pedestrian movements. These will assist footpath users and cyclists of all abilities, ensuring that the proposed development is accessible to all. Furthermore, a 3m Active Travel Route is proposed within the Site. The internal footways will provide for the safe movement of pedestrians and to encourage non-car travel in view of the Site's locational sustainability and access to public transport services as documented in Section 2 of this Statement.
- 4.25. Gwynedd County Council has proposals for new active travel link which runs between Caernarfon and Llanrug. Within the vicinity of the Site, the route will run along the northern side of the A4086 Ffordd Llanberis providing a connection between Cibyn Industrial Estate in the north and the A4871 roundabout in the south-west. This route comprises a shared footway / cycle route achieved through widening of existing footways and introduction of new crossing points. This will provide a significant benefit to active travel in the local area and the proposed development.
- 4.26. The Applicant is willing to discuss the merits of a financial contribution towards the improvement of the existing bus stop near to the Site, subject to any such contribution satisfying the relevant CIL tests.

Waste and Recycling

- 4.27. Each of the proposed dwellings will have its own private bin storage area to aid waste collection and recycling.
- 4.28. As outlined above, vehicle tracking has been undertaken as part of the accompanying Transport Statement to ensure that the internal road system can accommodate the safe manoeuvring of refuse vehicles.

Drainage

- 4.29. The proposed development will incorporate the following drainage measures, as shown on accompanying Drawing Ref.'s 24169/SK501-3 Rev. P3 and: 24169/SK501-1 Rev. P4:
 - ➤ Surface Water following infiltration testing, the design approach was to discharge the site's surface water to an infiltration basin accompanied by a below ground cellular soakaway. A soakaway was sized in line with the rate of infiltration and location of permeable ground. This proved the storage provided was insufficient to infiltrate the whole Site. A discharge to the existing ditch within the adjacent field will be required at a proposed discharge rate of 3.4l/s (QBar), additional storage is also required to manage the whole Site during a 1 in 100 year +30% Climate Change +10% Urban Creep. An agreement with LLFA on the discharge rate will be sought. Furthermore, the proposed development will look to incorporate various SuDS features in order to meet the water quality, amenity and biodiversity requirements. This will include a mix of raingardens, infiltration basin and cellular soakaway; and

- ➤ Foul Water following consultation with DCWW, the preferred connection point at chamber SH49622601 was thought to be too shallow. Two potential options to remove foul water from the Site were considered. These comprised an on-site pumped solution to discharge to chamber SH49622601, or an off-site gravity network along the A4086 Llanberis Road highway and connecting into chamber SH48629606 fronting Caer Carreg junction. The options were assessed, and the off-site gravity solution was thought to be the most cost-effective option. Discussions are ongoing with DCWW to substitute the point of connection.
- 4.30. The existing water main crossing part of the Site will be retained and a 6m easement provided (3m either side of the centre line).

Sustainability Measures

- 4.31. The proposed dwellings will be built with a very high level of insulation specification. All will achieve EPC A. Air source heating and other energy efficient equipment will be installed in each property. This will ensure that the running costs of each home are low and will reduce the bills of families who will be residing. Support will be provided to ensure that tenants are aware of how to use the equipment correctly in order to ensure the energy efficiency of each property is maximised.
- 4.32. A Water Conservation Statement has been prepared and is submitted as part of this Application. This provides details of the Applicant's water consumption target, ensuring that each dwelling will not exceed 110 litres per person per day by implementing a series of measures. We would invite full reference to the accompanying Water Conservation Statement.
- 4.33. Other sustainability measures that the Applicant is willing to consider, subject to scheme viability, power points for electric vehicle charging.
- 4.34. More details are provided within the accompanying Design and Access Statement.

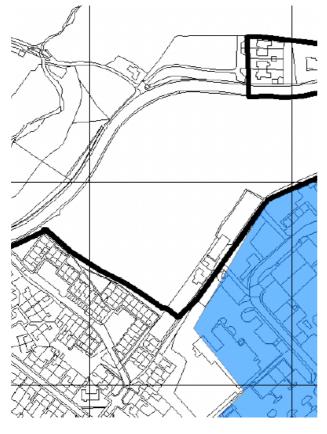
5 PLANNING POLICY CONTEXT

- 5.1. For decision-taking, Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that if regard is to be had to the development plan for the purposes of determination, then that determination must be made in accordance with the development plan unless material considerations indicate otherwise.
- 5.2. This requirement of planning law is re-iterated in Paragraph 1.21 of Planning Policy Wales 12 ("PPW12") published in February 2024.
- 5.3. Accordingly, we set out the relevant development plan and any other material considerations relevant to this Application below:

Local Development Plan

- 5.4. The development plan for the purposes of this Application comprises the following:
 - Anglesey and Gwynedd Joint Local Development Plan 2011-2026 (adopted in July 2017 and which runs until 31st December 2026); and
 - > Anglesey and Gwynedd Joint Local Development Plan Proposals Map.
- 5.5. On the Local Development Plan Proposals Map, the Site is designated as lying within the open countryside, immediately adjacent to the defined settlement boundary of Caernarfon. This is shown on Figure 3 below. It is not therefore designated for any specific land-use.

Figure 3: Local Development Plan Proposals Map Extract



Local Development Plan

5.6. In addition to those policies cited above, the following Local Development Plan policies are considered to be pertinent in the determination of this Application and are considered further in Section 6 of this Statement:

Table 2: Relevant Local Development Plan Policies

Policy Reference	Policy Title	
PS1	Welsh Language and Culture	
PS2	Infrastructure and Developer Contributions	
PS4	Sustainable Transport, Development and Accessibility	
PS5	Sustainable Development	
PS6	Alleviating and Adapting to the Effects of Climate Change	
ISA1	Infrastructure Provision	
ISA5	Provision of Open Spaces in New Housing Developments	
TRA2	Parking Standards	
TRA4	Managing Transport Impacts	
PCYFF1	Development Boundaries	
PCYFF2	Development Criteria	
PCYFF3	Design and Place Shaping	
PCYFF4	Design and Landscaping	
PCYFF5	Carbon Management	
PCYFF6	Water Conservation	
TAI 8	Appropriate Housing Mix	
TAI 16	Exception Sites	
AMG5	Local Biodiversity Conservation	

5.7. In Appendix 4 of the Local Development Plan, Caernarfon is identified as an Urban Service Centre (Settlement Number 6).

Replacement Local Development Plan

- 5.8. Within the Review Report published by Gwynedd Council in March 2022, it has been recommended that a Full Local Development Plan Review now be undertaken. This will take account of contextual changes, including the impacts of Brexit, Covid, and population and household projections.
- 5.9. The Council has recently commenced work on a new Local Development Plan, with the hosting of a Call for Sites exercise between July and October 2024. The next stage of the process will be the Preferred Options consultation, followed by the publication of the Deposit Plan and Examination in Public. It is likely that a new Local Development Plan will not be adopted until at least 2028. As such, there is no new, pending development and spatial strategy by which to meet the housing needs of the County beyond the LDP period which runs until 31st December 2026.

Planning Policy Wales 12

5.10. PPW12 is a material consideration in planning decisions. PPW12 sets out the Welsh Government's approach to sustainable development and core planning principles. This identifies sustainable

development as the process by which to improve the *economic, social, environmental* and *cultural* well-being of Wales, and proposals should seek to promote sustainable development.

- 5.11. Paragraph 1.18 re-iterates the presumption in favour of sustainable development.
- 5.12. Within PPW12, paragraph 1.22 requires development proposals to be determined in accordance with the adopted development plan unless material considerations indicate otherwise.
- 5.13. Placemaking features strongly within PPW12, identified as a holistic approach to the planning and design of development and spaces. This encourages high-quality development, with major developments creating new places.
- 5.14. Chapter 3 of PPW12 identifies the need to encourage and support the use of the Welsh language. Development proposals should consider the likely impact on the Welsh language and is a material planning consideration. It also seeks to protect the best and most versatile agricultural land unless there is an overriding need for its development.
- 5.15. Paragraph 3.60 of PPW12 recognises that "infilling or minor extensions to existing settlements may be acceptable, in particular where they meet a local need for affordable housing."
- 5.16. Chapters 3 and 4 of PPW12 look at locational sustainability. New development should be accessible by walking and cycling, and well-served by public transport, as alternatives to the private car. New development should be located such that it minimises the need to travel and reduces dependency on the private car.
- 5.17. Chapter 4 of PPW12 includes reference to new housing provision, with the need for a supply of land which is deliverable. Local Planning Authorities are required to ensure that the Council's Housing Trajectory forms part of the LDP, and it must set out the expected rate of housing delivery for both market and affordable housing for the LDP period. The Housing Trajectory must be used as the basis for monitoring the delivery of housing delivery in each Authority area. Accurate information on housing delivery assessed against the Trajectory is necessary to form part of the evidence base for development plan Annual Monitoring Reports and for subsequent plan review. Under-delivery against the Housing Trajectory may require a specific early review of an LDP. Monitoring must be undertaken in accordance with the guidance set out in the Development Plans Manual.
- 5.18. Paragraph 4.2.25 confirms that a community's need for affordable housing is a *material planning* consideration in the determination of planning applications.
- 5.19. Paragraph 4.2.26 confirms that affordable housing includes social rented housing owned by local authorities and Registered Social Landlords and intermediate housing where prices or rents are above those of social rent but below market housing prices or rents.
- 5.20. Paragraph 4.2.27 sets out the importance for local planning authorities to have an appreciation of the demand for different types of affordable housing in relation to supply.
- 5.21. Paragraph 4.2.29 sets out the requirement for all affordable housing to meet the Welsh Government's development quality standards.
- 5.22. Paragraph 4.2.33 states that planning applications for housing on sites that comply with an up-to-date development plan should be assumed to be viable.

- 5.23. Paragraph 4.2.34 requires that affordable housing provided on exception sites should meet the needs of local people in perpetuity.
- 5.24. Chapter 6 requires development proposals to take account of the wildlife or landscape value of an area (including safeguarding protected species), and states that it is important to balance conservation objectives with the wider economic needs of local businesses and communities. Landscape value is identified as an intrinsic part of PPW12, and consideration should be given at the outset to any landscape value such that the wellbeing needs can be achieved. The provision of green infrastructure is encouraged, and the quality of the built environment should be enhanced by integrating green infrastructure into new development demonstrated through a Green Infrastructure Statement as required by paragraph 6.2.12. Paragraph 6.2.13 recognises that green infrastructure can have wider cumulative benefits, particularly in relation to biodiversity and the resilience of ecosystems as well as in securing the other desired environmental qualities of places.
- 5.25. Chapter 6 also covers matters relating to flood-risk and drainage. PPW12 is clear that new development should reduce and not increase the risk of flooding; to this end, Local Planning Authorities are encouraged to work closely with Natural Resources Wales, drainage bodies, sewerage undertakers and relevant authorities in the determination of planning applications. This process should ensure that surface water run-off is controlled as near to the source as possible through the use of sustainable urban drainage systems ("SUDS"), ensuring that development does not increase flooding elsewhere by the loss of flood storage/flood flow route, or increase the problem of surface water run-off. Paragraph 6.6.17 requires that development of one or more dwellings also require approval from the SuDS Approval Body ("SAB") before construction can commence. This is designed to ensure that SuDS infrastructure is properly maintained and functions effectively for its design life.

Technical Advice Notes

- 5.26. Alongside PPW12, a number of Technical Advice Notes ("TAN") have been prepared by the Welsh Government. Those of relevance to the determination of this Application comprise the following:
 - TAN2 Planning and Affordable Housing
 - > TAN5 Nature Conservation and Planning
 - ➤ TAN11 Noise
 - ➤ TAN12 Design
 - > TAN15 Development and Flood Risk (as updated in 2025)
 - TAN16 Recreation and Open Space
 - > TAN18 Transport
 - TAN20 Planning and the Welsh Language
 - > TAN24 The Historic Environment
- 5.27. In respect of TAN2, this is a material planning consideration that should be read alongside PPW12 as documented above, in the determination of planning applications.
- 5.28. The purpose of TAN2 is to provide advice to local planning authorities on how to determine affordability. This includes the need for a collaborative approach working alongside stakeholders.
- 5.29. Paragraph 3.2 of TAN2 sets out the need for local planning authorities to include an affordable housing target in their development plan which is based on the housing need identified in the local

- housing market assessment. It should set out how this target will be achieved, and monitor development on an annual basis.
- 5.30. Paragraph 5.1 of TAN2 defines affordable housing as including social rented housing and intermediate housing.
- 5.31. TAN2 recognises that affordability is one of the key factors influencing housing demand and need. Information on affordability will therefore be an important consideration in developing policies to deliver/meet affordable housing needs.

Future Wales - The National Plan 2040

- 5.32. The Welsh Government published the National Plan in February 2021. It serves as the national development framework for Wales, a spatial plan setting the direction for development nationally up to 2040. It provides the basis upon which further guidance, including Planning Policy Wales and Local Development Plans, should be prepared.
- 5.33. In respect of housing delivery, the National Plan requires a mix of housing types and tenures to create social inclusion and to cater for mixed lifestyles and working arrangements.
- 5.34. Policy 7 focuses on the delivery of affordable homes. Providing housing at levels which meets needs is stated to be a key priority for the Welsh Government. The planning system must facilitate the provision of additional market and affordable housing.
- 5.35. In the North, Local Development Plans should seek to support growth and appropriate development in rural towns and villages. This includes market and affordable housing.

Other Material Planning Considerations / Evidence Base Documents

5.36. Gwynedd Council has published a number of other material planning considerations and evidence base documents which are considered to be pertinent in the consideration of this Application; further details are set out below.

Housing Land Supply

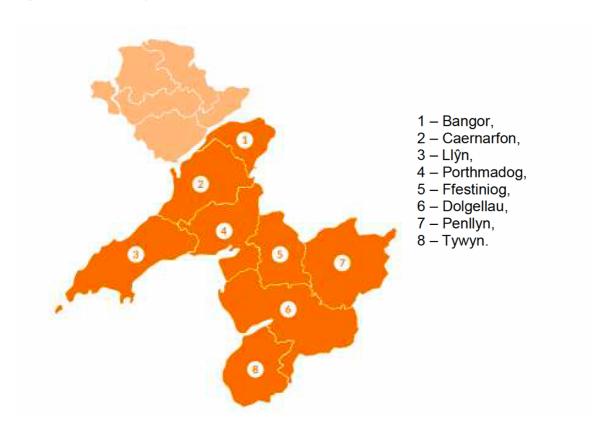
- 5.37. The Council's latest Joint Housing Land Availability Study published in July 2019 identified a 5.3-year housing land supply in Gwynedd and the Isle of Anglesey.
- 5.38. Since the publication of this Study, TAN1 has now been revoked by the Welsh Government and with it the requirement for Local Planning Authorities to prepare a Joint Housing Land Availability Study.
- 5.39. The Council's latest stated housing land supply position is set out in its 5th Annual Monitoring Report for the period 1st April 2022 to 31 March 2023. This confirms that since the start of the Plan period in 2011, there have been 4,569 completions across the Isle of Anglesey and Gwynedd against a requirement of 5,748. This leaves a shortfall of 1,179 for the period 2011-12 to 2022-2023, together with the need for a further 1,437 dwellings between 2023-24 and 2025-26 at a rate of 479 dwellings per annum. In total, there is a need for 2,616 dwellings over the 3-year period 203/24 to 2025/26 at a rate of 872 dwellings a year. Such delivery rates are not supported by past delivery rates, with the highest ever achieved being 548 dwellings in the year 2018/2019, and thus are not considered to be achievable.

- 5.40. In Caernarfon, Policy TAI1 of the LDP identifies an *indicative* figure of 190 dwellings coming forward in the settlement during the Plan period from windfall sites, commitments and completions in addition to the 194 dwellings that could be delivered across 3 allocated sites (Site Ref.'s T25, T26 and T27). The Council has also applied a 10% slippage, giving a total indicative housing target for Caernarfon of 415 dwellings during the LDP period.
- 5.41. At the time of writing and based on information provided by Gwynedd Council on 27th August 2024, it is understood that 266 dwelling completions have taken place in Caernarfon between 2011 and April 2024, with a windfall landbank of 54 no. dwellings and a further 29 dwellings from sites without planning permission. This leaves a remaining shortfall of 66 dwellings during the LDP Period to achieve the indicative housing figure for Caernarfon. The *indicative* growth figure set out in the Local Development Plan for Caernarfon is understood therefore to not have been exceeded at the time of writing. This is considered further in Section 6 of this Statement.
- 5.42. For the reasons set out in Section 6 of this Statement, this does not preclude the delivery of a 100% affordable housing scheme on the Site subject to satisfying the requirements of Policy TAI 16 of the Local Development Plan.

Local Housing Market Assessment (LHMA)

- 5.43. The Council's most recent LHMA covers the period 2018-2023.
- 5.44. This identifies eight Housing Market Areas across Gwynedd, as shown below:

Figure 4: LHMA's in Gwynedd



- 5.45. The LMHA identifies that there is a need for 515 additional social housing units per annum in Gwynedd up to 2023.
- 5.46. Furthermore, it identifies that there is a need for 65 additional intermediate housing units per annum up to 2023.
- 5.47. In total, the annual affordable housing requirement in Gwynedd up to 2023 stands at 580 dwellings. This is a reduction from the 608 dwellings a year identified in the 2013 LHMA (for social rented and intermediate rented housing).
- 5.48. It is understood that just 407 affordable completions have been achieved across Gwynedd County for the period 2017-2024. Before that, there were 163 homes built in the period 2015 to 2017. Accordingly, there is a **significant unmet** affordable housing need to be addressed. The LHMA identifies a need for all housing sizes, ranging from 1-2 bed dwellings up to 5-bed dwellings (owing to a projected increase in larger households between 2018 and 2035). This is discussed further, with more up-to-date delivery figures, in Section 6 of this Statement.
- 5.49. More recently, the Council published its Affordable Housing Prospectus. Within this, the Site is identified as lying within the Caernarfon "Well-Being" Area (as per Figure 4 above).
- 5.50. The Prospectus identifies that the demand for social housing is highest in Bangor and Caernarfon, with the greatest demand for 2-bedroom properties following by 1 bedroom and 3 bedroom dwellings. There is a much lower demand for 4 bedroom properties.
- 5.51. The Prospectus recognises the need to target the delivery of more 1 and 2 bedroom properties as part of the housing mix in future developments; there is an identified shortfall in supply of this size of property, alongside an over-supply of 3-bedroom dwellings.
- 5.52. The amount of social housing is at its lowest in rural areas of Gwynedd.

Supplementary Planning Guidance Notes

- 5.53. Gwynedd Council has published the following Supplementary Planning Guidance Notes ("SPGN') which are considered relevant in the determination of this Application:
 - > SPGN Housing Developments and Educational Provision (November 2009)
 - > SPGN Landscape Character (November 2009)
 - SPGN Planning for Sustainable Development (April 2010)
 - SPGN Housing Mix (October 2018)
 - > SPGN Open Space in New Residential Development (March 2019)
 - SPGN Affordable Housing (April 2019)
 - SPGN Maintaining and Creating Distinctive and Sustainable Communities (July 2019)
 - SPGN Planning Obligations (September 2019)
- 5.54. Compliance of the proposed development with these SPGNs is considered in Section 6 of this Statement.

6 TECHNICAL AND POLICY ASSESSMENT

6.1. This Section of the Statement assesses the proposed development against the relevant policies of the development plan, and other material considerations, as documented in Section 5. In doing so, regard has been had to the pre-application response received from Gwynedd Council, and the consultee responses received during the Pre-Application Consultation process.

Principle of Development

- 6.2. As documented in Section 5 of this Statement, the proposed development should be determined against the policies of the development plan unless material considerations indicate otherwise. In the context of this Application, the development plan comprises the Joint Isle and Anglesey and Gwynedd LDP.
- 6.3. The Site itself lies outside but immediately adjacent to the defined settlement boundary of Caernarfon defined by Policy PCYFF1, within the Ward area of Peblig (Caernarfon). However, the Site was previously allocated in the former Gwynedd Unitary Development Plan, details of which are provided in **Appendix 2** of this Statement. This demonstrates that the Site has previously been deemed suitable for a residential land-use as part of a larger land release.
- 6.4. The Site is not designated for any particular land-use in the latest LDP, lying within the open countryside. Caernarfon is identified in the adopted LDP as an Urban Service Centre, with the LDP setting an *indicative* housing growth figure of 394 dwellings for the settlement inclusive of a 10% slippage. As documented in paragraph 5.41 of this Statement, it is understood that this *indicative* figure has not been exceeded at the time of writing).
- 6.5. Caernarfon forms part of the Sub-Regional Centre and Urban Service Centres tier of the settlement hierarchy under Policy PS16 of the LDP, where an *indicative* supply of 4,195 dwellings are expected to come forward during the Plan period up to December 2026, inclusive of a 10% slippage.
- 6.6. In light of the Site's location outside of the defined settlement boundary of Caernarfon, the development of the Site for a market housing led scheme would be contrary to the Local Development Plan.
- 6.7. In view of the above, the proposed development now subject to this Application is being advanced under Policy TAI 16: *Exception Sites* of the Local Development Plan.

Policy TAI 16: Exception Sites

6.8. The following extract is taken from the Council's LDP:

POLICY TAI 16: EXCEPTION SITES

Where it is demonstrated that there is a proven local need for affordable housing (as defined in the Glossary of Terms) that cannot reasonably be delivered within a reasonable timescale on a market site inside the development boundary that includes a requirement for affordable housing, as an exception, proposals for 100% affordable housing schemes on sites immediately adjacent to development boundaries that form a reasonable extension to the settlement will be granted. Proposals must be for a small scale development, which are proportionate to the size of the settlement, unless it can be clearly demonstrated that there is a demonstrable requirement for a larger site, with priority, where it is appropriate, given to suitable previously

- 6.9. The explanatory text to Policy TAI 16 states the following:
 - 6.4.110 Planning Policy Wales refers to affordable housing exception sites as small housing sites within or adjoining existing settlements for the provision of affordable housing to meet local needs. This is further clarified in TAN2, which states rural exception sites should be small (as locally defined in a plan), solely for affordable housing and on land within or adjoining existing rural settlements which would not otherwise be released for market housing.
 - 6.4.111 Due to the rural nature of the area, exception sites will be considered for all the settlements identified in the Plan. They should however be of a scale compatible to the role of the settlement. The only exception to this is if justification is provided to explain how a proposal serves a wider area than the settlement itself e.g. due to lack of opportunities in other settlements within the same area. Sites adjacent to the boundary should not form an unacceptable intrusion into the countryside or create a fragmented development pattern.
- 6.10. Taking account of Policy TAI 16 and the explanatory text, as part of the justification for this Application, it is necessary to demonstrate the following:
 - 1. A proven local need for affordable housing;
 - 2. Evidence that this affordable need cannot be met on a market site inside the development boundary that includes a requirement for affordable housing;
 - 3. The Site must lie adjacent to settlement boundaries and form a reasonable extension to the settlement. Development should not form an unacceptable intrusion into the countryside or create a fragmented development pattern; and
 - 4. Be of a small-scale, proportionate to the size of the settlement, unless it can be clearly demonstrated that this is a demonstrable requirement for a larger site, with priority given to suitable previously developed land. As part of the justification for a larger site, this might comprise evidence to explain how a proposal would serve a wider area than the settlement itself (e.g. due to a lack of opportunities in other settlements within the same area).
- 6.11. We go on to consider each of the above in turn below.

1. Proven Local Need for Affordable Housing

6.12. The latest housing need figures for Caernarfon, as of 3rd January 2024, and August 2024, are as follows:

Table 3: Social Housing Register

	Gwynedd Common Housing Register – as of 03.01.2024	Caernarfon
	Social Rent demand for property size:	Number of applicants
	1 bed flats	178 (49)
	2 bed flats	159 (56)
	2 bed bungalows	46 (22)
Overview of	2 bed houses	187 (64)
demand for	3 bed houses	91 (54)
social rental	4 bed houses	40 (23)
homes in	5 bed houses	8 (2)
the area	6 bed houses	0
	Total	709 (270)

There is high demand for properties in the Caernarfon area.

Figure in (*) are the applicants with 5 years local connection to Peblig, Caernarfon and are in housing need (Band 1A, Band 2 & Band 3 on the Housing Register)

Overview of demand for intermediate rental	Tai Teg Affordable Homes Register – as of August 2024	Caernarfon
	Intermediate Rental demand for: 2 bed houses	Number of applicants
homes in the area	3 bed houses	109
	Total	205

Source: Gwynedd Social Housing Register

- 6.13. Based on Table 3 above, there is very clearly a high demand for 1 and 2 apartments, and 2 and 3 bedroom houses, together with a lesser demand for 2 bed bungalows and 4 bed houses. There is demand for both social rented and affordable rented properties, which the housing mix and tenure of the proposed development would directly respond to.
- 6.14. It should be noted that the SARTH and Tai Teg Housing Registers do not capture all of the households in Gwynedd County whom are in need of affordable housing. It merely provides details of those in priority need whom the Housing Strategy Team/Department at Gwynedd Council are

- seeking to provide accommodation. Accordingly, the households in need of affordable housing in Gwynedd (including Caernarfon) will go beyond the number of applicants on the SARTH and Tai Teg Housing Registers.
- 6.15. As documented in Section 5 of this Statement and the accompanying Affordable Housing Statement which should be read alongside this Statement, there is a significant unmet housing need across Gwynedd based on the annual affordable housing need for the County as set out in the LHMA.

Total Housing Completions in Gwynedd

6.16. Table 4 provides details of affordable housing delivery against the requirement for 247.5 dwellings per annum during the LDP Plan period (based on the LDP annual requirement for the period 2011-2026) in the Gwynedd Authority Area. This is based on the information contained in Section 6.4 of the Council's Annual Monitoring Report 2023-24:

Table 4: Housing Completions in Gwynedd for the period 2011/12 to 2023/2024

Year	Annual LDP Housing Requirement in Gwynedd	Gross Additions to Housing Stock in Anglesey and Gwynedd	Surplus / Shortfall per Year
2011/12	247.5	121	-126.5
2012/13	247.5	171	-76.5
2013/14	247.5	176	-71.5
2014/15	247.5	238	-9.5
2015/16	247.5	211	-36.5
2016/17	247.5	276	+28.5
2017/18	247.5	208	-39.5
2018/19	247.5	281	+33.5
2019/20	247.5	245	-2.5
2020/21	247.5	135	-112.5
2021/22	247.5	169	-78.5
2022/23	247.5	107	-140.5
2023/24	247.5	137	-110.5
Total	3,217.50	2,475	-742.5
Average per Year	247.5	190.38	-57.12

Source: Gwynedd Annual Monitoring Report, 2023-24

- 6.17. As illustrated in Table 4 above, there has been a persistent shortfall in new housing delivery across Gwynedd since the start of the LDP Plan period in 2011. In total, this now amounts to 742.5 fewer dwellings delivered than required. This in turn has had a significant detrimental impact on the delivery of new affordable housing provision in Gwynedd since 2011.
- 6.18. The commentary to Indicator D1 in the Council's Annual Monitoring Report 2023-2024 confirms that just 407 affordable homes were completed across the Authority Area of Gwynedd between 1st August 2017 and 31st March 2024, at an average of 67.8 dwellings per year. This is considerably below the annual affordable housing needs for Gwynedd, as set out in paragraphs 5.43 to 5.52 of this Statement; as such, there is a **significant unmet affordable housing need** across Gwynedd.

Affordable Housing Completions

- 6.19. Tables 5 and 6 provide a further detailed breakdown of affordable housing delivery in Gwynedd since 2013, based on the two LHMA periods 2013-2018 and 2018-2023 and the need for social rented and intermediate rented housing.
- 6.20. Table 5 provides details of affordable housing delivery against the need for 608 dwellings per annum between 2013/14 and 2017/18 based on the LHMA 2013.
- 6.21. Table 6 provides details of affordable housing delivery against the need for 580 affordable dwellings per annum between 2018/19 and 2022/23 based on the LHMA 2018.

Table 5: Gross Affordable Housing Delivery in Gwynedd for period 2013/14 to 2017/18

Year	Annual Affordable Housing Need in Gwynedd (based on Gwynedd LHMA 2013)	Gross Additions to Affordable Housing Stock in Gwynedd	Surplus / Shortfall per Year
2013/14	608	50	-558
2014/15	608	110	-498
2015/16	608	47	-561
2016/17	608	64	-544
2017/18	608	46	-562
Total	3,040	317	-2,723
Average per Year	608	63	-548

Source: Table 40 of Gwynedd Local Housing Market Assessment

6.22. Table 5 shows an annual average affordable housing delivery rate of 63 dwellings in Gwynedd for the period 2013/14 to 2017/18. The is less than 20% of the need for 608 affordable homes per annum during that period based on the LHMA 2013, and has led to a cumulative shortfall of 2,723 affordable homes across that 5-year period.

Table 6: Gross Affordable Housing Delivery in Gwynedd for period 2018/18 to 2022/23

Year	Annual Affordable	Net Additions to	Surplus / Shortfall
	Housing Need in	Affordable Housing	per Year
	Gwynedd (based on	Stock in Gwynedd	
	Gwynedd LHMA 2018)		
2018/19	580	118	-462
2019/20	580	97	-483
2020/21	580	101	-479
2021/22	580	38	-542
2022/23	580	80	-500
Total	2,900	434	-2,466
Average per Year	580	86.8	-493.2

Source: Stats Wales - Housing Provision by Location and Year

- 6.23. Table 5 shows an annual average affordable housing delivery rate of 86.8 dwellings in Gwynedd for the period 2018/19 to 2022/23. The is an improvement over the previous 5-year period, but still remains on average 493.2 affordable homes a year below the identified need.
- 6.24. The cumulative affordable housing shortfall during the period 2013/14 to 2022/23 against the need in Gwynedd stands at 5,189 dwellings.
- 6.25. The data set out in Tables 5 and 6 above provides a clear, factual and evidential demonstration that affordable housing delivery across Gwynedd since 2013/14 has fallen considerably and persistently below the annual needs identified in the Council's own LHMA 2013 and LHMA 2018.
- 6.26. This has led to an increasing, unmet affordable housing need across Gwynedd.
- 6.27. Whilst the LDP seeks to address this through policy requirements and housing allocations, the reality is that the LDP allocations and existing housing commitments alone will not meet this outstanding and ever-increasing need. That is why Policy TAI 16 of the LDP crucially supports the delivery of affordable housing exception sites as an additional means to address the major affordable housing shortfall in Gwynedd County.

Private Rents in Gwynedd - Median and Lower Quartile

6.28. Details of private rents across Gwynedd have been obtained using the Stats Wales PRS Rents interactive table. These cover the years 2013 and 2019. Accordingly, we have assessed how private rents have changed in Gwynedd since 2013 (at the start of the LHMA 2013 period through to 2019 (as the latest available published data).

Table 7: Median Private Rents in Gwynedd, 2013/14 and 2019/20

Bedroom Numbers	Median Rent in 2013/14	Median Rent in 2019/20	% Change
Gwynedd			
1-bedroom	£360	£400.03	+11
2-bedroom	£433.33	£487.50	+12.5
3-bedroom	£522.50	£580	+11
4+ bedroom	£675	£675	+0
Wales			
1-bedroom	£400	£450	+12.5
2-bedroom	£491.73	£525	+6.7
3-bedroom	£550	£575	+4.5
4+ bedroom	£730	£795	+9

Source: Stats Wales - Private Sector Rents Interactive Table

6.29. The data set out in Table 7 above shows that private rents have increased for every property size in Gwynedd, with the exception of 4+ bedroom properties, between 2013/14 and 2019/20. Whilst this might not be unexpected, the rate of rental growth for 2 and bedroom properties are well in excess of the national average respectively.

6.30. The same data source has also been used to assess the lower quartile rents in Gwynedd over the same period. These rents are typically for people on lower incomes, including households that may be reliant on housing allowances to help cover some of their accommodation costs.

Table 8: Lower Quartile Private Rents in Gwynedd, 2013/14 and 2019/20

Bedroom Numbers	Lower Quartile Rent	Lower Quartile Rent in	% Change
	in 2015/16	2019/20	
Gwynedd			
1-bedroom	£303.33	£364.25	+20
2-bedroom	£375	£420	+12
3-bedroom	£437.70	£500	+14
4+ bedroom	£500	£590	+18
Wales			
1-bedroom	£350	£375	+7
2-bedroom	£425	£450	+5.8
3-bedroom	£475	£495	+4
4+ bedroom	£625	£650	+4

Source: Stats Wales - Private Sector Rents Interactive Table

6.31. There have been ever larger increases across the board for all property sizes when it comes to lower quartile private rents. The growth of lower quartile private rents in Gwynedd has exceeded the national average for all property sizes, and considerably so in all cases.

Median House Prices

- 6.32. Statistical information is available at a more localised level to understand the median house prices, and how these compare to the County average. This comprises the HPSSA datasets 2 and 9.
- 6.33. Based on the Middle Layer Super Output Area (MSOA) data for Code Area W02000015 'Gwynedd 006' in which the Site is located (i.e Caernarfon), the following median house prices have been identified:
 - March 2013 median house price of £118,000
 - ➤ March 2023 median house price of £167,000
- 6.34. This shows an increase of £49,000 to the median house price over a 10-year period at a local level, equating to a 41.5% increase.
- 6.35. In Gwynedd as a County, the median house price was £135,000 in March 2013, and £185,000 in March 2023, an increase of 37.03% over a 10-year period.
- 6.36. Accordingly, the median house price increase in the MSOA area has exceeded the County level increase between March 2013 and March 2023.

Lower Quartile House Prices

- 6.37. Statistical information is available at a more localised level to understand the lower quartile house prices, and how these compare to the County average. This comprises the HPSSA datasets 4 and 15.
- 6.38. Based on the Middle Layer Super Output Area (MSOA) data for Code Area W02000015 'Gwynedd 006' in which the Site is located (i.e Caernarfon), the following lower quartile house prices have been identified:
 - ➤ March 2013 median house price of £88,000
 - > March 2022 median house price of £138,000
- 6.39. This shows an increase of £49,000 to the median house price over a 9-year period at a local level, equating to a 56.8% increase.
- 6.40. In Gwynedd as a County, the median house price was £100,000 in March 2013, and £130,000 in March 2022, an increase of 30% over a 9-year period.
- 6.41. Accordingly, the median house price increase in the MSOA area has significantly exceeded the County level increase between March 2013 and March 2022.

Deliverability

- 6.42. A Delivery Statement has been prepared by the Applicant and is submitted alongside this Statement.
- 6.43. This confirms that Adra (Tai) Cyfyngedig has agreed a contract with the current landowners to purchase the Site subject to receipt of a satisfactory planning permission. There are no legal matters which would preclude the deliverability of the proposed development.
- 6.44. Adra would seek to complete the first property within 9 months of having obtained the legal rights to commence development (i.e following the discharge of any pre-commencement planning conditions and planning obligations). allowing for full completion of the scheme with 18 months of commencement.
- 6.45. Adra can confirm that it has funding in place to carry out the proposed development and have assurances on the availability of Social Housing Grant Support from Gwynedd County Council for the coming years should the proposed development be approved.

Summary Position on Affordable Need

- 6.46. The key headlines to be drawn from this Section and the accompanying Affordable Housing Statement are:
 - There is a high demand and need for affordable housing of different types and size in the Caernarfon area based on the number of applicants seeking accommodation on the Social Housing and Tai Teg Housing Registers;
 - Median and lower quartile rents in Gwynedd have increased between 2013 and 2019, well in excess of the respective national averages;

- ➤ House price increases in the MSOA area where the Site is located have exceeded the County average, all of which have increased significantly over the period from March 2013 to March 2022/2023; and
- ➤ There is a significant, unmet affordable housing need across Gwynedd owing to the failure to deliver enough affordable housing in line with the adopted LDP affordable housing annual requirement, with a shortfall in delivery of over 740 new affordable homes since 2011/12.
- 6.47. In view of the above, it is clear that the need to increase the supply of and access to affordable housing in Gwynedd is becoming ever more important, and there is a pressing need to address issues of affordability within Caernarfon. The accompanying Affordable Housing Statement has identified a shortage of available and suitable affordable housing stock in the area to meet people's needs.
- 6.48. The findings demonstrate evidence of genuine, proven local need for affordable housing in Caernarfon, consistent with the requirements of Policy TAI 16, and that the proposed development is a deliverable solution by which to address some of the shortfall.

2. Availability of Alternative Sites

- 6.49. Policy TAI 16 requires a demonstration that there are no other suitable sites or properties within the settlement boundary to meet the identified affordable housing need.
- 6.50. The following extract is taken from the adopted Gwynedd LDP Policies Map showing the settlement of Caernarfon:

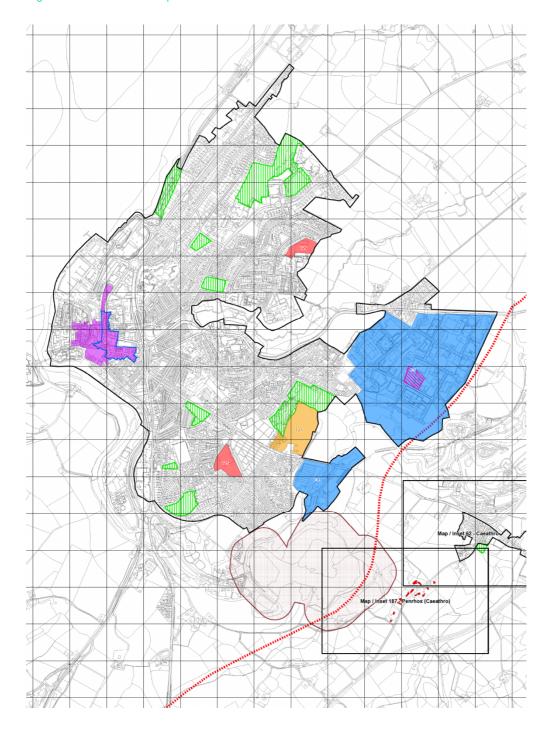


Figure 5: LDP Policies Map Extract of Caernarfon

- 6.51. As shown on the above extract, there are 3 no. LDP housing allocations within Caernarfon. The status of these is documented in **Appendix 1** of this Statement. At the time of writing, only one of these allocations is yet to be completed, namely Site Allocation T26. This is unlikely to come forward and provide any housing completions before the end of the Plan period in December 2026.
- 6.52. Details of anticipated housing delivery in Caernarfon are provided in Appendix 1 of this Statement, including the Applicant's assessment of future supply until the end of the LDP Period on 31st December 2026. This also includes sites in the wider Sub-Regional Centre and Other Urban Service

Centres tier of the settlement hierarchy, based on the wider assessment of sites undertaken in **Appendix 1**.

- 6.53. At the time of writing, and based on information provided by Gwynedd Council as part of the preapplication process undertaken by the Applicant, it is understood that the *indicative* growth figure for Caernarfon of 394 dwellings, which is not a 'cap,' set out under Policy TAI 1 of the Local Development Plan has not been exceeded.
- 6.54. Based on the assessment undertaken in **Appendix 1** of this Statement, this *indicative* growth figure is unlikely to be exceeded before the end of December 2026 by way of further completions from allocations and landbank sites in Caernarfon.
- 6.55. Furthermore, the *indicative* growth figure of 4,195 dwellings for the Sub-Regional Centre and Other Urban Service Centres tier of the settlement hierarchy set out under Policy PS16 of the LDP is unlikely to be achieved before the end of December 2026 by way of further completions, based on the assessment undertaken in **Appendix 1**.
- 6.56. As such, there is an overriding need to identify alternative sources of supply in Caernarfon and the Sub-Regional Centre and Other Urban Service Centres tier of the settlement hierarchy to deliver new affordable to address local needs.
- 6.57. There is no other greenfield land outside of the settlement boundary of Caernarfon which is sequentially preferable to the Site in that regard. Beyond the policies map designations, other considerations that have to be factored in when assessing alternative parcels of land outside of the settlement boundary include best and most versatile agricultural land, flood-risk, accessibility and sustainability, and topography.
- 6.58. In summary, the findings of this Section have demonstrated that there is **no** other land or buildings within the settlement boundary of Caernarfon, nor LDP allocations or commitments, immediately capable of meeting the identified affordable housing needs set out in the submitted Housing Needs Survey and Affordable Housing Statement. Accordingly, this satisfies Policy TAI 16 in respect of reasonably meeting housing needs on sites within the settlement boundary.
- 6.59. Given that policy TAI 16 of the LDP expressly allow for exception schemes for affordable housing adjoining settlements, the development (and loss) of greenfield land is already factored into those policies. The proposed development, whilst involving greenfield development, will not involve the loss of Green Barrier land, nor cause any significant landscape and visual harm to weigh against the proposal. The Site is not a valued landscape; as above, the allowance for greenfield sites to be developed for affordable housing exception schemes means that some landscape change is already factored into the policies (and will be inevitable).

3. Locational Considerations and Character

- 6.60. As documented in Section 5 of this Statement, the Site lies within the designated open countryside immediately adjacent to the settlement boundary of Caernarfon.
- 6.61. Notwithstanding this, the Site is naturally well-contained by existing residential development to the south, commercial development to the east, and road infrastructure to the west it would represent a logical and proportionate extension to the settlement in a sustainable location. It would not be out of character with the settlement and the Site's surroundings, and the modest scale and design of the proposed development has sought to respect the existing character through the size of units, the building heights, and the proposed density of development.

6.62. The scale of the proposed development at 36 no. dwellings is not considered to represent "over-development" of the Site nor be out-of-keeping with the existing grain and character of the urban area of Caernarfon. The town is considered to be capable of supporting and sustaining this modest level of growth. The scale of the proposed development will not therefore be harmful to the landscape character of the area.

4. Scale of Development

6.63. The modest scale of development, at 36 no. dwellings, is considered to be acceptable. It would not represent over-development of the Site, and is informed by the identified housing need whilst satisfying wider policy requirements set out in the LDP. Policy TAI 16 does not impose a 'cap' on the scale of exception sites for affordable housing, and the evidence submitted as part of this Statement has shown the level of housing need that is required. Given the location of the settlement in the Caernarfon Well-Being Area (based on the Council's Affordable Housing Prospectus), the development would potentially be able to support wider affordable housing needs in the event that any affordable housing units remained available after first being made available to local people.

Summary

- 6.64. Taking account of the above, it has been demonstrated that the principle of residential development on the Site is established and supported by Local Development Plan Policy TAI 16. The proposed development will make a valuable and important contribution to the Council's affordable housing needs, and which is capable of being delivered within c. 18-24 months from a grant of planning permission to make an immediate impact on meeting affordable housing needs.
- 6.65. It is now necessary to consider how the proposed development aligns with the wider relevant policy considerations set out in the Local Development Plan and other material planning considerations.

Housing Mix, Affordable Housing and Density

- 6.66. As set out in Section 4 of this Statement, the proposed development will comprise the following housing mix:
 - ➤ 10 no. 1-bed, 2 person apartments;
 - > 3 no. 2-bed, 3 person bungalows;
 - > 13 no. 2-bed, 4 person houses;
 - > 7 no. 3-bed, 5 person houses;
 - 2 no. 4-bed, 7-person houses; and
 - ➤ 1 no. 5-bed, 8 person house.
- 6.67. The proposed density across the Site will be 26.27 dwellings per hectare, having regard to the Site's location, surroundings and configuration. Whilst it is noted that Policy PCYFF2 of the Local Development Plan seeks to achieve minimum densities of 30 dwellings per hectare, it does recognise that in some cases a lower density may be acceptable. In this instance, the number of dwellings responds to local affordable housing needs in the context of Policy TAI 16, whilst also seeking to positively address other policy requirements (on-site open space, play area, footways), as well as responding to constraints which include the presence of existing easements across the Site and the need for a detention basis as part of the surface water drainage solution.

- 6.68. The proposed development will comprise solely of 100% affordable housing in the form of social rented and intermediate rented tenures. It is proposed that 26 no. properties will be social rent, and 10 no. properties intermediate rent (a split of 72%/28%). This mixed tenure split can be agreed with the Housing Strategy Team at Gwynedd Council prior to the determination of the Application. Full details, including the proposed square meterage of each proposed dwelling, are provided on the submitted Site Layout Plan.
- 6.69. The proposed development comprises the following balanced housing mix, as documented in the accompanying Affordable Housing Statement:
 - > 28% 1-bedroom properties
 - > 44% 2-bedroom properties
 - > 19% 3-bedroom properties
 - ➤ 6% 4-bedroom properties
 - > 3% 5-bedroom properties
- 6.70. The proposed housing mix and tenure split responds to and aligns with the housing needs identified on the latest waiting list/housing register data, the LHMA and the accompanying Affordable Housing Statement, responding to the needs of both young and older households in the local area. The proposed mixed tenure approach has the ability to create a sustainable community, providing new housing for the elderly population as part of the development in the form of 10 no. 1-bedroom apartments and 3 no. bungalows.
- 6.71. The provision of affordable housing is a material planning consideration to be taken into account in the determination of this Application consistent with paragraph 4.2.25 of PPW12. Accordingly, the proposed development is considered to respond positively to and is consistent with Local Development Plan Policies PCYFF2, TAI8 and TAI16, SPGNs Housing Mix and Affordable Housing, TAN2 and PPW12.

Layout and Design

- 6.72. As documented in Section 4 of this Statement, careful consideration has been afforded to the proposed layout taking account of the Site's surroundings (including neighbouring residential properties), policy requirements (i.e. road widths, visibility splays, pedestrian footways) and technical considerations (impact on trees).
- 6.73. This has informed the preparation of a layout which will have limited impact on existing trees within the Site as well as the residential amenity of any neighbouring properties. The layout and siting of the proposed dwellings is in accordance with the Council's spacing standards.
- 6.74. The house types, building heights, plot sizes and proposed palette of materials are considered to the appropriate and proportionate to the Site and its location/surroundings. The layout will also allow for natural surveillance within the Site from properties with a view to designing out crime.
- 6.75. The Landscape and Visual Impact Statement submitted as part of the Application has shaped the proposed development. Upon assessment of the proposed layout, this has concluded that:
 - ➤ There will be a **Slight Adverse** Impact, upon landscape character immediately after completion primarily as a changed land-use, reducing to a Neutral Impact in circa +5 years and having no impact upon a protected or designated landscape and whereby the proposed

development would complement the scale, landform and pattern of the existing landscape and would not impact negatively upon the identified landscape quality or character.

- > The magnitude of the effect has been categorised as **Negligible** where the proposed development and activity associated with the development is not predicted to be immediately discernible over above levels of activity currently undertaken and its content would be comparable to present development immediately evident in the landscape; and
- Visual Impact is also predicted to have a Slight Adverse Impact: i.e. affecting no designated landscapes, or sensitive receptors groups (but evident for users of Llanberis Road including receptors within the properties to the-north east albeit from a distance of over 200m and which already encompass Cibyn Industrial Estate as a baseline view) who will be impacted by the proposed change.
- 6.76. Taking account of the above, the proposed building materials and the proposed site layout have sought to reflect the natural grain of the landscape thereby reflecting the general orientation and layout of nearby properties, and by retaining existing vegetation bordering the frontage of Llanberis Road and within the Site, the design has sought to minimise adverse landscape effect.
- 6.77. Each property is designed to allow for access by people of all abilities. This will ensure barrier free environments.
- 6.78. The proposed dwellings will be built to Development Quality Requirements, offering flexibility for the lifetime of the buildings. A series of sustainability measures are also proposed, as documented in Section 4 of this Statement.
- 6.79. Accordingly, the proposed development is considered to be consistent with Local Development Plan Policies PS6, ISA5, PCYFF2, PCYFF3, PCYFF4, PCYFF5, PCYFF6, SPGN's Planning for Sustainable Development and Maintaining and Creating Distinctive and Sustainable Communities, TAN12 and PPW12.

Landscaping and Public Open Space

- 6.80. As documented in Section 4 of this Statement, a Soft Landscape Plan (x2) and Green Infrastructure Statement have been prepared and is submitted with the Application; this sets out the Applicant's intentions to provide new tree and hedgerow planting across the Site. It also provides details of the boundary treatments around the Site.
- 6.81. The proposed development will incorporate 2,158 square metres of useable amenity space. In addition, a further 234 square metres has been set aside for an equipped area of play area to the rear of Plot 12. These areas will all be safely accessible to all future residents on foot, responding to a lack of local play provision identified in the Council's pre-application response.
- 6.82. The submitted Green Infrastructure Statement has demonstrated how the design development process has taken a step-wise approach to the provision of green infrastructure as part of the proposed development and documents the habitats to be provided. This includes details of the number of planted trees, shrub planting, hedgerows, grassland and bird and bat boxes amongst others.
- 6.83. Each of the proposed dwellings will benefit from its own private outdoor garden space. The apartments will be benefit from external communal amenity space.

6.84. Accordingly, the proposed development is considered to respond positively to and is consistent with Local Development Plan Policies ISA5, PCYFF2, PCYFF4, SPGNs – *Open Space in New Residential Developments* and *Landscape Character*, TAN16 and PPW12.

Highways and Road Safety

- 6.85. The only vehicular access into the Site will be secured through the creation of a new junction from Ffordd Llanberis at the western edge of the Site; this will also provide for pedestrian and cycle access.
- 6.86. The proposed Site access and internal road widths are compliant with typical residential design standards as documented in Section 6 of the accompanying Transport Statement. The internal road layout has been designed to ensure the safe manoeuvring of a refuse vehicle, together with swept path analysis contained in Appendix D of the accompanying Transport Statement.
- 6.87. In view of the Site's locational sustainability, the Applicant has been keen to provide for the safe movement of pedestrians within the Site and to provide connections to the surrounding pedestrian network. This is reflected in the submitted scheme layout.
- 6.88. In respect of car parking provision within the Site, the Applicant has been guided by and is broadly compliant with the Council's parking standards as documented in Section 4 of this Statement. The amount of parking to be provided is considered appropriate when taking into account the sustainable location of the Site and access to existing and proposed public transport, walking and cycle provision as documented in Sections 2 and 4 of this Statement. The proposed development seeks to both facilitate and encourage sustainable modes of travel, reducing reliance on the private car.
- 6.89. The Transport Statement submitted with the Application has assessed the potential impacts of the proposed development on the highway network and road safety. This has established that the proposed development is estimated to generate a total of 21 two-way vehicle movements in the AM peak hour and 19 two-way vehicle movements in the PM peak hour. This equates to around 1 additional vehicle movement every 3 minutes during the peak hours. The increase in traffic will not have a material impact on the operation of the local highway network, particularly when distributed on the local highway network and having regard to the daily fluctuations in traffic.
- 6.90. The personal injury accident data for the most recently available five-year period has been reviewed and does not represent a material concern in the context of the proposed development.
- 6.91. Overall, and taking account of the above, the proposed development is considered to be consistent with Local Development Plan Policies PS2, PS4, TRA2, TRA4, PCYFF2, TAN18 and PPW12.

Nature Conservation

- 6.92. A Preliminary Ecological Appraisal has been undertaken across the Site. In doing so, this has identified the following:
 - Amphibians and Reptiles there are no ponds on site which would provide breeding habitat for amphibians. There is suitable habitat for amphibians and reptiles within the redline boundary to allow for dispersal into the wider landscape, as well as suitable foraging habitat on the Site. The main interest for reptiles and amphibians comprises the field margins. No reptiles were noted during the survey. The areas within the Site provide little in the way of

suitable habitat, save for some of the marginal areas. Activities which could potentially disturb reptiles include the Site clearance works;

- ▶ Bats the site supports bats which are a protected species. No bat roosts have been identified, although common and soprano pipistrelle bats and a myotis bat have been observed utilising the Site for commuting and foraging. Several enhancements have been recommended to be integrated into the proposed development to maximise biodiversity opportunities. These enhancements include the implementation and management of new landscape planting featuring native species indigenous to the local area, as well as the installation of integrated bat boxes into the new properties and wood concrete bat boxes to be installed on mature trees to be retained;
- ➤ Badger some effects on badgers are envisaged through the loss of foraging habitat within the Site; the grassland would be replaced by houses and infrastructure. No setts would be lost as no setts have been observed on the Site;
- ➤ Birds no evidence of any Schedule 1 bird species has been observed on the Site during the survey work. Nevertheless, it is probable that the suitable habitats within the Site, specifically the trees and hedgerows, may occasionally be utilised by a variety of common bird species. The main impact on nesting birds would arise if vegetation clearance or disturbance is conducted within the nesting bird season (considered to be March August inclusive but can be earlier or later in the season dependent upon local climatic conditions);
- ➤ **Hedgehog** the surveyed area may be used by hedgehogs for foraging, nesting, and dispersal into the wider landscape. The proposed development would result in the direct loss of foraging and nesting habitat, and isolate hedgehog populations, restricting their access to food and mates. Mitigation is proposed for hedgehogs in respect of appropriate boundary/perimeter fencing;
- ➤ Invertebrates the area of grassland to be affected by the proposed construction is of low biodiversity value, being predominantly improved grassland. Consequently, there is no significant effect on invertebrates, most of which would likely re-colonise within gardens and the public open areas upon the completion of the proposed development; and
- ➤ Invasive Non-native species/problematic species (INNS) no Schedule 9 species were found to be on the Site when surveyed.
- 6.93. Other surveys undertaken across the Site include a Breeding Bird Appraisal, a Reptile Survey and Bat Survey.
- 6.94. Overall, the PEA has concluded that the majority of the proposed development will result in the loss of habitat with low ecological value. A number of recommendations are set out within the PEA, and the accompanying reports, including the provision of native species planting and integrated bird and bat boxes.
- 6.95. Accordingly, and subject to following the recommendations set out in the Appraisal, the proposed development is considered to be consistent with Local Development Plan Policies PCYFF2 and AMG5, TAN5 and PPW12.

Trees and Hedgerows

- 6.96. A Tree Survey and Arboricultural Impact Assessment has been prepared and is submitted with the Application. This has assessed a total of 30 no. individual tree specimens, 6 no. hedgerows, and 1 no. group of trees.
- 6.97. The Survey has established that the following will need to be removed to accommodate the proposed development, together with details of their assessed quality/category:
 - H1 (two sections) Category B
 - ➤ H4 Category B
 - ➢ G1 Category B
- 6.98. T22 is recommended for removal due to its poor condition (Category U).
- 6.99. None of the specimens to be removed are identified as Category A trees worthy of retention. Furthermore, no individual trees require removal to accommodate the proposed development (save for T22 as recommended for removal).
- 6.100. The loss of these trees will be compensated for through new and replacement planting as shown on the submitted Soft Landscape Plans.
- 6.101. A series of tree protection measures can be implemented to minimise/mitigate the impact of the proposed development on these species, including tree pruning, protective fencing and exclusion zones, and the requirement for an Arboricultural Method Statement to demonstrate that the proposed development can be undertaken with minimal adverse risk on those trees to be retained. All measures could be secured by way of planning condition.
- 6.102. Accordingly, the proposed development is considered to be consistent with Local Development Plan Policies PCYFF2 and PCYFF4, and PPW12.

Best and Most Versatile Agricultural Land

6.103. Based on the Welsh Government Agricultural Land Classification: *Predictive Map*, the Site comprises Grade 2, Grade 3b and urban land. This is shown on Figure 6 below:



Figure 6: Predictive Agricultural Land Classification

Source: DataMap Wales

- 6.104. As part of this Application, Land Research Associates have established that the Site comprises 2.83 hectares of Grade 3a agricultural land, and 0.87 hectares of Grade 3b agricultural land. No Grade 2 agricultural land has been identified.
- 6.105. Turning to paragraph 3.59 of PPW12, this states:

"When considering the search sequence and in development plan policies and development management decisions, considerable weight should be given to protecting such land from development, because of its special importance. Land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in

lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations. If land in grades 1, 2 or 3a does need to be developed, and there is a choice between sites of different grades, development should be directed to land of the lowest grade."

- 6.106. Based on the above, it is clear that PPW12 does not strictly preclude the development of best and most versatile agricultural land. Instead, it is necessary to satisfy the tests set out within paragraph 3.59; we undertake this exercise below:
 - a) There is an overriding need for the development;
- 6.107. It has been demonstrated within this Statement that there is a significant affordable housing need both in Gwynedd County and locally that simply will not be met without the release of greenfield land. Moreover, the Site is not a valued landscape and is not subject to any such designations/protections.
- 6.108. Given the identified affordable housing needs set out within this Statement and the accompanying Affordable Housing Statement, it is considered that the delivery of affordable housing should be viewed as a significant priority for the Council. The loss of 2.83 hectares of Grade 3a best and most versatile agricultural land would not have a significant impact on the quantum of such land availability in Caernarfon nor around Gwynedd County based on the Welsh Government's ALC Mapping (and the amount of Grade 1, Grade 2 and Grade 3a land which is identified).
- 6.109. Whilst the loss of best and most versatile land is a material planning consideration, so too is a community's need for affordable housing consistent with paragraph 4.2.25 of PPW12; in the case of this Application, the delivery of 36 no. affordable homes to meet an identified need and housing shortfall is considered to significantly outweigh any harm arising from the loss of a single, contained parcel of agricultural land.
 - b) And, either previously developed land or land in lower agricultural grades is unavailable <u>or</u> available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations.
- 6.110. There is no previously developed land available in Caernarfon capable and available of meeting the outstanding affordable housing needs of Caernarfon.
- 6.111. Furthermore, the ALC Mapping published by Welsh Government clearly demonstrates that there is not a significant amount of land of a lower agricultural grade available at the edge of the settlement boundary of Caernarfon to meet this need. This is shown on the extract below at Figure 7:

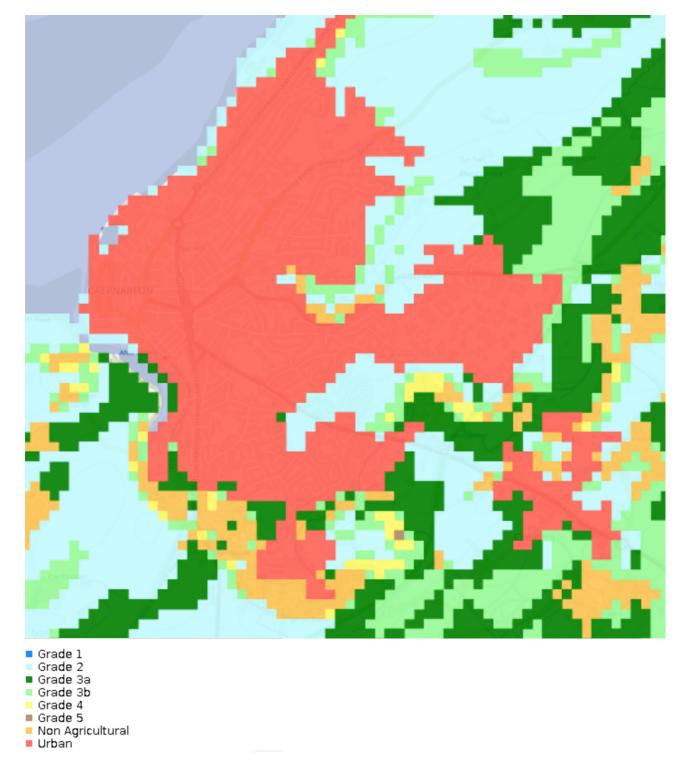


Figure 7: Predictive Agricultural Land Classification of Caernarfon

6.112. Whilst it is acknowledged that PPW12 is a material planning consideration when it comes to the loss of best and most versatile agricultural land, the same applies in respect of meeting a community's affordable housing needs as per paragraph 4.2.25 of PPW12. For the purposes of this Application, the policy exceptions set out in paragraph 3.59 of PPW12 are considered to be satisfied to justify the proposed development of the Site in question.

- 6.113. The Council clearly needs to balance the importance of meeting affordable housing needs and the historic shortfall in housing delivery against the loss of 2.48 hectares of Grade 3a best and most versatile agricultural land; however, given the lack of any sequentially preferable sites, it is unclear how the outstanding County-wide and local affordable housing needs will otherwise be met, particularly given the soon to be time-expired status of the LDP.
- 6.114. It is the Applicant's position that the proposed development satisfies the requirement of paragraph 3.59 of PPW12.

Welsh Language

- 6.115. A Welsh Language Impact Assessment has been prepared and is submitted with this Application.

 Whilst it is not the intention to repeat the full content of the Assessment here, in summary the Assessment has established that:
 - ➤ The proposed development, given its modest scale and proposed tenures for people with a local connection, has an opportunity to have a neutral impact on the community characteristics of existing Welsh speakers;
 - The proposed development will deliver a range and choice of housing to meet a diversity of local needs and achieve age structure balance and affordable housing; and
 - ➤ A number of enhancement and mitigation measures could be provided as part of the proposed development, including bi-lingual street names and signage, the local advertisement and marketing of the proposed dwellings, and the delivery of affordable housing to encourage local people to stay living within the area.
- 6.116. Accordingly, and based on the recommendations of the Assessment, the proposed development is considered to be consistent with Local Development Plan Policy PS1, SPGN *Maintaining and Creating Distinctive and Sustainable Communities*, TAN20 and PPW12.

Flood-Risk and Drainage

- 6.117. As documented in Section 2 of this Statement, the Site lies in Flood Zone 1. It is therefore deemed by Natural Resources Wales to be at a low risk of flooding from rivers (fluvial), seas (tidal), surface water (pluvial), and other sources of potential flooding (groundwater, reservoirs, canals and other artificial sources). The overall risk to the proposed development is therefore low, as confirmed in the submitted Flood Consequences Assessment.
- 6.118. In accordance with TAN15 and the latest national standards on Sustainable Urban Drainage Systems documented in the Flood and Water Management Act 2010, a drainage strategy has been prepared and is submitted with the Application. Details are set out in Section 4 of this Statement. This will ensure that the proposed development will not exceed the greenfield run-off rate and use SuDS to ensure that flood-risk is not increased on, adjacent or downstream of the Site.
- 6.119. A Water Conservation Statement is also submitted as part of this Application as a demonstration of the sustainable approach to water consumption/usage that can applied by the Applicant.
- 6.120. Accordingly, the proposed development is considered to be consistent with Local Development Plan Policies PCYFF2, PCYFF6, PS6, TAN15 (as updated in 2025) and PPW12.

Noise Conditions

- 6.121. As part of this Application, a Baseline Noise Survey has been undertaken and is submitted as part of this Application.
- 6.122. In doing so, measurements have been made of the prevailing noise climate at Llanberis Road.
- 6.123. The Survey has outlined national and local guidance and considers this in relation to the likely operational activity and use of the building. The surveyed and predicted noise levels have been assessed to determine the minimum sound reduction requirements of the external building façade elements to achieve suitable internal noise levels based on the requirements of BS8233:2014.
- 6.124. Mitigation measures including higher than average fences heights to some properties and higher than standard double glazing has been stipulated for plots 10-27. In light of the assessment that has been undertaken, it is concluded within the accompanying Survey that a good level of residential amenity will be provided for residents and that the noise impacts associated with the proposed development can be controlled to acceptable level now and in the future.
- 6.125. Accordingly, the proposed development is considered to be consistent with Local Development Plan Policy PCYFF2, TAN11 and PPW12.

Historic Environment

- 6.126. As documented in Section 2 of this Statement, the Site is not within a Conservation Area and there are no listed buildings on or adjacent to the Site.
- 6.127. As part of this Application, an Archaeological Evaluation of the Site has been undertaken, taking the form of evaluation trenching. The results of this exercise are submitted as part of this Application. In undertaking the evaluation trenching, it has been established that the Site does not have any evidence of Roman material, including a feature previously identified as a Roman Road.
- 6.128. Accordingly, the proposed development is considered to be consistent with Local Development Plan Policies PCYFF2, PS5, PS6, TAN24 and PPW12.

Ground Investigations

- 6.129. Given the nature of the proposed land-use, and the existing brownfield nature of the Site, a Phase 1 Ground Investigation has been undertaken and is submitted within the Application. This has assessed the potential for existing/future sources of ground contamination on the Site. In doing so, no significant concentrations of contaminants have been identified such that they would preclude residential development on the Site.
- 6.130. Overall, it has been concluded that the Site is suitable for the proposed land-use, and no potential sources of contaminants of concern have been found. A number of design and construction methods/techniques are recommended, as documented in the accompanying Report.
- 6.131. Taking this into account, the proposed development is considered to respond positively to and is consistent with Local Development Plan Policy PCYFF2, and PPW12.

Utilities

- 6.132. A Utilities Study has been prepared and is submitted as part of this Application.
- 6.133. This has established that based on the information currently available for review, the existing utility infrastructure within the vicinity of the Site appears to be capable of supporting the additional demand required to provide connections for the proposed development of 36 no. residential dwellings. As documented within the Study, UCML has undertaken capacity checks with the relevant statutory network operators who have provided confirmation that the existing electricity, clean water, and telecoms services in the vicinity of the development site currently have sufficient capacity to serve the development.
- 6.134. As outlined in Section 4 of this Statement, a new substation is proposed as part of the development, located towards the north-western corner of the Site.
- 6.135. Accordingly, the proposed development is considered to respond positively to and is consistent with Local Development Plan Policy PCYFF2, and PPW12.

Planning Conditions

- 6.136. As outlined within this Statement, the Applicant is willing to accept a number of planning conditions related to the proposed development where these satisfy the six tests set out in the Welsh Government Circular published in October 2014 and WGC 016/2014. These include, amongst others:
 - Drainage (surface water and foul water);
 - Materials:
 - > Affordable Housing;
 - Construction and Environmental Management Plan, including details of construction hours and dust management;
 - Landscaping (hard and soft), including new planting;
 - Ecological mitigation measures and reasonable avoidance measures (as per PEA);
 - > Tree protection measures set out within the accompanying Tree Survey and AIA;
 - Noise mitigation measures;
 - > Lighting.

Planning Obligations

- 6.137. The Applicant is committed to engaging in discussions with Officers at Gwynedd Council to agree planning obligations where these satisfy the requirements of Regulation 122 of the Community Infrastructure Levy Regulations which require that:
 - The obligations must be necessary to make the proposed development acceptable in planning terms;
 - > The obligation must be directly related to the proposed development; and
 - The obligations must be fairly and reasonably related in scale and kind to the proposed development.
- 6.138. Any obligations deemed consistent with the aforementioned policy tests must be justified by up-todate evidence such that the proposed development can accord with Local Development Plan policy

ISA1, PS2, SPGN – Housing Developments and Educational Provision, SPGN - Planning Obligations, and PPW12.

7 CASE FOR DEVELOPMENT

7.1. Having regard to the Technical Assessment in Section 6 of this Statement, this Section goes on to consider the proposed development in the context of the overarching objectives of sustainable development as documented in paragraph 2.27 of PPW12.

Social Benefits

- 7.2. The proposed development will deliver the following **Social** benefits:
 - > The delivery of 36 no. much-needed new affordable homes in Caernarfon where there is identified to be an overriding need for new affordable homes, and the delivery of which should be afforded significant weight in favour of the proposed development;
 - > The proposed development will not give cause to any harm to the role and function of the settlement of Caernarfon as a sustainable location for growth, and is reflective of its standing as an Urban Service Centre in the LDP settlement hierarchy;
 - ➤ The delivery of 36 no. new affordable homes, 100% of the proposed development consistent with LDP Policy TAI 16. These will comprise a balanced mix of 1, 2, 3, 4 and 5 bedroom homes reflecting the findings of the LHMA 2018, Affordable Housing Prospectus, and the latest SARTH and Tai Teg Housing Registers, with the new dwellings accessible by local people. The dwellings will be split 72%/28% between social rented and intermediate rented tenures; and
 - ➤ The creation of a high-quality living environment which is a) proportionate to the size of the settlement based on an acceptable density per hectare, b) positively contributes to the character and appearance of the Site and its context by raising the quality of design in the area, and c) is consistent with the Council's LDP, SPGNSs, Technical Advice Notes, and the placemaking aspirations set out in PPW12.

Economic Benefits

- 7.3. The proposed development will deliver the following **Economic** benefits:
 - The creation of direct construction jobs (on and off-site) over the lifetime of the build programme, and indirect jobs through the local supply chain via the purchase of goods and services;
 - Increased local expenditure (convenience, comparison, leisure, services) to help support and sustain the local community and businesses;
 - Annual Council Tax contributions to Gwynedd Council from the 36 no. proposed new dwellings;
 - Gross Value Added to the local economy generated by future residents of the proposed development; and
 - Contribution towards local education, to be agreed with the Council's Education Department having regard to the Council's SPGN – Housing Developments and Educational Provision, and SPGN - Planning Obligations.

Environmental Benefits

- 7.4. The proposed development will deliver the following **Environmental** benefits:
 - Existing trees and hedgerows within and at the perimeter of the Site will be retained where possible. Landscaping proposals, including new tree and hedgerow planting within and at the perimeter of the Site, are capable of providing the opportunity to achieve secure net gains in biodiversity;
 - ➤ The proposed development will not give cause to the loss of any features of significant ecological value, nor cause harm to any protected species. A number of recommendations are proposed and can be implemented;
 - Where the loss of existing landscape features is required to facilitate the proposed development, new and replacement planting will be provided as illustrated on the submitted Soft Landscape Plans;
 - ➤ The use of Sustainable Urban Drainage Systems which will not increase or exacerbate floodrisk elsewhere;
 - Development on a sustainable site which provides the opportunity for future residents to travel by foot and public transport to access shops, education, jobs and services, reducing the reliance on private car travel and with it providing for a reduction in carbon emissions. The Site's location means that future residents will enjoy very good access to education, shops and services by walking and cycling consistent with the guidance criteria set out in Section 4 of the accompanying Transport Statement. Appropriate levels of car parking can be provided on-site, and where the use of the private car is required, the proposed development will not have a material impact on the operation of the local highway network;
 - ➤ The proposed development will not have a permanent, significant adverse impact on the local landscape;
 - > The proposed development will not have an adverse on the historic environment, nor create any adverse impacts in relation to noise, contamination, human health, and air quality/odour; and
 - The proposed development will provide for the construction of energy efficient EPC Rated A homes as part of its sustainability credentials. Furthermore, the accompanying Water Conservation Statement documents the measures to be implemented in order to manage sustainable levels of water consumption/usage.

Cultural Well-Being

- 7.5. The proposed development will deliver the following **Cultural** benefits:
 - ➤ The Applicant recognises the need to safeguard the Welsh language and the need to encourage and provide for its use, consistent with Local Development Plan Policy PS1 and TAN 20. The Applicant recognises that the proposed development presents the opportunity for an, at least, neutral community and linguistic impact. The Applicant is agreeable to the provision of bilingual signage within the proposed development amongst other measures

such that the proposed development can support and sustain the Welsh language within the local community;

- > The proposed development will not cause harm to any existing heritage assets nor assets of cultural significance; and
- ➤ There is no evidence to suggest or support any view that the proposed development cannot be integrated within the settlement, and nor that it would impact on the safety and cohesion of the community.

8 CONCLUSIONS

- 8.1. This Statement has been prepared in support of a detailed planning application for the proposed development of Land off Ffordd Llanberis, Caernarfon, Gwynedd.
- 8.2. The description of development for which detailed planning permission is sought is:

"Erection of 36 no. dwellings and associated infrastructure works including roads and footpaths, amenity space, landscaping and drainage measures, and a new substation"

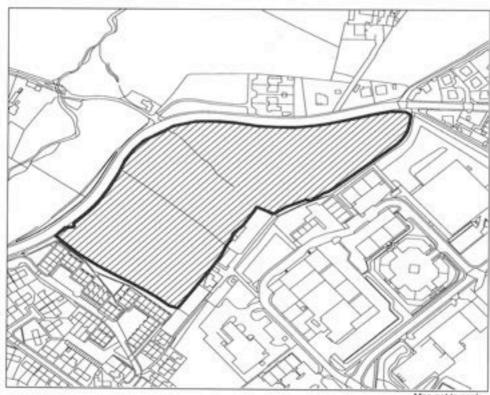
- 8.3. This Statement has demonstrated that the proposed development is consistent with relevant policies contained within the Local Development Plan as well as other material considerations.
- 8.4. The principle of residential development on the Site is supported through its compliance with Policy TAI 16, and other relevant policies, of the Gwynedd Local Development Plan as assessed in Section 6 of this Statement. It also aligns with other material planning considerations.
- 8.5. The proposed development will deliver a well-balanced mix of much-needed new affordable housing provision, and which will be accessible (including financially) to local people. The proposed housing mix responds to genuine evidence of affordable housing needs.
- 8.6. The proposed development will represent a logical extension to Caernarfon at its eastern edge delivering a balanced mix of much-needed, high-quality affordable homes which provides for the efficient and sustainable use of the land. The Site's previous allocation in the Gwynedd UDP confirms that it has previously been deemed suitable for housing as part of a larger land release.
- 8.7. In respect of the technical considerations assessed in Section 6 of this Statement, the proposed development will not give cause to any harmful adverse technical and environmental impacts.
- 8.8. As set out in Section 7 of this Statement, the proposed development will generate a number of economic, social, environmental and cultural well-being benefits consistent with the overarching objectives set out in PPW12.
- 8.9. In the overall planning balance, the proposed sustainable development is considered to be acceptable; the Applicant therefore kindly requests that detailed planning permission be granted in accordance with Local Development Plan Policy PS5 and paragraph 1.18 of PPW12.

APPENDIX 1

Site Address	Centre	LDP Allocation Reference	LDP Indicative Capacity	Planning Permission	Approved Capacity	Conditions Discharged	Development Commenced	Development Completed	Units Delivered by 31/12/2026	Applicant Assessment
LDP Allocations in Caernarfon Former Hendre School	Caernarfon	T25	42	C16/0773/14/AM, C18/0941/14/MG	45	Yes	Yes	Yes	45	Development completed
										No planning application submitted at time of writing. Unlikely to secure planning permission and completions
Land to the rear of Maes Gwynedd Cae Phillips Road	Caernarfon Caernarfon	T26 T27	29 123	No planning application submitted C09W0411/14/LL	0 136	N/A	No Yes	No	0 136	before end of LDP Period in December 2026. Development completed
LDP Allocations in Other Sub-Regional Cer	ntre and Other Urban Service	ce Centres (Gywn	edd and Isle of Angles	ey)		Yes		Yes		
Goetra Uchaf	Bangor	T1	261	C12/12347/25/LL, C15/1115/25/LL	266	Yes	Yes	Yes	266	Development completed No planning application submitted at time of writing. Unlikely to secure
Former Friars School Playing Field	Bangor	T2	43	No planning application submitted	0	N/A	No	No	0	planning permission and completions before end of LDP Period in December 2026.
		-			-				-	No planning application submitted at time of writing, albeit understood to be
										pending. Unlikely to secure planning permission and deliver many completions before the end of the LDP
Former Jewsons Site	Bangor	T3	17	C14/1248/11/AM, C17/0835/11/MG	70	Yes	No	No	0	Period in December 2026. No planning application submitted at time of writing. Unlikely to secure
Land opposite the Crematorium	Bangor	T4	72	No planning application submitted	0	N/A	No	No	0	planning permission and completions before end of LDP Period in December 2026.
Land opposite the Crematorium	bangoi	14	72	No planning application submitted	Ü	WA	NU	NO	•	Historic planning permission expired. No new planning application submitted.
Land near Maes Mona	Amlwch	TS	50	11LPA896A/CC, 11LPA896D/CC	40	No	No	No	0 (Permission Lapsed)	No certainty of delivery before December 2026 No planning application submitted at
										time of writing. Unlikely to secure planning permission and completions before end of LDP Period in December
Land near Lon Bach	Amlwch	T6	73	No planning application submitted	0	N/A	No	No	0	2026. No planning application submitted at
										time of writing. Unlikely to secure planning permission and completions before end of LDP Period in December
Land at Madyn Farm	Amlwch	17	152	No planning application submitted	0	N/A	No	No	0	2026. No planning application submitted at time of writing. Unlikely to secure
Land near Rheimwas Field	Amlwch	T8	40	No planning application submitted	0	N/A	No	No+I23	0	planning permission and completions before end of LDP Period in December 2026.
Landileal Kileliwas Pietu	MINWEIT	10	40	No planning application submitted	Ü	WA	NU	NO*123	•	No planning application submitted at time of writing. Unlikely to secure
Land at Tan y Bryn	Amlwch	T9	58	No planning application submitted	0	N/A	No	No	0	planning permission and completions before end of LDP Period in December 2026.
Tyddyn Bach	Holyhead	T10	123	19C608K/DA, 19C608R, FPL/2018/57	123	Yes	Yes	Yes	123	Development completed Ptanning permisison granted in February
Land near Cae Rhos	Holyhead	T11	53	FPL/2023/353	54	Pending	No	No	54	2025. Development could deliver full quota by end of December 2026.
										No planning application submitted at time of writing. Unlikely to secure planning permission and completions
Land near Yr Ogof Land near Tyddyn Bach Farm	Holyhead Holyhead	T12 T13	72 49	No planning application submitted FPL/2018/57	0 46	N/A Yes	No Yes	No Yes	0 46	before end of LDP Period in December 2026. Development completed
										Historic planning permission expired. No new planning application submitted. No certainty of delivery before
Land near Waunfawr Estate	Holyhead	T14	22	19C313A, 19C2313B/VAR	22	N/A	No	No	0 (Permission Lapsed)	December 2026 Historic planning permission expired.
Glany Dwr	Holyhead	T15	90	19C1046A/EIA/ECON, 19C1046G/SCR, FPL/2021/294/EIA	326	No	No	No	0 (Permission Lapsed)	No new planning application submitted. No certainty of delivery before December 2026
Cae Serri Road	Holyhead	T16	21	19C882B	21	Yes	Yes	Yes	21	Development completed Planning permission granted in April 2023. Development yet to commence.
Land near Ty Hen	Llangefni	T17	154	FPL/2021/159	62	No	No	No	0	Very unlikely that full quota of dwellings will be completed before December 2026
Former Ysgil y Bont	Llangefni	T18	41	34C687/ECON, OP/2019/5, RM/2020/13	63 (Extra Care), 52	Yes	Yes	Yes	115	Development completed Development commenced and likely to be completed before end of LDP Period
Ty'n Coed	Llangefni	T19	144	34C553A, 34C553F/DA	134	Yes	Yes	No	134	in December 2026 RM permission granted in May 2021.
Land near Ysgol y Graig	Llangefni	T20	38	34C304K/1/EIA/ECON, RM/2020/11	91	Yes	No	No	0	Development yet to commence. Will not deliver full quota of dwellings before December 2026
Land near Bro Tudur	Llangefni	T21	59	34C304K/1/EIA/ECON, RM/2020/10	60	Yes	Yes	Yes	60	Development completed Planning permission granted in May 2021. Development yet to commence.
Land near Coleg Menai	Llangefni	T22	49	34C304K/1/EIA/ECON, RM/2020/11	0 (Part of T20 above)	Yes	No	No	0	Will not deliver full quota of dwellings before December 2026 No planning application submitted at
										time of writing. Unlikely to secure planning permission and completions
Former Playing Fields	Blaenau Ffestiniog	T23	95	No planning application submitted	0	No	No	No	0	before end of LDP Period in December 2026. No planning application submitted at
										time of writing. Unlikely to secure planning permission and completions before end of LDP Period in December
Land at Congl y Wal	Blaenau Ffestiniog	T24	60	No planning application submitted	0	No	No	No	0	2026. Pending planning application. Previous
										planning applications have been implemented for 12 dwellings and a foodstore. No certainty that remaining
Land near Lon Caernarfon	Pwllheli	T28	150 C2	23/0671/45/AM, C22/0969/45/LL, C23/0673/45/AM (pending)	12, Foodstore	Partial	No	No	12	26 dwellings will be built before end of LDP Period in December 2026. Planning permission granted in March
Deiniol Field	Pwllheli	T29	14	C21/0111/45/LL	14	No	No	No	14	2021. Development expected to complete before end of the LDP Plan Period.
										Historic planning permission expired. No new planning application submitted. No certainty of delivery before
Former Hockey Field All Landbank Sites in Caernarfon of 10 + D	Pwllheli	T30	17	C18/1198/45/AM	15	No	No	No	0 (Permission Lapsed)	December 2026
										Devleopment has stalled due to the developer going into ademinstration and selling the site. No certainty that it
Former Marine Hotel, North Road	Caernarfon	N/A	N/A	C18/1040/14/LL	15	Yes	Yes	No	0	will be completed before the end of the LDP Period in December 2026.
Former CAE Glyn Allotments, Ffordd Bethel	Caernarfon	N/A	N/A	C21/0767/14/LL	17	Yes	Yes	Yes	17	Development completed Development is under construction and
Garej Lleiod, Ffordd Llanberis	Caernarfon	N/A	N/A	C22/0745/14/LL	21	Yes	Yes	No	21	is expected to be completed by the end of the LDP Period in December 2026
All Other Landbank Sites in Sub-Regional C	Centre and Other Urban Ser	rvice Centres (Gw	rynedd Only) of 10+ Dw	ellings						Development has or is likely to be completed by the end of the LDP Period
Coed Y Maes (Brewery Field) Penrhos	Bangor	N/A	N/A	3/25/195AB	20	Yes	Yes	No	20	in December 2026, with no more than 2 units understood to be awaiting completion
				an and MPM			Alud		20	Development is under construction and
137 Stryd Fawr	Bangor	N/A	N/A	C20/0848/11/LL	12	Yes	Yes	No	12	is expected to be completed by the end of the LDP Period in December 2026 Planning permission granted in
										November 2021. Development yet to commence. Very unlikely that full quota of dwellings will be completed before
Raitway Institute Ffordd Euston Plas Penrhos Land at Pen y Ffridd Road	Bangor Bangor Bangor	N/A N/A N/A	N/A N/A N/A	C21/0803/11/LL C21/0648/11/LL C19/1072/11/LL	25 39 30	No Yes Yes	No Yes Yes	No Yes Yes	0 39 30	December 2026 Development completed Development completed
······································		-ten	e	- ANY ANY ANY DE			16.0	163		Planning permission granted in November 2022 on appeal.
				_						Development yet to commence and land being marketed for sale. Very unlikely that full quota of dwellings will
Blenheim House, Ffordd Caergybi	Bangor	N/A	N/A	C20/0669/11/LL	36	No	No	No	0	be completed before December 2026 Outline planning permission granted in April 2007, and Reserved Matters in
										April 2007, and Reserved Matters in December 2007. Development has not commenced and planning permission likely to have lassed unless a material
Discolar Trace	Daniel -		M.**	000000000000000000000000000000000000000		,,,,,,,,,,				start was made. No evidence to suggest it will deliver during LDP Period before
Plas Llwyd Terace	Bangor	N/A	N/A	C07A/0755/11/MG	10	Unknown	No	No	0	end of December 2206 Planning permisison granted in October 2024. Potential to deliver this number of
Coed Mawr	Bangor	N/A	N/A	C24/0902/11/RA	10	No	No	No	0	units before end of LDP Period in December 2206
										Planning permission granted in July 2008. Lawful Development Certificate
										of proposed residential use granted in October 2018. Development has not come forward and likely viability issues.
Snowdon Mill, Heol Y Wyddfa Canolfarn Frondeg Ala Uchaf	Porthmadog Pwliheli	N/A N/A	N/A N/A	C07D/0707/44/LL C19/0858/45/LL	24 28	No Yes	No Yes	No Yes	0 28	No evidence to suggest it will before end of LDP Period in December 2026. Development completed
					1937				1193	

APPENDIX 2





Map not to scale

Dependency Catchment Area	2 – Caemarton	Topic	Housing			
Location	Land near Glan Peris, Llanberis Road (A4086), Caernarfon	Grid Reference	249296 362817	Area	3.8 ha	
Proposal	Allocate the site for general market housing (i.e. housing for general need on the open market).					
Justification for selecting the site	Research has shown that the Caernarfon Dependency Caernarfon has been catego Plan's Settlement Strategy. It employment opportunities Dependency Catchment Are: The site forms a substantial of the centre's existing built for pattern. The site is within easy walkir and a fish and chip shop. Ci adjacent to the site. The site is adjacent to one of that the services and facilitie easy reach.	Catchment Area. rised as an Urbar is, therefore, as available there, is largest allocate pap between the m, and integrates g distance of a p byn employment/ of the main bus r	n Centre in the a result of the suitable to de housing sit existing develor well with the rimary school industrial site	unitary De services, far accommo es. opment on the existing de a small sup is located in	velopment cilities and odate the he edge of velopment permarket, nmediately	

Physical constraints to development	The site is located on a fairly large bend. The ground level will have to be reduced and the bend eradicated in order to gain an access that conforms to Highways Authority standards. It is unlikely that the land is contaminated. No culverting will be considered except for access and no development should occur within 4 meters of any culvert. A development on this site would have to be hydrologically modelled before a could be supported.				
Development Phases	 It will be expected for development at the site to be phased. The logical and gradual release of land will be a way to mitigate the impact of the development on the local area. The exact details of the phased development will be negotiated with the developer at the planning application stage. 				
Quality of the on-site environment					
Number and type of housing	Applying the general building density of 30 units per hectare shows that this site can cope with about 114 residential units. The exact number of residential units will depend on a full assessment of various factors, including the requirements of various policies. The mixture of types of housing on offer should reflect an identified local need for a certain type of housing. The developer will be expected to negotiate with the Council before submitting a planning application in order to ensure that approximately 35% of the houses are affordable housing. These affordable houses can be social rented housing, intermediate housing or a combination of both types.				

Access and accessibility	Vehicular access must be provided from the main road (A4086). In order to provide a safe access, with sufficient visibility for vehicles, it will be necessary to reduce the ground level and eradicate the bend. Safe, attractive and direct footpaths will need to be provided for pedestriant across and out of the site wherever there is a clear opportunity to do so. An attractive and safe environment should be secured for pedestrians and cyclists. They, rather than cars, should be given priority on the site. The layout plan should facilitate the possibility of providing public transport service in the vicinity of the site (prevision for a bus stop and shelter or upgrading the existing ones near Tŷ'n Rhos and Glan Peris). In consultation with the Highways Authority, provision should be made for a specific crossing place for pedestrians and cyclists across the main road so a afford a convenient access onto the public footpath that leads towards Maesincki School. The streets should be to adoption standards.
Planning application requirements	A detailed Design and Access Statement should be provided with the planning application. A detailed landscaping scheme should be provided with the full planning application. A developer will be required to provide information about traffic issues as part of the planning application. The results of a local housing needs survey should be presented with the planning application in order to justify the type of houses being proposed. The developer will be expected to negotiate with the Council in order to establish if the existing provision of open spaces of recreational value in the locality meets the needs of the proposed housing development or whether provision will be needed on the site or other arrangements. Detailed surface water drainage plans should be provided with the planning applications. Consideration should be given to the ecological features of the site to ascertain whether the development will affect a candidate wildlife site. If a candidate wildlife site is likely to be affected, an ecological impact assessment of the site will be required.
Other relevant matters	Neighbouring land uses - residential area, industrial estate, and community woodland. Ownership - Private Landscape and biodiversity designations - There is a TPO on trees opposite the site. Existing use - agricultural land
Main policies and guidance	UDP Policies - B19, B22, B23, B25, B27, C1, CH6, CH18, CH19, CH28, CH29, CH30, CH31, CH32, CH33, CH36, CH43 Gwynedd Design Guide Affordable Housing SPG Planning Obligations SPG Residential Development and Open Spaces of Recreational Value SPG