

PLANNING STATEMENT

Land adjacent to Clawdd Poncen, Corwen, Denbighshire

Prepared on behalf of

The Applicant – Williams Homes (Bala) Ltd

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Address:

5 Portal Business Park, Eaton Lane,
Tarpoley, Cheshire, CW6 9DL

Telephone:

07506 279 147

Email:

enquiries@grimsterplanning.co.uk

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1 INTRODUCTION

- 1.1. This Statement has been prepared by Grimster Planning on behalf of our Client, Williams Homes (Bala) Ltd (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 Denbighshire County Council for the proposed development of Land adjacent to Clawdd Poncen, Corwen (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 99 no. dwellings and associated infrastructure works including roads and footpaths, public open space, landscaping and drainage including a new pumping station”

- 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 Denbighshire County 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

- 2.2. The Site lies within the administrative area of Denbighshire County Council within the Ward of Edeirnion.
- 2.3. The Site is located at the north-western edge of the settlement of Clawdd Poncen and would represent a logical and natural extension to it. The settlement is well-connected via the A5 and A494 and lies just c. 1.3 miles to the north-west of the town of Corwen.
- 2.4. In respect of its surrounding character, the Site is adjoined to the east by the B5437, beyond which lie large-scale commercial land-uses. There is an existing Council depot located immediately adjacent to the north-east corner of the Site, off the B5437.
- 2.5. The northern/north-western edge of the Site is formed by the A5104, which connects to the A494 and A5. This is physically separated from the Site by an existing hedgerow boundary, which will be retained.
- 2.6. To the south of the Site lies existing residential development on Clawdd Poncen, in the form of two-storey terraced properties with central courtyard style parking arrangements. To the immediate east of these properties, and south of the Site, lies an existing area of public open space, inclusive of a playing pitch and footpath connections. A derelict church building lies adjacent to the south-eastern corner of the Site, accessed off the B5437.
- 2.7. The land to the west/south-west of the Site is agricultural in nature.
- 2.8. An aerial image of the Site is provided in Figure 1 below:

Figure 1: Aerial Image of the Site



Source: Ainsley Gomon Architects Design and Access Statement

Site Description

- 2.9. The gross Site area extends to c. 2.9 hectares inclusive of the proposed access.
- 2.10. The Site currently comprises greenfield, agricultural land.
- 2.11. Vehicular access to the Site is currently achieved via the adjoining field to the immediate west of the Site, which is accessible from Ffordd Ty Cerrig. New access arrangements are proposed as part of the development, as documented in Section 4 of this Statement.
- 2.12. The Site lies in Flood Zone 1 as shown on the Natural Resources Wales *Flood Maps for Planning* and thus is deemed to be at little or no risk of fluvial or coastal/tidal flooding.
- 2.13. 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.
- 2.14. The Site slopes gradually from north to south, as illustrated on the accompanying Topographical Survey.
- 2.15. There are a number of existing trees and hedgerows at the boundaries of the Site. However, there are no Tree Preservation Orders on or immediately around the Site.

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.

Access to Education

- 2.17. The nearest Primary School to the Site is Ysgol Caer Drewyn located on Clawdd Poncen; this lies c. 285m to the south of the Site, within a short and safe walking distance owing to the proposed pedestrian connectivity that forms part of the development.

Access to Shops and Services

- 2.18. The closest accessible shops and services to the Site can be found in the nearby town of Corwen, accessible by private car and public transport (bus services). This includes a convenience store, butchers, Post Office, bakery, Public Houses, coffee shops/café, and Places of Worship amongst others.
- 2.19. Overall, the Site benefits from good access to local facilities to serve the everyday needs of future residents. Section 5 of the accompanying Transport Assessment provides further details on the accessibility of local services from the Site.

Access to Public Transport

- 2.20. The nearest bus stops to the Site are located on the B5437, to the east, within a c. 400m walking distance. These benefit from existing bus shelters and will be safely accessible on foot from the Site.
- 2.21. Details of the bus services provided via these stops are set out in Section 5 of the accompanying Transport Assessment (together with details of additional bus services). These include the T8 bus

Service on the Chester to Corwen route operating Monday to Saturday. This provides access to Ruthin, Mold, Broughton Retail Park and Chester during peak working hours at the start and end of the working day, as well as during the daytimes, operating hourly.

- 2.22. Overall, the Site benefits from good accessibility to local bus services and with it access to a number of large towns/settlements to access jobs, education, retail and healthcare services amongst others.

Access to Healthcare

- 2.23. There is an existing health centre in the nearby town of Corwen, accessible via private car and local bus services. Corwen also provides residents with access to a local dental practice.

Access to Leisure / Recreation

- 2.24. There is an existing area of public open space located to the immediate south of the Site and which comprises an existing playing pitch. A safe pedestrian connection to this is proposed as part of the development.
- 2.25. The nearest play area to the Site is located to the south of the Site on Clawdd Poncen; this would lie c. 390m from the Site, based on the proposed pedestrian connections which form part of this Application.
- 2.26. New on-site open space provision is proposed as part of the development now subject to this Application, equating to 4,100 square metres, for the health and well-being of future residents of the Site.
- 2.27. Other local leisure provision within a short distance of the Site includes Corwen Leisure Centre on Carrog Road.
- 2.28. Accordingly, future residents of the proposed development would benefit from good access to local facilities for community use which are capable of supporting the health and well-being of future residents, including young children.

3 PLANNING HISTORY

- 3.1. There is no planning history associated with the Site which is relevant in the determination of this Application.

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 99 no. dwellings and associated infrastructure works including roads and footpaths, public open space, landscaping and drainage including a new pumping station”

Amount

- 4.3. The proposed development will comprise the development of 99 no. dwellings (Use Class C3), all of which will be of an affordable tenure.

Housing Mix, Density and Floorspace

- 4.4. The proposed development will comprise the following housing mix:

- 38 no. 2-person, 1 bedroom apartments
- 6 no. 3-person, 2 bedroom bungalows;
- 31 no. 4-person, 2 bedroom houses;
- 13 no. 5-person, 3 bedroom houses;
- 7 no. 5-person, 3 bedroom side entry houses; and
- 4 no. 7-person, 4 bedroom houses.

- 4.5. The proposed gross density across the Site will be 34 dwellings per hectare.

- 4.6. The affordable homes are anticipated to be of a mixed tenure, full details of which will be confirmed in discussion with the Council's Housing Strategy Team.

Scale and Massing

- 4.7. The majority of the proposed buildings on the Site will be a maximum of two-storeys in height, with the exceptions being the 6 no. bungalows comprising a single storey. 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

- 4.8. The Proposed Site Plan is shown at *Figure 2*. This incorporates a mix of mid and end-terraced and semi-detached properties, and semi-detached bungalows. The layout has sought to positively address the street frontage on to the B5437 as the proposed point of access into the Site; at the same time, the properties are set back from the B5437 and the A5014 to allow for off-road front and side parking. Furthermore, the size and type of dwellings are pepper-potted through the Site as

opposed to being grouped together, providing for a much more balanced layout/development. Full details of the design development, evolution and rationale are provided in the accompanying Design and Access Statement.

- 4.9. 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/south-east of the Site (the privacy of which will be maintained through the considerable separation afforded by the proposed location of the public open space and the retention of established landscaping around the Site wherever possible, alongside new planting).
- 4.10. 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 public open space 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



Source: Drawing Ref. C1163 003 B prepared by Ainsley Gomon Architects

- 4.11. The layout has sought to retain the existing trees and hedgerows around the Site. In addition, new tree planting is proposed as illustrated on the submitted Landscape General Arrangement Plan and Landscape Planting Plan.

Appearance and Materials

- 4.12. It is proposed that 6 no. house types will be delivered across the Site; further details, including floorplans, are provided on the submitted drawing package and within the accompanying Design and Access Statement.
- 4.13. The palette of sustainable materials proposed by the Applicant provides an opportunity to place-make and create a strong character, identity and legibility through the proposed development. Further details are provided in the accompanying Design and Access Statement.
- 4.14. Confirmation of the full and final materials palette can be dealt with by way of a pre-commencement planning condition(s) attached to any planning permission.

Landscaping and Public Open Space

- 4.15. A Landscape General Arrangement Plan and Landscape Planting Plan are submitted with the Application.
- 4.16. 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 hedge and ornamental planting, as well as amenity planting and grass/wildflower seeding.
- 4.17. A Boundary Treatment Plan has also been submitted with the Application. This proposes the retention of the existing hedgerows at the boundaries to the Site (as well as a new planted hedgerow boundary), alongside stock proof and hit and miss timber fencing to define plot curtilages/boundaries. All fences will be required to have hedgehog compliant access holes and advisory signage.
- 4.18. The proposed development will incorporate c. 4,100 square metres of public open space located along the southern edge of the Site, and which will be safely accessible to all residents on foot. Further pockets of amenity space will be located throughout the Site, as shown on the Proposed Site Plan.

Accessibility

- 4.19. A new vehicular (and pedestrian/cycle) access into the Site is proposed from the B5437 at the eastern boundary of the Site. This is shown on Drawing Ref. SCP/250809/D03 Rev A contained in Appendix D of the accompanying Transport Assessment. This will serve as the primary point of access into the Site.
- 4.20. The works proposed as part of this Application will include a new junction designed to typical residential standards and will provide a 5.5m wide access road, 6m junction radii and a 2m wide continuous footway on both sides of the road at the entrance to the Site and the internal road network.
- 4.21. A new 2m footway will be provided within the Site, running parallel to the B5437, with a safe pedestrian connection then made through to the existing footpath which lies to the south of the Site

between the existing residential development on Clawdd Poncen and the existing public open space. This will provide a safe access into the settlement, as well as the Primary School and local bus services.

- 4.22. Dropped kerb crossings with tactile paving will be provided within the Site. These will assist footpath users and cyclists of all abilities, ensuring that the proposed development is accessible to all.
- 4.23. 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.
- 4.24. The visibility splays at the Site access will be 2.4m x 43m looking to the north-west (left), and 2.4m x 55m looking south-east (right). These have been informed by a traffic survey and the calculation of average speeds over a 7-day period undertaken in August 2025.
- 4.25. 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 on Drawing Ref. SCP/250809/ATR01 Rev A, found in Appendix F of the accompanying Transport Assessment.
- 4.26. In respect of vehicle parking, the following standards have been applied to the proposed development to create 165 parking spaces:
- 1 no. car parking space per apartment;
 - 2 no. car parking spaces per 2 and 3 bedroom dwellings; and
 - 3 no. car parking space per 4-bedroom dwelling,
- 4.27. 18 no. spaces are provided for visitors.
- 4.28. Details of the external street lighting shall be agreed with the County Highways Authority.
- 4.29. Secure cycle parking will be provided for each dwelling with lockable garden stores.

Waste and Recycling

- 4.30. Each of the proposed dwellings will have its own private bin storage area to aid waste collection and recycling. This includes recycling bins.
- 4.31. 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

- 4.32. The proposed development will incorporate the following drainage measures, as shown on accompanying Proposed Drainage Scheme Drawing Ref. 16722-2000 Rev. P01:
- **Surface Water** – the proposed surface water drainage strategy incorporates a number of sustainable drainage measures. This includes raingardens, swales, permeable paving, together with proposed surface water drains and chambers connecting through to a new detention basis located to the south-west of the Site. No porosity testing has taken place to date, albeit due to the limited space on the Site, it is not considered that there is sufficient

space for soakaways to be located within the available area of the Site where the proposed dwellings are to be located; and

- **Foul Water** – the proposed development will connect to an existing public foul water connection to the south-east of the industrial estate (located to the east of the Site) via a new foul water sewer system within the Site, with a new pumping station proposed to be located towards the south-eastern corner of the Site (within it). A enabling assessment will be undertaken by DCWW to identify a solution to mitigate the impact of the proposed development.

Sustainability Measures

4.33. It is noted that Denbighshire has declared a climate change emergency. Accordingly, and in response, it is anticipated that the proposed development will incorporate some of the following sustainability measures, further details of which are available in the accompanying Design and Access Statement:

- **Dwelling Design** – as an overriding principle, the design of the proposed development has sought to implement the energy hierarchy by reducing energy demands and then increasing energy efficiency in the dwellings. This will ensure that the properties are as energy efficient as possible in order not to adversely contribute towards future climate change. Sustainable materials will be used as part of the construction;
- **Cycle Storage** – it is proposed that a lockable cycle store will be provided to all plots;
- **Water** – in order for the proposed dwelling to utilise as little water as possible, water efficiency within the properties will be maintained through the installation of dual flush toilets and the use of flow restrictors on taps;
- **Drainage** - a sustainable urban drainage system will be implemented across the Site, as outlined earlier in this Section; and
- **Waste Management** – a post-construction domestic waste management and recycling scheme will be implemented. All kitchens will have internal recycling bins to encourage residents to recycle and minimise their own waste.

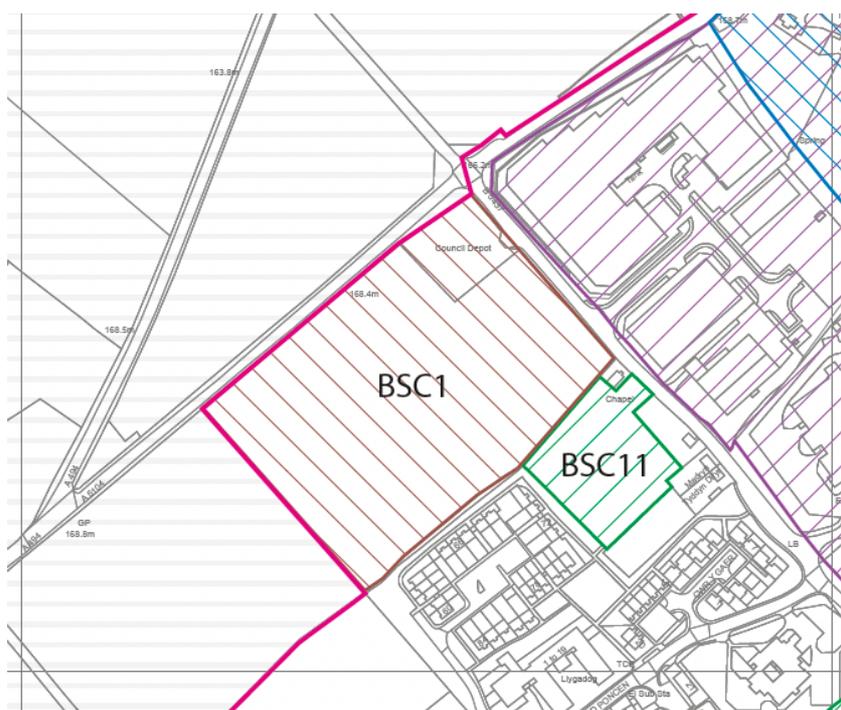
5 PLANNING POLICY CONTEXT

- 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:
- **Denbighshire Local Development Plan covering the period 2006 to 2021 (adopted in 2013); and**
 - **Denbighshire Local Development Plan Proposals Map.**
- 5.5. The adopted LDP is now time-expired, and thus the weight to be afforded to the policies will depend on the degree consistency of the LDP with PPW12.
- 5.6. On the Local Development Plan Proposals Map, the Site is allocated for a residential land-use under Policy *BSC1*, identified as Site Ref. *Council Depot, Clawdd Poncen* for an indicative 128 no. dwellings. The settlement of Corwen is identified as a Lower Growth Town in the LDP.

Figure 3: Local Development Plan Proposals Map Extract



Local Development Plan

- 5.7. 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 1: Relevant Local Development Plan Policies

Policy Reference	Policy Title
BSC1	Growth Strategy for Denbighshire
BSC2	Brownfield Development Priority
BSC3	Securing Infrastructure Contributions from Development
BSC4	Affordable Housing
BSC11	Recreation and Open Space
RD1	Sustainable Development and Good Standard Design
RD5	The Welsh Language and Social and Cultural Fabric of Communities
VOE5	Conservation of Natural Resources
VOE6	Water Management
ASAS3	Parking Standards

- 5.8. Guidance from Welsh Government published in a letter dated 24th September 2020 confirms that in the absence of an up-to-date LDP, Plans adopted prior to 4th January 2016 will remain the LDP for determining planning applications until replaced by a new LDP.
- 5.9. This is the case in Denbighshire. Accordingly, the adopted LDP remains the development plan for the purposes of determining this Application. The replacement LDP and its emerging evidence base carries limited weight.

Emerging Local Development Plan

- 5.10. At the time of writing, Denbighshire County Council has undertaken the following stages in the preparation of its Replacement LDP:
- LDP Delivery Agreement Published on 22nd May 2018; and
 - Consultation on Pre-Deposit Preferred Strategy held between 8th July 2019 and 30th August 2019. This set out various growth options; it did not identify any specific site allocations.
- 5.11. No further consultation has taken place on the Replacement LDP since 2019.
- 5.12. A new Delivery Agreement was published by the Council in December 2022. However, the timescales within this have now slipped considerably such that there is no clear steer at the time of writing as to when a Replacement LDP will be formally adopted.
- 5.13. To this end, the Replacement LDP and its emerging evidence base carries limited weight in the determination of this Application.

Planning Policy Wales 12

- 5.14. 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.
- 5.15. Paragraph 1.18 re-iterates the presumption in favour of sustainable development.
- 5.16. Within PPW12, paragraph 1.22 requires development proposals to be determined in accordance with the adopted development plan unless material considerations indicate otherwise.
- 5.17. 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.
- 5.18. 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.
- 5.19. 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."*
- 5.20. 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.
- 5.21. 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.
- 5.22. Paragraph 4.2.25 confirms that a community's need for affordable housing is a *material planning consideration* in the determination of planning applications.
- 5.23. 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.
- 5.24. 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.

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- 5.25. Paragraph 4.2.29 sets out the requirement for all affordable housing to meet the Welsh Government's development quality standards.
- 5.26. 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.
- 5.27. Paragraph 4.2.34 requires that affordable housing provided on exception sites should meet the needs of local people in perpetuity.
- 5.28. 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.
- 5.29. 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.

Future Wales – The National Plan 2040

- 5.30. 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.
- 5.31. Within Denbighshire, the National Plan identifies Rhyl and Prestatyn as Regional Growth Areas. These will be a focus for managed growth and have an important sub-regional role complementing the National Growth Area of Wrexham and Deeside.
- 5.32. 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.
- 5.33. 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.

- 5.34. 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.

Technical Advice Notes (TAN)

- 5.35. 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
- TAN12 – Design
- TAN15 – Development and Flood Risk
- TAN16 – Recreation and Open Space
- TAN18 – Transport
- TAN20 – Planning and the Welsh Language

- 5.36. 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.

- 5.37. 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.

- 5.38. 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.

- 5.39. Paragraph 5.1 of TAN2 defines affordable housing as including social rented housing and intermediate housing.

- 5.40. 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.

Other Material Planning Considerations / Evidence Base Documents

- 5.41. Denbighshire County Council has published a number of other material planning considerations and evidential based documents which are considered to be pertinent in the consideration of this Application; further details are set out below.

LDP Annual Monitoring Report

- 5.42. Based on the figures contained in Table 2 of the Council's 2022 LDP Annual Monitoring Report (AMR), total housing delivery (completions) in Denbighshire for the LDP period 2006 to 2021 equated to 3,104 dwellings. This represented a significant shortfall against the LDP requirement for 7,500 homes during the same period.

- 5.43. These figures clearly illustrate the significant housing delivery pressures across the County, and the fact that housing needs have continuously failed to be met since 2010/11 (and in each year since the Local Development Plan was adopted in 2013). In 2021/22, 417 net new homes were built

against a minimum annual requirement for 500 dwellings year, without adjustment (which would increase the figure to 700+ dwellings per year taking account of previous under-delivery).

- 5.44. The Council’s latest 2024 Annual Monitoring Report states that 258 dwellings were completed in the County between 01/04/23 and 31/03/2024.
- 5.45. The 2024 Annual Monitoring Report includes a projection at Appendix 3 which shows a future shortfall in housing delivery against the as yet untested Replacement LDP annual housing requirement of 218 dwellings per year from 2025/26 onwards.

Local Housing Market Assessment (LHMA)

- 5.46. The Council’s most recent LHMA Update was published in July 2019. Corwen is identified as lying within the Corwen and Llangollen Local Housing Market Area (LHMA06).
- 5.47. The County of Denbighshire is identified as having a high proportion of older people aged 65 and over compared to the national average in Wales. This is shown in Table 1 above. As such, there are more people on average in the over 65 age groups than in the economically active age group of 16-64 in Denbighshire (compared to the national average). The life expectancy of those in the 65 and over age group is also expected to increase between 2019 and 2024, with a small reduction in the 16-64 age group.
- 5.48. Within the Corwen and Llangollen Local Housing Market Area, the LHMA identifies a particular need for 1 and 2 bedroom affordable homes in LHMA06 based on the SARTH, and 2 and 3 bedroom homes based on the Tai Teg Register (social and intermediate housing).
- 5.49. Across the County there is identified to be an annual requirement for 155 affordable homes per annum (social and intermediate housing need).
- 5.50. The Council has published its latest Affordable Housing Prospectus, in 2023. This confirms the location of Corwen within Local Housing Market Area 06 (LHMA06).
- 5.51. The following table is extracted from the Prospectus, showing the Social and Affordable Housing Waiting List Demand by Area at the time of publication:

Social & Affordable waiting list demand

Area	Social Rent				Intermediate Rental			
	1 Bedroom	2 Bedroom	3 Bedroom	4(+) Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
LHMA 01	50%	28%	12%	10%	4%	33%	52%	11%
LHMA 02	43%	31%	15%	11%	2%	35%	45%	17%
LHMA 03	46%	28%	13%	13%	5%	48%	36%	11%
LHMA 04	54%	22%	13%	8%	0%	34%	62%	4%
LHMA 05	47%	28%	16%	6%	0%	40%	56%	4%
LHMA 06	59%	22%	12%	3%	0%	67%	33%	0%

- 5.52. The Prospectus confirms that there is a mis-match between social housing stock in Denbighshire County, with a need for 1 and 2 bedroom properties but a supply which is predominantly 3 bedroom at present. For intermediate rental housing, the demand is for 2 and 3 bedroom properties.

Local Planning Guidance Notes

5.53. Denbighshire County Council has published the following Supplementary Planning Guidance Notes ('SPGN') which are considered relevant in the determination of this Application:

- SPGN – *Access for All*
- SPGN – *Affordable Housing*
- SPGN – *Conservation and Enhancement of Biodiversity*
- SPGN – *Parking Requirements in New Developments*
- SPGN – *Planning Obligations*
- SPGN – *Planning and the Welsh Language*
- SPGN – *Recreational Open Space*
- SPGN – *Residential Development*
- SPGN – *Residential Design Guide*
- SPGN – *Residential Space Standards*
- SPGN – *Trees and Landscaping*

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.

Principle of Development

Local Development Plan Status

- 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 Denbighshire LDP.
- 6.3. As set out in Section 5 of this Statement, guidance from Welsh Government published in a letter dated 24th September 2020 confirms that in the absence of an up-to-date LDP, Plans adopted prior to 4th January 2016 will remain the LDP for determining planning applications until replaced by a new LDP.
- 6.4. Accordingly, the adopted LDP remains the development plan for the purposes of determining this Application despite it being time-expired. However, the weight to be afforded to each policy needs to be considered in respect of its consistency with PPW12.
- 6.5. The Replacement LDP and its emerging evidence base carries limited weight at the time of writing.

The Role of Corwen

- 6.6. Corwen is identified in the adopted LDP as a Lower Growth Town within the County which function as a regional and/or local service centre with wide rural hinterlands. The Lower Growth Towns are collectively identified as making an important contribution to the overall housing and employment requirements of the County.

Land-Use Designation

- 6.7. On the LDP Proposals Map, the Site is allocated for a residential use under Policy *BSC1*, Site Ref. *Council Depot, Clawdd Poncen* for an indicative 128 no. dwellings. It is identified as forming part of the Corwen settlement within the settlement hierarchy,
- 6.8. To this end, the proposed residential (C3) land-use is considered to be acceptable and established through the Site's LDP housing allocation.

The Weight to be afforded to Affordable Housing Delivery

- 6.9. As documented in Section 5 of this Statement, paragraph 4.2.25 of PPW12 confirms that a community's need for affordable housing is a *material planning consideration* in the determination of planning applications.
- 6.10. The need for affordable housing in Denbighshire is well-established for the reasons set out later in this Section and is a material consideration to be afforded weight.
- 6.11. National policy clearly emphasises the need to increase the supply of affordable housing, as documented in the Ministerial '*Dear Chief Planning Officer*' letter published on 8th July 2019, Future

Wales – *The National Plan 2040*, and PPW12. The unmet need for affordable housing is not being met through the general housing market in Denbighshire, and that has been the case historically in Denbighshire since the start of the LDP Plan Period in 2006 as documented below.

[Affordable Housing Completions in Denbighshire](#)

- 6.12. As confirmed in Section 5 of this Statement, there has been a significant under-supply in overall housing delivery across the County of Denbighshire since 2006, falling considerably below the housing requirement set out in the adopted LDP (7,500 homes). In total, the shortfall extends to 4,396 dwellings. The currently adopted annual housing requirement remains in place until such time that the Replacement LDP has advanced through Examination in Public, which remains some time off as confirmed in Section 5 of this Statement.
- 6.13. The emerging requirement for 218 dwellings per annum in Denbighshire, as set out in the Replacement LDP Preferred Strategy, has not yet been tested to attract material weight. Even if this figure were deemed acceptable, DCC’s 2024 Annual Monitoring Report has itself demonstrated that this figure cannot be met in the period 2025/26 onwards even when allowing for outstanding LDP housing allocations such as that now subject to this Application, to come forward during that time.
- 6.14. In order to understand the delivery of affordable housing during the LDP Plan period 2006-2021, we have had reference to the Stats Wales completions data. This is presented in Table 2 below:

Table 2: Affordable Housing Completions in Denbighshire for period 2006/07 to 2020/21

Year	Annual Affordable Housing Completions
2006/07	No Data
2007/08	78
2008/09	134
2009/10	87
2010/11	154
2011/12	60
2012/13	61
2013/14	16
2014/15	74
2015/16	55
2016/17	67
2017/18	60
2018/19	35
2019/20	119
2020/21	120
2020/21	120
Total	1,120
Average per Year	74.6

Source: Stats Wales Affordable Housing by Location and Year

- 6.15. As illustrated in Table 2 above, there has been a persistent shortfall in affordable housing delivery across Denbighshire against the LHMA 2019 need for 155 affordable homes in the period since 2018. As such, there is a large unmet affordable housing need in the County.
- 6.16. In the period before this, the *Justification* text to Policy BSC4 of the LDP refers to previous housing needs identified in the North East Wales Local Housing Market Assessment published in 2008 (a need for 3,761 affordable homes, which would equate to 250 affordable homes a year over 15 years) and the Update of Housing Need, Demand and Affordability in the Local Housing Market Areas of Denbighshire published in 2011 (a need for 2,916 affordable homes, which would equate to 194 affordable homes a year over 15 years). Clearly, none of these needs have been met at any point since 2006.
- 6.17. Policy BSC4 of the LDP also refers to “*approximately 2,250-3,000 affordable homes will be provided over the Plan Period*” in Denbighshire (2006-2021). That figure, together with the overall housing requirement of 7,500 homes, has evidently not been met resulting in a considerable unmet need.
- 6.18. Whilst the LDP set out to meet the County’s housing needs through housing allocations, the reality is that this approach has failed to deliver. The failure of the Bodelwyddan Key Strategic Site to come forward for in the region of 1,715 no. dwellings (including c. 114 affordable homes based on page 29 of the LDP) (for which the outline planning permission has now lapsed) has had a significant adverse impact on housing delivery in the County, including affordable housing.
- 6.19. There is a considerable need for new affordable housing to come forward on both brownfield and greenfield sites to meet the requirement, both adopted and emerging (as proposed in the Preferred Strategy). This includes allocated sites in the LDP. That position has not changed, and indeed the housing supply shortfall in Denbighshire has exacerbated to unsustainable and harmful levels.

Affordable Housing Needs

- 6.20. As per the information contained in Section 5 of this Statement and above, there is evidently a housing shortfall in Denbighshire which needs to be urgently addressed through positive decision-taking. As an allocated housing site in the LDP, the proposed development represents an acceptable development opportunity to realise new affordable housing delivery.
- 6.21. In order to understand the housing needs in the settlement of Corwen, reference has been had to the Council’s latest LHMA 2019, as documented in Section 5 of this Statement, and the latest Social Housing (SARTH) and Affordable Housing (Tai Teg) Registers. These figures provided below for ease of reference:

Table 3: SARTH Housing Register – Applications for Corwen Area as of March 2025

Property Type and Bedroom Numbers	No. of Applicants
1-bedroom	54 (18 First Choice)
2-bedroom	15 (8 First Choice)
3-bedroom	3

	(1 First Choice)
4-bedroom	6 (1 First Choice)
5-bedroom	5 (1 First Choice)
Total	83

Source: SARTH Housing Register as of March 2025

Table 4: Affordable Housing (Tai Teg) Register – Applications for Corwen Area as of August 2024 (Affordable Rent)

Property Type and Bedroom Numbers	No. of Applicants (Purchase and Rent)
Flat	
2-bedroom	1
House	
2-bedroom	12
3-bedroom	6
4-bedroom	1
Total	20

Source: Tai Teg Housing Register as of August 2024 (Affordable Rent)

- 6.22. Within the Corwen and Llangollen Local Housing Market Area, the LHMA has identified a particular need for 1 and 2 bedroom affordable homes in LHMA06 based on the SARTH, and 2 and 3 bedroom homes based on the Affordable Housing (Tai Teg) Register (social and intermediate housing).
- 6.23. The latest Affordable Housing Prospectus provides details of the Social and Affordable Housing Waiting List Demand by Area at the time of publication of the Prospectus in 2023:

Social & Affordable waiting list demand

Area	Social Rent				Intermediate Rental			
	1 Bedroom	2 Bedroom	3 Bedroom	4(+) Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
LHMA 01	50%	28%	12%	10%	4%	33%	52%	11%
LHMA 02	43%	31%	15%	11%	2%	35%	45%	17%
LHMA 03	46%	28%	13%	13%	5%	48%	36%	11%
LHMA 04	54%	22%	13%	8%	0%	34%	62%	4%
LHMA 05	47%	28%	16%	6%	0%	40%	56%	4%
LHMA 06	59%	22%	12%	3%	0%	67%	33%	0%

- 6.24. Within LHMA06, there is a strong need for 1 and 2 bedroom Social Rented properties, and 2 and 3 bedroom affordable rented (intermediate properties).

- 6.25. The Prospectus confirms that there is a mis-match between social housing stock in Denbighshire County, with a need for 1 and 2 bedroom properties but a supply which is predominantly 3 bedroom at present. For intermediate rental housing, the demand is for 2 and 3 bedroom properties.
- 6.26. In summary, the LHMA, the Affordable Housing Prospectus, and the SARTH and Affordable Housing (Tai Teg) Registers all demonstrate an unmet affordable housing need in Corwen and the Housing Market Area in which it sits (LHMA06). The proposed development of 1, 2, 3 and 4 bedroom properties will offer an opportunity for families to locate into new, modern premises which cater for their specific needs, benefiting from improved living conditions.
- 6.27. It is understood that the SARTH and Affordable Housing (Tai Teg) Housing Registers do not capture all of the households whom are in *need* of affordable housing. It merely provides details of those in priority need whom the Housing Strategy Team/Department at Denbighshire County Council are seeking to provide accommodation. Accordingly, the households in need of affordable housing in Denbighshire (including Corwen) will go beyond the number of applicants on the SARTH and Affordable Housing (Tai Teg) Housing Registers.
- 6.28. Taking account of the above, the scale of the proposed development, at 99 no. dwellings, would in no way prejudice the Council's emerging Replacement LDP and its development strategy. It would not be premature. To the contrary, it would deliver a much-needed housing scheme on an allocated LDP housing site comprising only of affordable homes, responding to both a local and wider County-wide need, which it is considered should attract significant positive weight in the overall planning balance.

Deliverability

- 6.29. There is a contract in place 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.
- 6.30. The development as a whole is capable of coming forward within five years.
- 6.31. Funding to carry out the proposed development is capable of being secured via the Housing Grant Support from Denbighshire County Council should planning permission be granted.

Housing Mix

- 6.32. As set out in Section 4 of this Statement, the proposed development will comprise the following housing mix:
- 38 no. 2-person, 1 bedroom apartments
 - 6 no. 3-person, 2 bedroom bungalows;
 - 31 no. 4-person, 2 bedroom houses;
 - 13 no. 5-person, 3 bedroom houses;
 - 7 no. 5-person, 3 bedroom side entry houses; and
 - 4 no. 7-person, 4 bedroom houses.
- 6.33. The proposed gross density across the Site will be 34 dwellings per hectare, having regard to the Site's location, surroundings and configuration. Policy RD1 of the Local Development Plan seeks to achieve minimum densities of 35 dwellings per hectare, albeit it does recognise that in some cases a lower density may be acceptable. In this instance, the number of dwellings responds to

identified affordable housing needs, whilst also seeking to positively address other policy requirements (on-site open space provision, drainage and surface water flood-risk and pedestrian connectivity amongst others).

- 6.34. The proposed development will comprise solely of 100% affordable housing on a mixed tenure basis. This split can be agreed with the Housing Strategy Team at Denbighshire County Council prior to the determination of the Application.
- 6.35. The proposed development comprises the following balanced housing mix:
- 38% 1-bedroom properties
 - 37% 2-bedroom properties
 - 21% 3-bedroom properties
 - 4% 4-bedroom properties.
- 6.36. The proposed housing mix and tenure split has had regard to the needs identified in the Council's LHMA and the latest SARTH and Affordable Housing (Tai Teg) Registers, 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 bungalows.
- 6.37. In respect of housing mix, one also has to have consideration to the fact that the Covid-19 pandemic has had a significant impact on people's daily lives, perhaps most notably their working patterns and location. This is not something which was naturally factored into the LHMA when published in July 2019, pre-pandemic, and thus is now something of a limitation relating to that particular evidence base.
- 6.38. The pandemic has triggered a significant shift in people's housing/accommodation needs, with the requirement for extra space from which to work at home now a new and important consideration. This includes additional space for a home office/study, which typically takes the form of an extra-bedroom.
- 6.39. Accordingly, those people previously seeking a one-bedroom property may now be seeking a two-bedroom property, and those seeking a two-bedroom property may now be seeking a three-bedroom property and so on, subject to availability and affordability.
- 6.40. It is therefore crucial that the housing market responds to these needs, both now and in the future. It is not 'good, positive planning' to simply focus on meeting historic needs, which no longer reflect the significant social changes which have now taken place in since the LHMA was produced. Such an approach would be counter-intuitive.
- 6.41. The Applicant is therefore of the view that the demand for more living space must be reflected in the housing mix presented as part of the proposed development. To this end, the proposed mix is considered to respond positively towards striking the right balance between the affordable housing needs identified in the LHMA, Affordable Housing Prospectus, and the SARTH and Affordable Housing (Tai Teg) Registers, and the changes arising since the Covid-19 pandemic.
- 6.42. As outlined earlier in this Section, 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 PPW10. Accordingly, the proposed development is considered to respond positively to and is consistent with Local Development Plan Policies RD1, BSC4, the Affordable Housing SPGN, TAN2, and PPW12.

Locational Sustainability

- 6.43. As demonstrated within Section 2 of this Statement, the Site evidently occupies a sustainable location. It benefits from good access to local services and amenities, and local bus services. It will be well-connected via the proposed new footpath network to the wider settlement. The wider economic, social, environmental and cultural well-being benefits of the proposed development are considered in Section 7 of this Statement.

Best and Most Versatile Agricultural Land

- 6.44. The Site is identified on the Welsh Government Predictive Agricultural Land Classification Mapping as potentially comprising Grade 2 agricultural land.
- 6.45. However, as an allocated housing site in the LDP, the loss of agricultural land for the proposed land-use has been accepted and therefore does not require any further consideration or justification as part of this Statement.

Layout and Design

- 6.46. 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 and commercial properties), policy requirements (i.e. road widths, visibility splays, pedestrian footways) and technical considerations (impact on trees, drainage and ecological features of value).
- 6.47. 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 neighbouring residents. The layout and siting of the proposed dwellings is in accordance with the Council's spacing standards.
- 6.48. The house types, plot sizes and proposed palette of materials are considered to be 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.
- 6.49. Each property is designed to allow for access by people of all abilities. This will ensure barrier free environments.
- 6.50. The proposed dwellings will be built to Development Quality Requirements 201, offering flexibility for the lifetime of the buildings (following the Lifetime Homes guidance). The proposed dwellings will also meet the Welsh Government Housing Quality Standard 2023. A series of sustainability measures are also proposed, as documented in Section 4 of this Statement.
- 6.51. Accordingly, the proposed development is considered to respond positively to and is consistent with Local Development Plan Policies RD1 and BSC4, the Access for All, Residential Development, Residential Design Guide and Residential Space Standards SPGN's, TAN12, and PPW12.

Landscaping and Public Open Space

- 6.52. As documented in Section 4 of this Statement, a Landscape General Arrangement Plan and Landscape Planting Plan have been prepared and submitted with the Application; these provide details of the Applicant's intentions to provide new tree and hedgerow planting across the Site. The submitted Boundary Treatment Plan provides details of the proposed boundary treatments within and at the perimeter of the Site.

- 6.53. The proposed development will incorporate c. 4,100 square metres of public open space, accessible to all future residents. Other pockets of amenity space will be provided throughout the Site. The quantum of open space exceeds the Council's policy requirements.
- 6.54. Each of the proposed dwellings will benefit from its own private outdoor garden space.
- 6.55. In addition to the aforementioned Landscape Plans, a Green Infrastructure Statement has been prepared and is submitted as part of the Application. This 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.
- 6.56. Accordingly, the proposed development is considered to respond positively to and is consistent with Local Development Plan Policies RD1 and BSC4, the Recreational and Open Space SPGN, TAN16, and PPW12.

Highways, Road Safety and Car Parking

- 6.57. Details of the proposed access arrangements into the Site are provided in Section 4 of this Statement.
- 6.58. The Site access and internal road widths are compliant with the Council's design standards as documented in Section 4 of this Statement. The internal road layout has been designed to ensure the safe manoeuvring of a refuse vehicle, together with swept path analysis contained in the accompanying Transport Assessment.
- 6.59. 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 Proposed Site Plan.
- 6.60. 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. In total, 165 parking spaces will be provided; 2 parking spaces are proposed for each of the 2 and 3-bedroom properties which 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. Consideration also needs to be given to the prevailing car ownership levels for the area, as documented in Table 4.1 of the accompanying Transport Assessment. The proposed development seeks to strike the right balance to facilitate and encourage sustainable modes of travel, reducing reliance on the private car.
- 6.61. The accompanying Transport Assessment 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 44 two-way vehicle movements in the AM peak hour and 37 two-way vehicle movements in the PM peak hour. The Transport Assessment has concluded that this increase in traffic will not result in a material intensification of the local highway network and no further detailed assessment is required. The traffic impact of the proposed development is considered to be acceptable in planning terms.
- 6.62. Accordingly, the proposed development is considered to respond positively to and is consistent with Local Development Plan Policies RD1 and BSC4, the Access for All and Parking Requirements in New Developments SPGNs, TAN18, and PPW12.

Nature Conservation

- 6.63. A Preliminary Ecological Appraisal has been undertaken across the Site. In doing so, this has identified the following:
- **Amphibians** – the Site does not contain standing water, therefore there was no breeding habitat for GCN within the survey area. The area of arable land was generally unsuitable for amphibians with little to no cover apart from at the field boundaries. The field margins and boundaries did however provide higher quality habitat for cover and foraging common amphibians;
 - **Reptiles** – the Site provides limited suitable habitat for reptiles;
 - **Bats** – the hedgerows and trees along the Site boundaries, particularly those along the southern boundary, provided high-quality habitat for foraging and commuting bats, offering good connectivity to the wider landscape and potential roosting opportunities. The grassland area within the Site provided very limited foraging opportunities;
 - **Badger** - no evidence of badgers, including setts, latrines or snuffle holes were identified during the survey. The field margins and boundaries provided habitat for foraging badgers and they are highly likely to forage in the surrounding area;
 - **Birds** – the scattered trees, bramble scrub and hedgerows were all suitable for nesting birds. Ground nesting birds are considered less likely due to the majority of the Site being arable; and
 - **Hedgehog** – the boundary edges provided suitable habitat for hedgehogs.
- 6.64. A series of compensation and enhancement measures, and wider recommendations, are set out within the submitted Appraisal. This includes the provision of bird and bat boxes, suitable fencing for hedgehogs, and new grass/lawn, tree and shrub planting as part of the proposed development, all of which can cumulatively achieve a net benefit for biodiversity as required by PPW12. Although the proposed development/works will result in a loss of arable land and hedgerow, there will be a net gain of hedgerows, trees, shrubs and other species planted as part of the development, which will enhance the Site for foraging and commuting for a large number of species.
- 6.65. To this end, and subject to following the guidance contained within the Appraisal, the proposed development is considered to be consistent with Local Development Plan Policies RD1 and VOE5, the Conservation and Enhancement of Biodiversity SPGN, TAN5, and PPW12. It will not have an adverse impact on protected species.

Trees and Hedgerows

- 6.66. A Tree Survey has been prepared and is submitted with the Application. This has assessed a total of 19 no. individual tree specimens, 3 no. groups of trees and 2 no. hedgerows.
- 6.67. The Survey has established that no existing trees will need to be removed to accommodate the proposed development, with only one Category U tree identified (but which could be retained as a habitat feature, if necessary).

- 6.68. Part of H2 will need to be removed in order to create a new vehicular access into the Site from the B5437 to the east, and the footpath arrangements.
- 6.69. Alongside the retention of these trees, new planting is proposed as shown on the submitted Landscape General Arrangement Plan and Landscape Planting Plan.
- 6.70. 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.
- 6.71. Accordingly, and based on the recommendations of the Assessment, the proposed development is considered to be consistent with Local Development Plan Policy RD1, the Trees and Landscaping SPGN, TAN5, and PPW12.

Welsh Language

- 6.72. As an allocated housing site within the LDP, it is not a requirement to prepare and submit a Community and Linguistic Impact Assessment as part of this Application; this has already been considered and deemed acceptable during the LDP plan-making process at the time of the Site's allocation. Notwithstanding this, it is considered that:
- The proposed development, through the proposed housing mix and tenures, aims to provide local people with access to an affordable home, with the potential to have a neutral to minor positive 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 a Welsh street name and bi-lingual signage, and the local advertisement of the proposed dwellings in Welsh and English which, together with the proposed delivery of affordable housing, could encourage local people to remain living within the area.
- 6.73. Accordingly, the proposed development is considered to respond positively to and is consistent with Local Development Plan Policy RD5, SPGN – *Planning and the Welsh Language*, TAN20 and PPW12. The proposed development would not cause significant harm to the character and language balance of the community of Corwen.

Flood-Risk and Drainage

- 6.74. A Flood Consequences Assessment has been prepared and is submitted as part of this Application.
- 6.75. As documented in Section 2 of this Statement, the Site lies in Flood Zone 1. It is therefore at very low risk of river and tidal flooding.
- 6.76. The NRW Flood Maps for Planning do illustrate the potential for flood-risk for surface water along the southern edge of the Site when the infiltration capacity of the ground or drainage systems is

exceeded in a storm event. In response, the proposed development does not include any built form within this part of the Site.

- 6.77. With flooding from all existing sources being classed as very low where development is located outside of the surface water flood routes, and the implementation of localised flood mitigation measures within the proposed levels and drainage design, it has been concluded that the proposed development will not have a material impact on the hydrology of the existing land and that all foreseeable sources and receptors of flood risk as a result of the proposed development have been considered.
- 6.78. 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.
- 6.79. Reference should be had to the accompanying Flood Consequences Assessment and Drainage Strategy Drawing Ref. 16722-2000 Rev. P01 for full details, which includes a detailed consideration of the risk to life, disruption to people living and working in the area, impact on flood risk generally, and disruption to the sustainable management of resources.
- 6.80. Accordingly, and subject to the recommendations set out in the Strategy, the proposed development is considered to respond positively to and is consistent with Local Development Plan Policy VOE6, TAN15 and PPW12.

Planning Conditions

- 6.81. 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 tree planting;
 - Tree protection measures during construction;
 - Reasonable avoidance measures during construction; and
 - Street lighting.

Planning Obligations

- 6.82. The Applicant is committed to engaging in discussions with Officers at Denbighshire County Council in relation to securing planning obligations where these satisfy the requirements of and SPGN – *Planning Obligations* and 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.

6.83. Any requests for financial contributions, including education, which are consistent with the aforementioned policy tests must be justified by up-to-date evidence.

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 2.28 of PPW12.

Social Benefits

7.2. The proposed development will deliver the following **Social** benefits:

- The delivery of 99 no. new affordable homes, 100% of the proposed development. These will comprise a balanced mix of 1, 2, 3 and 4 bedroom homes responding to the findings of the LHMA 2019, Affordable Housing Prospectus, and the latest SARTH and Affordable Housing (Tai Teg) Housing Registers, and which will be accessible by local people. The dwellings will be of a mixed tenure, with the split to be agreed with the Council's Housing Strategy Team. The delivery of these affordable homes which should be afforded significant weight in favour of the proposed development and which is a material planning consideration;
- The proposed development will not give cause to any harm to the role and function of the settlement of Corwen as a sustainable location for growth, reflective of its standing in the LDP settlement hierarchy as a Lower Growth Town;
- 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;
- The scale and nature of the proposed development on an existing allocated housing site will not pre-determine or prejudice the emerging Replacement LDP which remains some time from adoption, and there is no strategy in place at this time to address the ongoing shortfall in view of the time-expired nature of the adopted LDP. The proposed development would not be premature; and
- A scheme which is capable of making an immediate contribution towards identified affordable housing needs at a local and County level.

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 Denbighshire County Council from the 99 no. proposed new dwellings;

- Gross Value Added to the local economy generated by future residents of the proposed development; and
- Contribution to local education and off-site open space provision where this is justified by up-to-date evidence.

Environmental Benefits

7.4. The proposed development will deliver the following **Environmental** benefits:

- The majority of existing trees and hedgerows within and at the perimeter of the Site will be retained, alongside new tree planting which could provide the opportunity to achieve secure net gains in biodiversity. These are committed to by the Applicant in the accompanying Landscape General Arrangement Plan and Landscape Planting Plan, and Green Infrastructure Statement;
- The proposed development will not give cause to the loss of any features of significant ecological value, nor cause harm to any protected species, and the proposed layout has been designed to retain and protect the Site's areas of ecological value. The accompanying Preliminary Ecological Appraisal documents how the proposed development is capable of achieving a net gain in biodiversity;
- The use of Sustainable Urban Drainage Systems for the management of surface water, which will not increase or exacerbate flood-risk 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 be capable of enjoying good access to services and facilities by sustainable transport modes (including local bus services), consistent with the guidance criteria set out in Section 5 of the accompanying Transport Assessment. Where the use of the private car is required, the proposed development will not have a material detrimental impact on the operation of the local highway network;
- The proposed development will not have a significant adverse impact either visually or on the local landscape;
- The proposed development will not have an adverse impact 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 homes as part of its sustainability credentials.

Cultural Well-Being

7.5. The proposed development will deliver the following **Cultural** benefits:

- The Applicant recognises the need to safeguard the Welsh language to encourage and provide for its use, consistent with Local Development Plan Policy RD5, SPGN – *Planning and the Welsh Language*, TAN 20 and PPW12. The Applicant recognises that the proposed

development presents the opportunity for a neutral to minor positive 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 is submitted in support of a detailed planning application for the proposed development of Land adjacent to Clawdd Poncen, Corwen, Denbighshire.
- 8.2. The description of development for which detailed planning permission is sought is:
- “Erection of 99 no. dwellings and associated infrastructure works including roads and footpaths, public open space, landscaping and drainage including a new pumping station”***
- 8.3. This Statement has demonstrated that the proposed development is consistent with relevant policies contained within the LDP as well as other material considerations.
- 8.4. The principle of residential development on the Site is established and supported by Policy BSC1 of the LDP, and the Site’s existing housing allocation.
- 8.5. Given the time-expired nature of the LDP, and the continued absence of a Replacement LDP, there is a need to ensure that new housing continues to come forward in the most sustainable areas of the County to meet the ongoing housing needs; in particular, affordable housing given the affordability issues documented earlier in this Statement. This is all the more important in view of the historic shortfall in housing delivery across the County during the now time-expired LDP plan period 2006 and 2021.
- 8.6. The proposed development will deliver a well-balanced mix of much-needed new affordable housing provision. The proposed housing mix responds to genuine evidence of affordable housing needs and is immediately deliverable upon the grant of planning permission with the ability to access grant funding.
- 8.7. The proposed development will represent a logical extension to the settlement at its northern/north-western edge delivering a balanced mix of much-needed, high-quality affordable homes which provides for the efficient and sustainable use of the land.
- 8.8. 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.
- 8.9. 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.
- 8.10. 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 RD1 and paragraph 1.18 of PPW12.

