



Bodnant Avenue, Prestatyn

Housing Delivery Statement

Development: **Bodnant Avenue**

Address: **Land off Bodnant Avenue, Prestatyn**

Developer: **Adra (Tai) Cyfyngedig.**

Document Title: **DEV0127 Housing Delivery Statement**

Prepared by: *P Humphries*

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Checked by: *P Humphries*

Date: *March 2026*

Application for 62 Affordable Dwellings on land off Bodnant Avenue, Prestatyn.

Delivery Statement in accordance with Denbighshire County Council's Developer Guidance Note on 'Housing Proposals Outside of Local Development Plan (LDP Development Boundaries)'.

The Physical Constraints of the Site

The application site covers an area of 2.58 ha and is bound by an existing caravan park to the East, existing residential properties to the South, A school to the West and with agricultural land to the North. The land comprises a field in private ownership. The site slopes gently downwards from the southern boundary towards the northern boundary.

Access into the Site will be secured via the creation of a new vehicular entrance at the north western edge of the Site, from Ffordd Parc Bodnant, designed to adoptable standards. A new pedestrian footpath would also be provided from Ffordd Parc Bodnant to serve the proposed development and to ensure safe and sustainable connectivity to and from the Site, connecting with the existing pedestrian network on Ffordd Parc Bodnant and Bodnant Avenue.

There is an existing public footpath which runs north-south across the Site from Prestatyn Road to Nant Hall Road; this will be re-routed along the internal service road and will connect through to Nant Hall Road at the southern edge, as shown on the accompanying Site Layout. In terms of boundary treatments, existing landscaping will be retained where possible and enhanced to retain the sense of enclosure and containment to the new settlement edge. There are no existing trees or hedgerows within or crossing the Site; the only trees and hedgerows are those found at the boundaries of the Site.

The existing tree belt at the south-eastern corner of the Site, which is subject to a Tree Preservation Order, will be retained and root protection areas will be respected.

From a drainage perspective, the submitted Site Layout shows two soakaway features that could form part of the sustainable urban drainage system for the Site. A drainage strategy prepared by Caulmert Ltd has identified that surface water drainage will incorporate a SuDS scheme with infiltration trenches and detention basins and with an emergency overflow to the existing surface water drainage system restricted to green-field run-off rates. This drainage strategy also contains a Flood Consequence Assessment that demonstrates that the site is not subject to any unacceptable flood risk. We have also provided a drainage drawing within our submission and which details the proposals in greater detail.

Dŵr Cymru have confirmed that the foul sewer in Nant Hall Road has capacity to accommodate the foul water discharge from the development. Properties will connect to this via a pumped system with a new adoptable pumping station to be located in the north eastern corner of the site.

An existing water main crosses the site and is to be accommodated within the layout, within a 6 metre easement area (3.0m each side).

The Site lies in the Prestatyn and Castle Mound Conservation Area and the Grade II listed Nant Mill lies c.30m from the eastern boundary of the Site. The dwelling design, and building quality, can be of a standard appropriate to the Conservation Area, whilst appropriate boundary treatments and scheme design/layout considerations can be taken into account to reflect the proximity of the heritage asset

Ground investigations have confirmed that the site is not contaminated, and standard foundation solutions would be acceptable.

The above confirms that there are no existing physical constraints to development.

Legal Interest in the Site

Adra has agreed a contract with the current landowners to purchase the site subject to receipt of satisfactory planning permission, which this application currently submitted would constitute.

We propose to provide 100% affordable housing within the scheme with a mix of affordable ownership tenures as set out in the table below:

- 14Nr 1 Bed 2 person flat – Social rented
- 8Nr 2 Bed 3 person bungalow – Social rented
- 13Nr 2 Bed 4 person house – Social rented
- 3Nr 3 Bed 5 Person house – Social rented
- 2Nr 4 Bed 7 person house – Social rented
- 6Nr 2 Bed 4 person house – Intermediate rent
- 16Nr 3 Bed 5 person house – Intermediate rent

The mix of tenures as proposed have been discussed and agreed with the Council's strategic housing team.

There are no legal obstacles to the delivery of the sites.

Our Intended Programme for the Delivery of this Site

Adra intend to appoint contractors to commence construction as soon as reasonably possible following the granting of a planning permission, completion of any associated legal agreements and the discharge of any relevant pre-commencement planning conditions.

We intend for completion of the first property within nine months of us having obtained the legal right to commence works and for the completion of a minimum of circa 40 properties a year therefore leading to final completion of the scheme within 24 months of commencement.

This is the maximum anticipated time scale for completion on site however we would hope that the appointed contractor would be able to improve the delivery

rate to 50 dwellings a year leading to full completion of the site in around 21 months of commencement.

The Financial Viability of the Site

As detailed above Adra have a contract in place for the purchase of the site and have completed full financial appraisal of the submitted proposals.

We have funding in place to carry out the proposed development and have commenced discussions on Social Housing Grant Support with the Council should these proposals be approved.

We therefore confirm that ADRA have the financial means available to deliver the site in accordance with the timescale provided above.