


SITE PROFORMA
CONWY COUNTY COUNCIL
AFFORDBALE HOUSING CALL FOR SITES SUBMISSION
SEPTEMBER 2022

DETAILS	INFORMATION / ASSESSMENT
Landowner Details	The Representative Body of the Church in Wales, 4 th Floor, 2 Callaghan Square, Cardiff, CF10 5BT (Site put forward on behalf of the landowner by Adra)
Site Address	Land off Aber Road, Llanfairfechan
Settlement Status	Urban Centre (Llanfairfechan)
Site Location (Easting/Northing)	268064 / 374639
Site Area (hectares)	0.88
Site Description	Greenfield
Site Surroundings	The Site is bounded by Aber Road to the west and Caeffynnon Road to the south. The Christ Church lies to the east of the site together with Llys y Coed Housing Association offices. To the north lies existing residential development and small commercial/retail space.
Current Use	Agricultural Land
Previous Use	N/A
Proposed Land Use(s) for consideration	C3 – Dwellinghouses
Locational Sustainability	The Site is accessible via a gated access off Aber Road. There is an existing bus stop adjacent to the Site heading southbound along Aber Road, served by the 5, 5a and A55 no. services. These provide access to Colwyn Bay, Llandudno and Bangor amongst others, operations by Arriva Cymru. The northbound bus stop is located opposite the southbound stop. This is served by the 5, 5d and A55 no. services.
Planning History	We are not aware of any previous planning applications for residential development on the Site.
Local Development Plan Designation	DTP/6, CTH/1, CTH/2 –Conservation Areas MWS/1, MWS/3 – Safeguarded Sand and Gravel

<p>Development Plan Policies Map Extract</p>	
<p>Technical / Policy Considerations</p>	<p>Accessibility</p> <p>The Site would be accessible from Aber Road. This would also provide the opportunity for pedestrian and cycle access to the Site, facilitating sustainable modes of travel and connectivity to local public transport services. A new access into the Site could be created c. 40m north of the junction of the Bryn-y-Neuadd Hospital.</p> <p>Ecology</p> <p>The Site is not a valued ecological site/site of nature conservation importance. It has no known ecological value of any significance and the grassland appears to be of negligible interest. The Site is capable of being developed such that it generates net gains in biodiversity through new planting, ecological mitigation areas, and other methods. The ecological value of the Site could be fully assessed at the appropriate time.</p> <p>Landscape</p> <p>The Site is not identified as a valued landscape in the Local Development Plan. Whilst the development of the Site would inevitably result in some landscape change, it is not considered that this would be significantly and demonstrably harmful, and the scheme design (together with other measures) can ensure that appropriate mitigation can be provided where required.</p> <p>Trees and Landscaping</p> <p>We are not aware of any Tree Preservation Orders across the Site. However, the trees do lie within the Llanfairfechan Town Centre Conservation Area. As such, notice would need to be given to the Council in the event that any works to be undertaken to any of the existing trees on the Site.</p>

The Site could be developed such that existing trees and hedgerows are retained wherever possible, and new planting provided. The arboricultural value of existing landscape features on the Site could be assessed at the appropriate time.

Flood Risk

The Site lies in Flood Zone A as shown on the NRW Development Planning Map, and thus is deemed to be at low risk of flooding. The opportunity for sustainable urban drainage systems could be explored as part of a detailed drainage design, and only in the event that this is not possible would traditional drainage methods be proposed.

Heritage and Archaeology

The Site is within the Llanfairfechan Town Centre Conservation Area. The Christ Church to the immediate east of the Site is Grade II listed (Ref. 3512). Other nearby heritage assets to the north of the Site are the Grade II listed Church Cottages (Ref. 3513 and 3514) and the Grade II listed War Memorial (Ref. 3515). The Site is also opposite the Bryn-y-Neuadd Grade II Registered Historic Park and Garden.

Accordingly, the development of the Site, in terms of its layout, scale and materiality, will need to consider the setting and significance of these heritage assets and be sympathetic to them. However, this is not considered to preclude the development of the Site.

In addition to the above, an archaeological survey of the Site may be required.

Agricultural Land Quality

Based on the Welsh Government Predictive Land Classification Mapping, the Site comprises some Grade 3a agricultural land which would qualify as best and most versatile agricultural land. However, the whole settlement is surrounded by best and most versatile agricultural land, and the unmet housing needs in Conwy will only be met through the release of greenfield land.

Ground Conditions

There are no other known ground conditions associated with the Site which could make any future use sensitive/vulnerable to development. This would be established through detailed ground investigations at the appropriate time.

Utilities including Drainage

In view of the presence of surrounding development and the Site's proximity to the highway network, it is not anticipated that there would be any challenges in securing the necessary utility connections to serve any development on the Site. This would be fully assessed in consultation with the utility providers at the appropriate time.

It is understood that there might be sewers crossing the Site, which could require an easement/diverting.

Availability	The Site is available for development now. It is in single ownership. It is understood that there is a single agricultural tenancy on the land, albeit the landowner has the ability to reclaim the Site for development purposes.
Suitability	The proposed use of the Site would represent a logical infill opportunity immediately adjacent to the existing settlement boundary of Llanfairfechan. There are no insurmountable technical constraints to the future delivery of the Site for housing.
Achievability	There is a realistic prospect of the Site coming forward for the proposed land-uses, with existing occupier interest in the land.
Deliverability	<p>The Site would be deliverable within 5 years of any land-use allocation in the Replacement Conwy Local Development Plan, if not sooner.</p> <p>Adra have reviewed the opportunity, are familiar with demand in Llanfairfechan, and are keen to engage with the landowner to explore the delivery of a fully affordable grant funded housing scheme.</p>
Summary	<p>It is requested that the land is allocated for the proposed land-uses put forward as part of this submission, as part of the Replacement Conwy Local Development Plan.</p> <p>The Site has an indicative capacity of 30-35 no. dwellings cross 0.84 hectares (nett) at 35 dwellings per hectare and could potentially deliver a mix of housing comprising 1 and 2 bed apartments, 2 bed bungalows, and 2, 3 and 4 bedroom houses.</p>