



Conwy Local Development Plan Call for Sites (Affordable Housing) – Land at The Stables, Colwyn Road

Representations of behalf of Mr. & Mrs.
Richards

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EXECUTIVE SUMMARY

Conwy Council are currently in the process of developing their Replacement Local Development Plan. A Call for Sites process is currently open seeking suitable sites for Affordable Housing in the borough. There is an opportunity to put forward a parcel of land here for future affordable housing development.

The land identified in this document is sustainably located, deemed suitable, achievable, and available for the delivery of affordable housing development. We believe the parcel of land could form part of the solution to addressing affordable housing land supply issues for the future years of the Local Development Plan and beyond.

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1.0 INTRODUCTION

- 1.1 These representations have been prepared by Fisher German on behalf of Mr and Mrs Richards.
- 1.2 Conwy Council are in the process of developing their Replacement Local Development Plan (LDP). Once the plan is adopted this will set out the land use planning during the period of 2018-2033. Currently the Council is undergoing a Call for Sites process specifically to submit affordable housing led sites for the inclusion of the LDP where at least 50% of the housing will be affordable.
- 1.3 Fisher German are promoting one parcel of land on behalf of the landowner. The parcel of land could form part of a longer-term strategy for meeting the Borough's future affordable housing developmental needs.
- 1.4 The Replacement LDP must ensure that it can deliver the housing and employment needs identified for the future, inclusive of affordable housing.
- 1.5 Further information on the site and its background is provided in Section two.

2.0 SITE AND SURROUNDING AREA

- 2.1 The site is located off Colwyn Road (B5115) within an area currently comprising of scattered residential development between Penrhyn Bay and Llandudno. The red line plan submitted outlines the area of land put forward and within the context of its area. Figure 1 provides an indication of the site's location off Colwyn Road.
- 2.2 For context, the land is greenfield and forms part of the garden land of The Stables located on the edge of Penrhynside, Llandudno.



Figure 1. Land at The Stables, Colwyn Road

- 2.3 The land is approx. 3.5 acres located on near to the settlement boundary of Penrhynside in close proximity to existing residential development. The development of this land parcel for the beneficial use of an affordable mix of housing, notwithstanding market housing and would be seen as a natural extension to an existing identified development boundary.
- 2.4 The land is near the edge of the identified sustainable settlement boundary (Policy DP/2) of Penrhynside which is considered 'Urban Areas' in the LDP. The policy states that most new development will take place within and on the fringe of these urban areas. These urban areas are key in the provision of Affordable Housing on both allocated and windfall sites. Settlement boundaries will also be amended to reflect the proposed development.
- 2.5 Currently the land is designated as Green Wedge within the LDP. However, the current designation of the land should not preclude any future developmental potential, especially for much needed housing allocation. Due to the geographical nature of Llandudno and surrounding areas there is limited land available which can come forward for new housing

development. Without allocation of land the area is waiting for previously developed land to come forward which is often constrained for housing.

- 2.6 The parcel had previously been put forward during the 2018 'Call for Sites' process for promotion of market housing. It was removed during the candidate site assessment process Reference: 47. Although the land promoted in this call for sites process is slightly larger in size.
- 2.7 The promotion of this parcel is for the sole purpose of seeking to address the housing needs for Llandudno and surrounding local areas. The parcel is suitably located for housing development.
- 2.8 There are no sites available within the settlement boundary currently that will provide such a quantum of development, creating the likelihood of future windfall schemes close to the edge of the town. The council can have control over the type of housing it wishes to allocate, and further input into the considerations regarding landscape impact and design if the site comes forward through formal allocation.
- 2.9 A plan has been provided appended to this submission identifying the location of the parcel which is being promoted for delivery housing.

Housing Type

- 2.10 The land offers the potential for flexibility of the type of residential development offered. This call for sites process is for affordable housing, however there is nothing to say a mixed development comprising of some market houses could not be brought into a scheme here. This is what is recommended for this location. A 60/40 or 70/30 mix in favour of affordable could work in this location to provide both types of housing on one sustainable site.
- 2.11 The land could offer a scheme of different sizes, types and tenure of housing to meet the needs of the community. A diverse offering creates sustainable communities and inclusive places and discourages from isolation.
- 2.12 There are multiple benefits to providing a mixed community in terms of providing both market and affordable housing on the same site. 100% affordable can often create a stigma in society and in addition isolation to people which needs to be discouraged. A mixed development to include market houses create a healthy inclusive community which in turn

would have positive impacts on future residents including promoting positive mental health. This could essentially become a 'flagship' development for the local area.

- 2.13 The land parcel is large enough to offer residential development and some areas of recreational spaces, of which other existing residential dwellings in the area could enjoy also. Creating a positive enhancement to the immediate area.
- 2.14 In the current LDP there was minimal housing allocation sites proposed in Llandudno, therefore the LDP is not taking account the local housing needs for people of Llandudno and the surrounding residential areas. This is a golden opportunity to provide a well-needed housing allocation in a sustainable urban area.

Access

- 2.15 The site directly leads up to Colwyn Road (B5115). It is considered that an appropriate adoptable access can be created in accordance with Conwy Highway's Standards, and this can be achieved. The site can achieve good visibility in both directions.
- 2.16 Colwyn Road is currently a 40mph stretch alongside the parcel. Traffic calming measures could be implemented as part of any development brought forward here.
- 2.17 Pedestrian and cycle access can be sought from and in the site itself creating good permeability through a development and creating connectivity with the wider town. There is currently a pedestrian footpath along Colwyn Road leading into Llandudno and to Craig y Don and down into Penrhyn Bay.
- 2.18 Developing this parcel of land is not expected to have a material impact on the surrounding highway network.

Flood Risk

- 2.19 The parcel is not located within a Flood Risk Zone. Therefore, no consideration needs to be given to flood risk on the site.

Heritage

- 2.20 There are no Listed Buildings on the site or in nearby proximity.

- 2.21 The site is located within an Historical Landscape according to the LDP. Therefore, any future scheme would be mindful of this setting and be accompanied by a Heritage Impact Assessment. Heritage specialists can be brought in to achieve a respectful and characterful design for the local area.
- 2.22 None of the land is part of any Conservation Area.

Ecology

- 2.23 There are no Local Wildlife Sites within the land holding.
- 2.24 It is recommended that ecology surveys are carried out to establish local biodiversity presence and habitat if the land was to be formerly assessed for development.

Trees

- 2.25 There are trees which border the parcel of land, and trees within the site currently. There are trees which are of merit and would be retained.
- 2.26 There are no TPO's located on the site. A tree survey would be carried out if assessed further in the future to demonstrate the tree species and condition.
- 2.27 Although it would be encouraged to retain as many trees as possible on the site currently (especially on the boundary edges) as part of a future development and enhance through increased tree and hedgerow planting where possible.

Landscape

- 2.28 The site is located within the Great Orme & Creuddyn Peninsular Special Landscape Area.
- 2.29 Future development will pay respect to this designated area and development proposals and design can pay special regard to the local character.
- 2.30 If the site was to progress further in the process a Landscape and Visual Impact Assessment would be carried out to inform a potential future scheme.

- 2.31 As an allocation the council could have further influence on the proposals of any development taking place within the Special Landscape Area.
- 2.32 The parcel of land does not generate a loss of agricultural land.

Sustainability

- 2.33 The site has good public transport links between Rhyl and Llandudno. The bus stops provide services 12, 14, 15 which provide services to Llandudno, Conwy, Llysfaen, and Rhyl. Therefore, making the majority of the coastline and surrounding areas easily accessible.
- 2.34 Llandudno has a train station which runs services to Chester, Manchester Airport, Llandudno Junction (which is the key station to changing for other services along the coastline and into England), Crewe and Blaenau Ffestiniog.
- 2.35 Within a short walk away there is a hotel, restaurant, pub, and play area. Penrhyn Bay and Llandudno offer all the services, education facilities, amenities and facilities which a sustainable urban town can provide, therefore all distance via public transport.
- 2.36 Personal vehicle ownership is not a requirement for residential development of this land parcel.
- 2.37 The land is in a highly accessible location, close to transport links as well as cycling links, with excellent opportunities to create a network of linkages between the settlements of Craig-y-Don/Llandudno and Penrhynside/Penrhyn Bay.

3.0 ASSESSMENT

Deliverable

- 3.1 The landowners are committed to the delivery of the site and will welcome further conversations to promote and develop the site for an affordable/ market mix residential use.

Suitable Location for Development

- 3.2 The site is well located, contained and only constrained currently by its Green Wedge which can be overcome and mitigated through removal of this designation and allocation for a

predominantly affordable housing led scheme. The site is located within the Special Landscape Area, however this should not preclude development and rather the land can be enhanced through an allocated led scheme.

- 3.3 The land is located close to the existing development boundary of Penrhynside/Penrhyn Bay. Which is considered an Urban Area in the LDP (Policy DP/2) and is a sustainable location for residential development to be delivered within the boundary or on the urban fringe. Llandudno and Penrhyn Bay comprise of all services, facilities and amenities required for sustainable development and one which vehicle ownership is not key for accessibility.
- 3.4 It's important to retain the sustainability of suburban areas within towns for the future, new housing will increase the usage of local services and facilities and in turn ensure the town and the local economy thrives for the future.

Achievable

- 3.5 There are no land ownership constraints or covenants which would preclude the land for residential development. The topography of the land is considered suitable for development with limited 'cut and fill' required.
- 3.6 The site is serviced by all utilities including DCWW potable water, DCWW sewage, BT phone/broadband line, Wales and West Gas and Scottish Power Electricity.
- 3.7 Therefore, fully achievable for residential development.

Benefits of Developing Land

- 3.8 To allocate the site for residential development would enable significant benefits to the sustainable town of Llandudno and its local residents.
- 3.9 The identified housing need would be met; the site is within a high demand area for affordable properties as evidenced by the latest Tai Teg and Conwy Housing Register). The sustainability of Llandudno and wider residential areas for the long-term can be retained through the increased numbers using local services and facilities. Llandudno is densely populated by tourism uses, and it needs to be remembered that these are mostly seasonal,

and future longevity of the town should not be relying upon this seasonal expenditure and presence in the town.

- 3.10 The site is a logical parcel of land which can create an inclusive, diverse, sustainable community through providing much needed affordable dwellings whilst providing a mix of some market dwellings to create this diverse mix of property types, tenure and people. There are multiple benefits from providing a mixed scheme rather than 100% affordable homes.

4.0 CONCLUSION

- 4.1 As detailed above, the land will represent a suitable site for future residential development. The report outlines any constraints the land may have and how these can be overcome, enhanced and how development can be controlled and allow the Council to have an influence through allocation.
- 4.2 The site is fully achievable and deliverable, there is nothing that should preclude the site from moving onto the stage in the process where the landowner would carry out reports and surveys where necessary to support any future scheme for development.
- 4.3 We would welcome ongoing dialogue going forward with the council to continue discussions on delivering affordable residential housing on this land.