
Land to the north of Maes Meurig Meliden Planning Statement

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1.0 Introduction

- 1.1 This Planning Statement has been prepared by Kingscrown Land & Commercial Ltd (the Applicant) in a support of a full planning application for residential development comprising 35 dwellings, arranged as a mixture of one bedroom cottage flats, two- and three-bedroom dwellings (Class C3), including car parking, landscaping and a new access ('the Proposed Development') on 2 acres of land to the north of Maes Meurig, Meliden ('the Application Site').
- 1.2 The application is driven by the desire to utilise and develop an allocated greenfield site within a predominantly residential area for housing, to help to diversify the housing stock by providing social housing opportunities for those unable to secure property on the open market.
- 1.3 This Planning Statement provides a background to the Proposed Development, covering the Application Site and its surroundings, the policy context and the technical assessments. These assessments have considered the potential cumulative effects of the Proposed Development upon the Application Site and its surroundings.
- 1.4 The Planning Statement has been prepared to assist Denbighshire County Council (the Local Planning Authority) in its determination of the application and should be read in conjunction with the suite of supporting material.
- 1.5 The structure of the Planning Statement is as follows:
- Introduction;
 - Application Site and Surroundings;
 - Pre- Application Advice and Community Consultation;
 - Proposed Development;
 - Planning Policy Context;
 - Compliance with Planning Policy;
 - Technical Considerations; and
 - Conclusions.
- 1.6 A number of technical reports have been prepared to support this application and should be read in conjunction with the Planning Statement:
- Design and Access Statement;
 - Flood Consequence Assessment and Drainage Management Plan;
 - Ground Engineering Desk Study;
 - Preliminary Ecological Appraisal and Badger Survey Report;
 - Landscape Plan;
 - Transport Statement; and
 - Tree Survey and Arboricultural Impact Assessment.
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2.0 Application Site and Surroundings

- 2.1 The Application Site covers an area of approximately 2 acres and is located north of Maes Meurig in Meliden, Prestatyn.
 - 2.2 The Site is composed of scrub and overgrown brambles and was formerly used as a horse paddock. The site is surrounded by residential housing to the north, east and south, with open fields and scrub/ grassland to the west.
 - 2.3 Within the wider context, Meliden village centre is located to the southeast, Prestatyn is located to the north and Rhyl is located to west.
 - 2.4 The site sits within an area of mixed character with various architectural styles and periods of construction precedent within Meliden. There are a range of material palettes used within the village, from brickwork to render and pebble dash. There is not a precedent design style or type of construction that dominates the landscape or village, although the precedent design form in the immediate area to the south of the Application is characterised by the brick and rendered bungalows.
 - 2.5 The surrounding townscape contains a mix of uses, including residential, commercial and industrial uses. The surrounding area contains a mixture of one and two storey residential developments, with the Application site set back from the surrounding land uses by Maes Meurig.
 - 2.6 The site sits within a sustainable location with good access to public transport and the wider highway network via the A547 to the south.
 - 2.7 The A547 is a major bus route into Prestatyn, Rhyl, Abergele, Colwyn Bay and Llandudno Junction with a service every 30 minutes.
 - 2.8 The nearest train station is in Rhyl. Rhyl railway station is on the Crewe to Holyhead North Wales Coast Line, this provides services into Anglesey, Bangor and Chester.
 - 2.9 The site itself is allocated for residential development within the Denbighshire Local Development Plan (Ref. BSC1).
 - 2.10 The site contains no statutory environmental, landscape or heritage designations.
 - 2.11 There are a number of trees subject to a Tree Preservation Order (TPO) along Maes Meurig and to the eastern boundary of the site.
 - 2.12 There is a County wildlife site designation to the north and west of the site. The wildlife site also encroaches onto the development site from the west.
 - 2.13 The Application Site has a general fall from south to north.
 - 2.14 Pedestrian access is currently taken from an informal access point to the south on Maes Meurig.
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- 2.15 The site itself does not lie within any identified flood risk zones however the area immediately to the northern boundary of the site is currently Zone C2 as shown on the development advice maps contained in TAN 15: Development and Flood Risk. The adjacent site is shown as a Zone 2 and 3 on the most up to date flood maps for planning (FmFP).
- 2.16 The site has no planning history.

3.0 Pre-Application Advice and Community Consultation

Pre-Application Advice

- 3.1 A request for pre-application advice relating to the development of 35 dwellings on the Application Site was made to the Council in July 2022.
- 3.2 A written response was provided by Sarah Stubbs on 12/10/2022. The pre-application response considered relevant planning policy and how the Proposed Development can address policy requirements in relation to the housing mix, layout and design; planning obligations, drainage, landscaping and ecology requirements.
- 3.3 The response considered that the principle of residential development was acceptable, owing to the site's allocation for residential development.
- 3.4 The pre app response stated that there is acute affordable housing need in Meliden, with 59% of newly emerging households in the area unable to afford to rent on the open market.
- 3.5 The Proposed Development has taken into account this pre-application response when reviewing and redeveloping the planning proposals. The revised proposals include an: alternate mix of dwellings in response to the specified affordable housing requirement; a defined area of public open space provision within the allocated housing site; and an increased affordable housing provision.
- 3.6 It is hoped that this planning statement and the supporting drawings and documentation demonstrate that the proposed scheme represents sustainable development and should be supported for development.

Community Consultation

- 3.7 Community consultation will be undertaken as part of the Pre-application consultation (PAC) event, to allow for comments upon the draft proposals from those within an influencing distance of the Application Site.
 - 3.8 A letter outlining the proposals will be delivered to properties within close proximity to the Application Site, with a link on to the consultation web page to allow residents to make comments and recommendations. A copy of the proposals were also sent to local councillors, community groups and members of the Planning Committee.
 - 3.9 Full details of the community consultation will be detailed in the PAC Report which will support the planning application.
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4.0 Proposed Development

- 4.1 The application seeks full planning permission for the development of 10 x one-bedroom cottage flats, 9 x 2-bedroom houses and 16 x 3-bedroom houses, with associated landscaping and vehicular access.
- 4.2 The Indicative Massing Plan (C1109.008), Proposed Site Layout Plan (Ref. C1109.010) and Floor plans (Ref. C1109.100 – 115) have been provided to show the layout of the Proposed Development within the Application Site.
- 4.3 The Sections (Ref. C1109.012 – 016), Site Elevations (Ref. C1109.100 – 115) have also been provided in support of the Application to illustrate the scale and massing of the housing within Proposed Development.
- 4.4 The layout, scale, design and massing has been developed in response to the surrounding context. A thorough assessment of the site and its benefits has allowed a design which will maximise the sites opportunities and characteristics. This is presented in the Design and Access Statement accompanying this application.
- 4.5 The following headings provide further information on the proposed development and should be read in conjunction with the Design and Access Statement and supporting planning application drawings:
- Numbers and Density.
 - Access and Parking.
 - Landscaping.
 - Trees.

Numbers and Density

- 4.6 The Site Plan and supporting floor plans detail how 35 houses and cottage flats (Class C3) would be delivered on the Application Site. The proposed scheme has been developed in accordance with Policy RD1 and the aspiration of the Council to provide a suitable mix of dwellings that contribute to creating an attractive and sustainable place to live.
- 4.7 The scale and massing of the development will respect the prevailing scale of the surrounding built form. The proposed building heights will be 2 storey, in keeping with surrounding context. The buildings have been designed to embed within the surrounding landscape, not detracting or impacting upon the amenity of adjacent residents.
- 4.8 It is considered the supporting package of drawings demonstrates a high-quality design and one which accords with the prevailing development plan policies RD1 & BSC1 which requires a development to deliver high quality design and is of a scale that is consistent with the character of the settlement.
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4.9 Please see the submitted Design and Access Statement for further detail on the proposed floor plans, elevations and the indicative design layout of the residential apartments.

Access and parking

4.10 Vehicular access to the proposed development will be taken from Maes Meurig on the southern boundary of the Application Site. The vehicular access has been designed to typical residential standards and will provide a 5.5m wide carriageway and 2m footways on both sides of the access.

4.11 The proposed site access arrangement is detailed in Appendix TA6 of the Transport Statement.

4.12 Swept path analysis has been undertaken of the site access and internal road layout, this is also illustrated in Appendix TA6 of the Transport Statement, which demonstrates that a refuse vehicle can access the site, turn within the site and exit in a forward gear.

4.13 A public footpath is present on the southern boundary of the Application Site. This will be retained, with no impact on its routing or alignment due to the proposed development, instead the footpath will be cleared of vegetation and the land levels raised, in part, to provide a suitable elevational crossing point across the access road.

4.14 In the case of the application scheme, resident car parking will be provided at the following levels that are broadly in accordance with the maximum standards set out in the DCC Supplementary Planning Guidance Note "Parking Requirements in New Developments:

- 1-bedroom apartment properties: 1 space per unit, plus additional visitor spaces.
- 2-bedroom property: 2 car parking spaces.
- 3-bedroom property: 2 car parking spaces.

4.15 All parking for the 2 & 3 bedroom houses will be provided as private 'in-curtilage' frontage parking located to the back of the estate road footway. Apartment parking will be provided as a mix of either back of footway parking (units 1, 2 and 22 & 23) and dedicated parking spaces within small private parking court features, accessed from the ends of the turning head feature.

4.16 DCC parking standards do not set out any prescribed standards for cycle parking to support new residential development, albeit that the SPGN text does note that secure and convenient cycle parking areas may be considered. In order to encourage active travel to / from the application site and promote the management of car trip demand, the development proposals will include for the potential for secure cycle parking at each unit. This would be delivered by garage dedicated lockable cycle store features within the garden areas of the housing units and within the managed curtilage of the apartment units.

Landscaping

- 4.17 The site lies outside of the Clwydian Range and Dee Valley Area of Natural Beauty (AONB) but is considered to be within the setting, i.e. the site is visible from higher ground, within this protected landscape area. As such the design and layout of housing, paired with the proposed landscape design has sought to minimise the impact on the AONB, by developing a low density and low rise housing scheme, retaining existing landscape features such as the boundary trees, creating green corridors and areas of open space within the development and retaining most of the existing site levels.
- 4.18 The Landscape Plan (Ref. 3262-RML-01) demonstrates the proposed landscape enhancements across the developed and undeveloped parts of the Application Site this includes areas of soft landscaping, private amenity space and public open space which will include a CROS element (children's play space provision), alongside tree and hedgerow planting in the gardens and shared areas, to provide appropriate screening from any neighbouring views.

Trees

- 4.19 A Tree Protection Plan, Tree Constraints Plan and Arboricultural Impact Assessment (Ref. AIA.13636.01) has been carried out by Godwins. The Arboricultural Impact Assessment considers the implications that the proposed development will have on trees within the site. The Arboricultural Impact Assessment also provides potential solutions to any implications on trees where possible.
- 4.20 The proposed development directly impacts upon several trees. These trees shall require removal due to their close proximity to construction activity. All but one of the trees proposed for removal are considered to be low quality ('C' category) specimens, many of which are self-seeded.
- 4.21 It is recommended that the proposed tree removal be mitigated as part of a post development planting scheme of well-structured new trees that will add to the quality of the area and help integrate the proposed development into the surrounding landscape.
- 4.22 The retained trees will be protected to British Standard BS5837:2012 Trees in relation to design, demolition and construction to ensure that they remain in a healthy condition during and post development. The Tree Protection Plan to the rear of this report highlights the recommended tree protection measures.
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5.0 Planning Policy Context

Introduction

- 5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning applications should be determined in accordance with the Development Plan, unless other material consideration indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.

Adopted Development Plan

- 5.2 The Development Plan for Denbighshire County Council consists of the following documentation:
- Denbighshire Local Development Plan 2006 - 2021 (LDP)
- 5.3 The LDP covers the period 2006 - 2021 and was adopted by the Council in January 2013. The Local Plan sets out the vision and spatial strategy for the region during the plan period. The LDP has now expired but will remain the adopted Development Plan until the replacement plan is approved.
- 5.4 The Replacement Local Development Plan is due to be submitted for examination in May 2024 and is programmed for adoption in September 2025.
- 5.5 Table 1 identifies the key policies from the adopted Local Plan that the development will be assessed against.

Table 1 Relevant Development Plan Policies

Policy	Description
Policy RD1	Sustainable development and good standard design
Policy RD5	The Welsh language and the social and cultural fabric of communities
Policy BSC1	Growth Strategy for Denbighshire
Policy BSC3	Securing Infrastructure Contributions from development
Policy BSC4	Affordable Housing
Policy BSC11	Recreation and open space
Policy VOE2	Area of Outstanding Natural Beauty and Area of Outstanding Beauty
Policy VOE5	Conservation of natural resources

Policy	Description
Policy VOE6	Water management
Policy ASA3	Parking standards

Material Considerations

National Planning Policy

- 5.6 Planning Policy Wales (Edition 11, February 2021) provides the overarching policy context and guidance for planning within Wales. The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty.
- 5.7 Paragraph 2.21 advises that planning authorities should ensure that social, economic, environmental and cultural benefits are considered in the decision-making process and assessed in accordance with the five ways of working to ensure a balanced assessment is carried out to implement the Well-being of Future Generations Act and the Sustainable Development Principle. There may be occasions when one benefit of a development proposal or site allocation outweighs others, and in such cases robust evidence should be presented to support these decisions, whilst seeking to maximise contributions against all the well-being goals.
- 5.8 Paragraph 2.22 goes on to advise that the key factors in an assessment relate to social considerations, economic considerations, cultural considerations and environmental considerations.
- 5.9 Section 3 relates to design and Placemaking In Action. It considers that Good Design Making Better Places. Paragraph 3.3 advises that good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surroundings area.
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- 5.10 Paragraph 3.55 states that previously developed (also referred to as brownfield) land (see definition overleaf) should, wherever possible, be used in preference to greenfield sites where it is suitable for development. In settlements, such land should generally be considered suitable for appropriate development where its re-use will promote sustainability principles and any constraints can be overcome.
- 5.11 Paragraph 4.2.2 advises that the planning system must:
- identify a supply of land to support the delivery of the housing requirement to meet the differing needs of communities across all tenures;
 - enable provision of a range of well-designed, energy efficient, good quality market and affordable housing that will contribute to the creation of sustainable places; and
 - focus on the delivery of the identified housing requirement and the related land supply.
- 5.12 Paragraph 4.2.1 advises that new housing development in both urban and rural areas should incorporate a mix of house types, tenures and sizes to cater for the range of identified housing needs and contribute to the development of sustainable and cohesive communities.
- 5.13 With regards to density paragraph 4.2.22 states that planning authorities will need to ensure that in development plans and through the development management process they make the most efficient use of land and buildings in their areas. Higher densities must be encouraged on sites in town centres and other sites which have good walking, cycling and public transport links.

Technical Advice Notes

TAN 5 – Nature Conservation and Planning

- 5.14 Technical Advice Note 5 ‘Nature Conservation and Planning’ provides advice about how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation.
- 5.15 Paragraph 16.1 states that biodiversity conservation and enhancement is an integral part of planning for sustainable development. The planning system has an important part to play in nature conservation. The use and development of land can pose threats to the conservation of natural features and wildlife. Past changes have contributed to the loss of integrity of habitat networks through land-take, fragmentation, severance, disturbance, hydrological changes and other adverse impacts. But development can also present significant opportunities to enhance wildlife habitats and the enjoyment and understanding of the natural heritage.
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TAN 12 – Design

- 5.16 The guidance in TAN 12 has been considered in formulating the proposal and in reporting on the Design and Access issues. The Welsh Government is strongly committed to achieving the delivery of good design in the built and natural environment which is fit for purpose and delivers environmental sustainability, economic development and social inclusion.
- 5.17 Paragraph 5.5.1 of TAN 12 states that the distinctive settlement patterns which characterise much of Wales have evolved in part in response to the country's diverse landscape and topography. The way in which development relates to its urban or rural landscape or seascape context is critical to its success. Because of this, an understanding of landscape quality, including its historic character, is fundamental to the design process.

TAN 18 – Transport

- 5.18 TAN 18 has been considered as part of the design of the Proposed Development. The aim of TAN 18 is to ensure that new development is located where there is, or will be, good access by public transport, walking and cycling thereby minimising the need for travel and fostering social inclusion.
- 5.19 TAN 18 provides guidance on providing good accessibility with objectives such as:
- ensuring new development is located where there is, or will be, good access by public transport, walking and cycling thereby minimising the need for travel and fostering social inclusion.
 - ensuring that new development and major alterations to existing developments include appropriate provision for pedestrians (including those with special access and mobility requirements), cycling, public transport, and traffic management and parking/servicing.

TAN 20 – Planning and the Welsh Language

- 5.20 TAN 20 provides guidance on how the planning system considers the implications of the Welsh language when preparing LDPs and making decisions. The LPA should consider the needs and welfare of the Welsh language, and in so doing, contribute to its well-being.
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6.0 Compliance with Planning Policy

Principle of Development

6.1 **Policy RD1** (Sustainable development and good standard design) states that development proposals will be supported within development boundaries provided that all the following criteria are met:

- i) Respects the site and surroundings in terms of the siting, layout, scale, form, character, design, materials, aspect, micro-climate and intensity of use of land/buildings and spaces around and between buildings; and
 - ii) Makes most efficient use of land by achieving densities of a minimum of 35 dwellings per hectare for residential development (unless there are local circumstances that dictate a lower density).
 - iii) Protects and where possible enhances the local natural and historic environment; and
 - iv) Does not unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside; and
 - v) Incorporates existing landscape or other features, takes account of site contours and changes in levels and prominent skylines; and
 - vi) Does not unacceptably affect the amenity of local residents, other land and property users or characteristics of the locality by virtue of increased activity, disturbance, noise, dust, fumes, litter, drainage, light pollution etc., and provides satisfactory amenity standards itself; and
 - vii) Provides safe and convenient access for disabled people, pedestrians, cyclists, vehicles and emergency vehicles together with adequate parking, services and manoeuvring space. Proposals should also consider impacts on the wider Rights of Way network surrounding the site; and
 - viii) Does not have an unacceptable effect on the local highway network as a result of congestion, danger and nuisance arising from traffic generated and incorporates traffic management/calming measures where necessary and appropriate. A transport assessment and travel plan will be required where appropriate; and
 - ix) Has regard to the adequacy of existing public facilities and services; and
 - x) Does not prejudice land or buildings safeguarded for other uses, or impair the development and use of adjoining land; and
 - xi) Satisfies physical or natural environmental considerations relating to land stability, drainage and liability to flooding, water supply and water abstraction from natural watercourse; and
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- xii) Takes account of personal and community safety and security in the design and layout of development and public/private spaces and has regard to implications for crime and disorder; and
 - xiii) Incorporates suitable landscaping measures, including where appropriate hard and soft landscaping treatment, the creation and/or protection of green and blue corridors, mature landscaping, and arrangements for subsequent maintenance. Landscaping should create a visually pleasant, sustainable and biodiversity rich environment that protects and enhances existing landscape features and also creates new features and areas of open space that reflect local character and sense of place; and
 - xiv) Has regard to the generation, treatment and disposal of waste.
- 6.2 The Application Site is within the Meliden settlement boundary, defined as a Village in the LDP.
- 6.3 Meliden is of a mixed character with various architectural designs and periods of construction throughout the village. There are a range of material palettes used within, from brickwork, to render and pebble dash. There is not a precedent design style or type of construction that dominates the landscape or village. As such, the Proposed Development pays homage to the precedent material palette and design form, but within a more modern and suitable dwelling type -designed and to be built to the 2021 Welsh Development Quality Requirements.
- 6.4 The Application Site is approximately 0.9 hectares in size, therefore in compliance with the defined density requirements (35 dph), a minimum of 32 dwellings should be delivered on site. The Proposed Development of 35 dwellings is therefore in excess of minimum requirements yet is not deemed to be an overdevelopment of the site, owing to the areas of public open space and generous private gardens and amenity space within the site.
- 6.5 Locally the site is self-contained and visibility in to the site is restricted because of the townscape and belt of trees and vegetation on the northern and southern boundary. However, it is noted within the pre-app response that the site is highly visible from the Clwydian Range and Dee Valley Area of Natural Beauty. Therefore the proposed design and layout of housing, paired with the proposed landscape design has sought to minimise the impact on the AONB, by retaining existing landscape features such as the boundary trees, creating green corridors and areas of open space within the development and retaining the existing site levels, where possible.
- 6.6 Careful consideration was given to the relationship between new properties and existing housing in the area, whereby adequate spacing is provided to avoid overlooking – to protect privacy in to and out of habitable rooms. This has been avoided by ensuring all properties retain the required interface (separation) distances between habitable windows as well as retaining trees and boundary features on the southern and eastern boundary.
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- 6.7 The submitted Transport Statement demonstrates that the Proposed Development will have a negligible impact on the local highway network.
- 6.8 The submitted Flood Consequence Assessment and Drainage Design demonstrates that the risk of flooding to the proposed development from all identified sources is assessed to be low.
- 6.9 Surface water runoff from the redeveloped site can be sustainably managed in accordance with planning policy. Surface water drainage is proposed to connect to Meliden Mine Drain at a rate of 2.2 l/s in order to utilise a 75mm orifice. The detailed drainage design should be submitted to and approved by the SAB prior to the commencement of development Foul water is proposed to connect to the existing combined sewer within the site boundary.
- 6.10 Security is of paramount importance for the proposed development and methods to prevent crime have been considered from the design's outset. A Secured by Design application will be submitted for the site targeting the Gold Standard. The development has been designed to allow for sustainable management by ensuring that spaces are overlooked and naturally supervised. The form and layout of the housing helps to provide a sense of enclosure.
- 6.11 **Policy RD5** (The Welsh language and the social and cultural fabric of communities) confirms that in determining all planning applications, the needs and interests of the Welsh language will be taken into account. Development could be refused if its size, scale or location would cause significant harm to the character and language balance of a community.

To be able to make an informed decision on applications that may have an effect on the future of the Welsh language within communities, applicants will normally be expected to submit a:

- i) Community Linguistic Statement to accompany a planning application for smaller developments within villages, hamlets or the open countryside comprising proposals of the following kind: 5 residential units or more, commercial, industrial or leisure/tourism development with a floor area of 1000m² or more, development likely to lead to the loss of community facilities or employment opportunities, infrastructure projects with long term community impacts;
 - ii) More detailed assessment in the form of a "Community and Linguistic Impact Assessment" to accompany a planning application in all settlements where developments are on a larger scale comprising proposals of the following kind: 20 residential units or more, commercial, industrial or leisure/tourism development with a floor area of 3000m² or more, large scale infrastructure projects with long term community impacts.
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- 6.12 The Application Site is allocated for 30 dwellings, within the adopted LDP, alongside the 154 dwellings allocated on the adjacent site (Rear of Ffordd Hendre). It is therefore held that the impact of these dwellings upon the village has already been assessed, through the local plan process and deemed to be acceptable.
- 6.13 However a Welsh Language Impact Assessment has been produced and submitted in support of the Application. This concludes that the proposal is expected to beneficially contribute towards improving visual elements of the Welsh language in the local area. Whilst the proposal relates to housing, it also provides the opportunity to beneficially contribute towards local employment during construction, supporting local construction businesses.
- 6.14 **Policy BSC1** (Growth Strategy for Denbighshire) states that new housing within the County will be required to meet the needs of local communities and to meet projected population changes. In order to meet these needs the Local Development Plan makes provision for approximately 7,500 new homes to 2021. Developers will be expected to provide a range of house sizes, types and tenure to reflect local need and demand and the results of the Local Housing Market Assessment.
- 6.15 In 2019, the Denbighshire County Council Joint Housing Land Availability Study confirmed that of the total housing requirement from the adopted LDP (2006 – 2021) -7500, only 2728 houses had been completed between 2006 – 2019, which showed a residual requirement of 4772 and an annual need of 1254 dwellings. The Council can therefore only demonstrate a 1.55 year supply of housing.
- 6.16 The Local Housing Market Assessment Need, Demand and Affordability in Denbighshire (LHMA) states that developers are encouraged to include a mix of housing sizes to reflect this need, as well as the aspiration for additional bedrooms. Figure 1 defines the recommended mix of market housing types on residential sites and Figure 2 defines the number of bedrooms within general needs (affordable) stock across Denbighshire.

Table 24 Recommended Housing Mix – Market Housing			
1 + 2 bed	3 bed	4 bed+	Total
30%	35%	35%	100%

6.17 Where a developer proposes an alternative mix of housing sizes a robust evidence base must support the need for a deviation from this recommended mix.

Figure 1

Table 14 Social housing stock by number of bedrooms, 2017-18 Source: social landlord stock and rents data, Welsh Government	Denbighshire		Wales
	Number	%	%
All general needs dwellings	3918		
One bedroom	504	12.9%	17.7%
Two bedrooms	1357	34.6%	35.8%
Three bedrooms	1942	49.6%	43.8%
Four bedrooms or more	115	2.9%	2.5%

Figure 2

6.18 The proposal is for 100% affordable housing, with the following housing mix:

- 10 x 1 bedroom dwellings (29%);
- 9 x 2 bedroom dwellings (29%); and
- 16 x 3 bedroom dwellings (44%).

6.19 The Proposed Development contains a deviation from the recommended mix of units, as the scheme contains no 4- bedroom units – however the scheme is for 100% affordable and therefore it is held that the scheme does not need to be compliant with the recommended housing mix for market housing.

6.20 The proposed mix of units is based upon the registered providers (and future managing agents) demand profile and requirement for social, intermediate and affordable rent housing in Meliden, as well as a consideration of the site, surroundings and constraints. The demand is weighted heavily in favour of smaller units (1-3 bedroom), with next to no demand identified for 4-bedroom properties. Therefore no 4 bedroom units are proposed.

6.21 This is demonstrated in Figure 2, which shows that Denbighshire has a lower percentage of one bed units than the Wales average and higher levels of three and four plus bedded units. Less than 13% of stock is in one- bedroomed accommodation, which limits the opportunities for tenants to downsize if they are affected by caps on housing benefits due to under occupation in their existing accommodation (the so-called 'bedroom tax').

- 6.22 For further evidence the LHMA confirms in Chart 9 the number of dwellings vs bedrooms required by all applicants for social housing within each LHMA area. The majority of applicants require a one bedroom property, which is particularly high within the Rhyl and Coast and Prestatyn and Meliden areas. Social housing tenants are penalised for under occupying their properties by the ‘bedroom tax’ where they must pay additional rent on any additional bedrooms they have in their home which are more than their household requires. For this reason applicants on the social register are not able to apply for housing with more bedrooms than their household needs.
- 6.23 The LHMA identifies a need for a total of 775 additional affordable homes over the plan period (2018- 2023), which equates to 155 units per year. The need is for 105 homes for social rent and 50 homes for intermediate needs.
- 6.24 There is a clear need for affordable housing in Denbighshire, 57% of newly emerging households are unable to rent or buy a property on the open market. 34% are in need of social housing and 23% in need of intermediate housing. Household projections predict that the number of households in Denbighshire will increase by 199 per annum over the period 2018 - 2023. It is predicted that by 2033 almost 70% of Denbighshire’s households will be made up of 1 and 2 person households.
- 6.25 There is a mismatch between the limited social housing stock in Denbighshire; with a high social housing need for 1 and 2 bedded properties, which are met in 19 of the dwellings proposed. For intermediate housing the highest demand is for 3 bedded properties which reflects aspiration as well as actual need, which is met in 16 of the houses proposed.
- 6.26 There has been a growth in the proportion of households living in private rental accommodation and a decrease in the number of households owning a property with a mortgage. Analysis shows that private rents for households with a lower quartile annual household income (£16,447) are unaffordable as the household would need to pay more than 30% of their household income on their housing costs.
- 6.27 The following figures have been provided by Denbighshire County Council in February 2023 demonstrating the waiting lists for affordable and social rent for the area of Meliden:

Ward	Housing Type	Social Rent Demand	Affordable Rent Demand
Meliden	1-bedroom dwelling	238	1
	2-bedroom dwelling	183 (flat) / 184 (house)	2 (flat) / 45 (house)
	3-bedroom dwelling	98	54

- 6.28 It can be seen from the table above that there is an identified need for one-, two- and three- bedroom dwellings in Meliden.

- 6.29 The proposed mix of units has also been agreed with the Strategic Housing Team at Denbighshire County Council.
- 6.30 There is a demonstrable demand and requirement for more housing in Denbighshire, demonstrated by the consistent undersupply of and poor delivery of housing in Denbighshire during the plan period and the scheme and mix should be supported on this basis.
- 6.31 **Policy BSC 3** (Securing Infrastructure Contributions from development) states that where relevant, development will be expected to contribute to the provision of infrastructure to meet the additional social, economic, physical and/or environmental infrastructure requirements arising from the development. The Council's priorities, which will vary depending on the nature and location of development, are:-
- i) affordable housing (in accordance with Policy BSC4);
 - ii) recreation and open space (in accordance with Policy BSC11);
 - iii) sustainable transport facilities (in accordance with Policy ASA2);
 - iv) regeneration (in accordance with Policy PSE1);
 - v) Council priorities current at the time of application in line with other issues identified in the Local Development Plan, or by the local community.
- 6.32 The Proposed Development seeks to deliver 100% of the accommodation as affordable, social and intermediate rent.
- 6.33 In line with recommendations provided by Denbighshire County Council, within the pre-application response the Proposed Development contains an area of public open space within the Application – allocated as a children's play space. The Applicant also agrees to pay a financial contribution towards the CROS element, via a S106.
- 6.34 The Applicant also agrees to pay a contribution to the Education Authority towards primary education provision.
- 6.35 **Policy BSC4** (Affordable Housing) states that all developments of 3 or more residential units are expected to provide a minimum of 10% affordable housing either on site on developments of 10 or more residential units or by way of a financial contribution on developments of less than 10 residential units. In the interests of creating and maintaining sustainable mixed communities, proposals for 100% affordable housing sites will only be considered on sites of less than 10 units or less.
- 6.36 Planning permission is sought for 100% affordable, thus 35 units will be delivered as affordable accommodation, this is well in excess of the policy requirement, although contrary to the second provision of Policy BSC4.
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- 6.37 Discussions have taken place with the case officer prior to submission and it was agreed that 100% affordable scheme can be supported on the basis that good quality affordable housing is being provided to meet an identified local housing need and ensuring the mix, type and tenure of units is in line with the need in the area.
- 6.38 As demonstrated above, within the policy analysis for Policy BSC1, there is a high demand for 1, 2 and 3 bedroom social/ affordable accommodation Meliden. The mix of units has been agreed with the registered provider of social housing and the Strategic Housing Authority- to ensure the correct mix of units are being delivered.
- 6.39 **Policy BSC11** (Recreation and Open Space) states that development that would result in the loss of public or private land with recreational and/or amenity value will only be permitted where alternative outdoor provision of equivalent or greater community benefit is provided.
- The County minimum standard of 2.4 hectares per 1,000 population will be applied to all development sites.
 - Open space should always be provided on site. Commuted sums will only be acceptable where it is demonstrated that development would not be financially viable should the full requirement for open space be provided on site or where it is impractical to provide the full requirement for open space on site.
 - Where there is no identified shortfall of open space in the local area the Council will, where appropriate, expect developers to make a financial contribution by means of a commuted sum to mitigate the impact of increased usage on the existing open space and equipment in the area.
- 6.40 The Application Site is of no recreational or amenity value and prior to the sites partial clearance the site was inaccessible due to the brambles and overgrown scrub.
- 6.41 Table 4 in the Open Space SPG (adopted March 2017) sets out thresholds for on-site provision and financial contributions. It specifies that for schemes of 1 – 30 dwellings, open space obligations should be met through financial contributions rather than onsite provision, however paragraph 5.4.9 of the SPG does state that the thresholds are indicative, and onsite provision for sites of less than 30 will be considered on their merits.
- 6.42 The pre-app response confirms that as the proposal is for more than 30 units the Children's play space requirement should be met on site with the CROS element being met via a commuted sum payment.
- 6.43 In compliance with the requirements and figures stated within the pre app response the Applicant seeks to provide a 700sqm children's play space on site and agrees to pay a commuted sum for the CROS element.
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- 6.44 An area has been allocated for the Childrens play space by the entrance. Details on the design, layout and infrastructure will be detailed as part of the planning conditions, as agreed with the case officer prior to submission.
- 6.45 **Policy VOE2** (Area of Outstanding Natural Beauty and Area of Outstanding Beauty) states that in determining development proposals within or affecting the Area of Outstanding Natural Beauty (AONB) and Area of Outstanding Beauty (AOB), development that would cause unacceptable harm to the character and appearance of the landscape and the reasons for designation will not be permitted.
- 6.46 The site lies outside of the Clwydian Range and Dee Valley Area of Natural Beauty (AONB) but is considered to be within the setting, i.e. uninterrupted views from higher grounds, of this protected landscape area. Design and landscaping of the proposed development should thus take particular account of potential adverse effects on views from the AONB.
- 6.47 Careful consideration has been given to the detailed design and landscaping aspects of the proposal to ensure the development respects the character of the area.
- 6.48 The Design and Access Statement and Landscape Plan details the proposed landscape enhancements across the developed and undeveloped parts of the Application Site this includes areas of soft and hard landscaping, private amenity space and public open space, alongside tree and hedgerow planting in the gardens and shared areas, to provide appropriate screening from any neighbouring views and the AONB.
- 6.49 **Policy VOE5** (Conservation of Natural Resources) states that development proposals that may have an impact on protected species or designated sites of nature conservation will be required to be supported by a biodiversity statement which must have regard to the County biodiversity aspiration for conservation, enhancement and restoration of habitats and species.
- Planning permission will not be granted for development proposals that are likely to cause significant harm to the qualifying features of internationally and nationally designated sites of nature conservation, priority habitats, priority species, regionally important geodiversity sites, or to species that are under threat.
- 6.50 A Preliminary Ecological Appraisal and Badger Survey have been undertaken by Tyrer Ecological Consultants Ltd and both reports are submitted in support of the Application. This demonstrates that the site has no statutory ecological designations and is not adjacent to any statutory designated sites. There is however a County wildlife site designation to the north and west of the site, which encroaches partially within the site.
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- 6.51 The proposed scheme will maintain existing levels of run off in to the adjacent woodland which, as a result, will cause no harm to this designated area, as detailed in the submitted Flood Consequence Assessment and Drainage Strategy and restrict encroachment and access in to the protected area. The section and part of the Application Site deemed a 'County Wildlife Site' has been surveyed and does not contain any of the characteristics of the adjacent wetland area and is held to have been an error in the Geographic Information System (GIS) mapping.
- 6.52 In respect to badgers, badger setts were identified at the site with one sett entrance identified on site at the time of the PEA; four further sett entrances were later identified during supervised partial site clearance with hand tools on 20th December 2022. It was recommended that a suite of surveys would be required to ascertain the presence of badgers at the identified sett entrances, to ascertain the nature of use of the setts by badgers, and to identify the number of badgers present at the setts to inform appropriate mitigation measures.
- 6.53 Mitigation has been agreed in principle with the ecologist which will entail the use of a buffer zone whereby no excavation based works for the housing will occur within a 30m radius of sett entrances 1, 2 and 3- excluding the creation of the access road which traverses the 20>30m buffer zone. Mitigation will also include the creation/maintenance of a wildlife corridor along the northern perimeter of the application site to allow for the continual commuting between the identified badger sett and a local wildlife site located to the west of the application site boundary. Lastly, badger fencing is proposed to be installed along the northern and eastern boundaries of the buffer zone site to prevent badgers from accessing the site post development, thus safeguarding them from utilising the access track onto site and being injured by vehicles or persecuted by residents. See Figure 5.1 from the Badger Report for locations of proposed mitigation.
- 6.54 **Policy VOE6** (Water Management) states that all development will be required to incorporate water conservation measures, where practicable. Major development proposals (greater than 71 1,000 sqm floorspace or 10 dwellings) should be accompanied by a Water Conservation Statement. All development will be required to eliminate or reduce surface water run-off from the site, where practicable. The run-off rates from the site should maintain or reduce pre-development rates.
- 6.55 A Water Conservation Statement has been produced and is submitted in support of the Application. This demonstrates that surface water runoff from the redeveloped site can be sustainably managed in accordance with planning policy. Surface water drainage is proposed to connect to Meliden Mine Drain at a rate of 2.2 l/s in order to utilise a 75mm orifice. The detailed drainage design should be submitted to and approved by the SAB prior to the commencement of development Foul water is proposed to connect to the existing combined sewer within the site boundary.
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- 6.56 In order to protect and preserve the adjacent wetland, a designated County Wildlife Site, the levels of runoff need to be maintained at the current levels. The submitted Drainage Strategy and Flood Consequence Assessment demonstrates that this can be complied with through the design of the surface water management system.
- 6.57 **Policy ASA3** (Parking Standards) states that development proposals, including changes of use, will be expected to provide appropriate parking spaces for cars and bicycles. If the use of a property or premises requires parking infrastructure for mobility impaired people, these facilities will be taken into account when determining the amount of parking space required. Consideration will be given to the following circumstances (where they apply) in determining parking provision:
- The site is located within a high-densely populated area;
- Access to and availability of public transport is secured;
 - Parking is available within reasonable distance of the site;
 - Alternative forms of transport are available in the area.
- 6.58 The Proposed Development seeks to provide 63 car parking spaces.
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7.0 Technical Considerations

Arboriculture

- 7.1 Twenty individual trees and twelve groups of trees were recorded. In accordance with BS5837:2012 Trees in relation to design, demolition and construction ten individual trees and three groups of trees were recorded as retention category 'B'; and a mixture of ten individual trees and nine groups of trees were recorded as retention category 'C'.
- 7.2 The trees were generally found to be in a good to fair condition and no trees were classified as retention category 'U' (unsuitable for retention).
- 7.3 The proposed development directly impacts upon several trees. These trees shall require removal due to their close proximity to construction activity. All but one of the trees proposed for removal are considered to be low quality ('C' category) specimens, many of which are self-seeded.
- 7.4 It is recommended that the proposed tree removal be mitigated as part of a post development planting scheme of well-structured new trees that will add to the quality of the area and help integrate the proposed development into the surrounding landscape.
- 7.5 The retained trees will be protected to British Standard BS5837:2012 Trees in relation to design, demolition and construction to ensure that they remain in a healthy condition during and post development. The Tree Protection Plan to the rear of this report highlights the recommended tree protection measures.
- 7.6 Any arboricultural work undertaken should be done so by a competent arborist in line with British Standard BS3998:2010 Tree Work, and after permission has been granted to do so by the local planning authority.
- 7.7 It is recommended that a detailed tree risk assessment is undertaken post development to identify any potential hazards obscured during the initial tree survey and is used to inform an arboricultural management strategy

Drainage and Flood Risk

Surface water management

- 7.8 The site is also underlain by soils with impeded drainage. As such, the disposal of surface water via infiltration is unlikely to be feasible; however, infiltration tests have not been undertaken at this stage. Such tests may be undertaken at the detailed design stage in accordance with the guidelines in BRE36510.
- 7.9 In the event that infiltration is not a practicable method for the disposal of surface water (Priority Level 2), it is subsequently proposed to direct all runoff from the developed site to Drain B, see the Flood Consequence Assessment and Drainage Plan for reference, in accordance with Priority Level 3.
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- 7.10 Discharge to surface water sewers/highway drains or combined sewers has not been considered.
- 7.11 As outlined above, initial Phase 1 ground investigations indicate that infiltration drainage as primary management is not feasible and therefore discharge to the watercourse at Greenfield runoff rates is the proposed method of managing the flow off the site. In order to manage the discharge from the site it is proposed to attenuate surface water runoff generated by the proposed roofs and hardstanding within an attenuation basin.
- 7.12 The proposed surface water drainage system has been modelled using Causeway Flow (Appendix G of the FCA) and has been sized to store the 1 in 100 AEP rainfall event including a 40% increase in rainfall intensity to allow for climate change in accordance with Welsh Government guidance.
- 7.13 Assuming a peak discharge rate of 2.2 l/s, a total storage volume of 623 m³ would be required. The storage volume could be accommodated within an attenuation basin with an area of 874 m².
- 7.14 A preliminary surface water drainage layout is provided in Appendix H (of the FCA).

Foul Drainage

- 7.15 An extract of the public sewer records obtained from Dŵr Cymru Welsh Water (DCWW) is provided in Appendix I (of the FCA) and a drainage survey undertaken by Invek Surveys is provided in Appendix J (of the FCA). This indicates that the following wastewater assets are present within the site boundary:
- 225 mm diameter public combined sewer flowing east
 - 225 mm / 375 mm diameter public combined sewer flowing north
- 7.16 The anticipated domestic foul loading from the site has been calculated in accordance with Design and Construction Guidance¹³. The expected total peak flow rate from the development is 1.6 l/s.
- 7.17 DCWW has advised, by way of a pre-planning sewerage enquiry response (Appendix K of the FCA), that there is capacity in the local foul sewerage network to receive and treat domestic foul water from the proposed development, and that foul water can discharge without restriction into the 225 mm/ 300 mm diameter combined sewer located at the site.
- 7.18 A preliminary foul water drainage layout is provided in Appendix H (of the FCA).

Ecology

- 7.19 Tyrer Ecological Consultants Ltd have been instructed to undertake a Preliminary Ecological Appraisal and a Badger Survey Report.
- 7.20 The Preliminary Ecological Appraisal reached the following conclusions:

Habitats & Vegetation

- 7.21 No botanical species of conservation interest WCA were identified within the accessible areas of the application site. One habitat of conservation importance was identified across the majority of the application site in the form of the UKBAP habitat 'mixed deciduous woodland'.
- 7.22 At present the exact details of the proposals are not known however it is understood that proposals entail significant site clearance which would result in the loss of areas of woodland. It is therefore recommended to compensate for the loss of woodland trees that the planting of UK native trees such as Pedunculate Oak (*Quercus robur*), Ash (*Fraxinus excelsior*) or other native tree species such as those listed in the "Native Planting and/or Landscaping" table in Appendix III be planted at a ratio of 2:1 to compensate and enhance the woodland following the loss of individual trees proposed to be felled.
- 7.23 Two species listed as invasive under Schedule 9 of the WCA was identified in the form of Variegated Yellow Archangel and Montbretia. Whilst it is not an offence for this species to be present on a site, it is an offence to spread or allow it to spread; to prevent incidental spread of this species during the proposed works it is recommended that control methods are taken in the report.

Bats

- 7.24 There are no buildings present within the site boundary; however, the majority of trees on site could not be assessed in relation to roost potential for bats due to the impenetrable nature of the site. Therefore, before any works take place, access should be provided to the ecologist to undergo a thorough inspection of mature trees on site. Following the provision of access to the full site a thorough assessment of all trees would be undertaken and recommendations provided as required.
- 7.25 Regardless of roosting potential, all taller trees and boundary features provide valuable commuting and foraging habitat for bats. Installation of overly harsh artificial lighting as part of any development that exceeds current levels may have a negative impact upon foraging/commuting bats in the landscape, particularly if increased light spillage occurs in areas of that are currently free from illumination. A bat-sensitive lighting plan is therefore recommended in order to avoid potential impacts to bats that may use the surrounding treelines. Several options to consider have been listed below, though the reader is referred to the Bat Conservation Lighting Guidelines for further information.

Breeding Birds

- 7.26 No impacts are applicable in relation to specially protected bird species such as Barn owl, and no further recommendations need be applied in relation to WCA Schedule 1 protected species.
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- 7.27 Evidence of nesting birds was identified within the application site in the form of several species of birds observed utilising the scrub and demonstrating alarm calling and territorial behaviour during the site visit. The site offers multiple nesting platform opportunities in the form of scrub, dense vegetation and trees, and is therefore considered to be confirmed bird breeding site.
- 7.28 To avoid disturbing nesting birds, it is recommended that any clearance works should be undertaken outside of the breeding birds' season of March-August due to the density of the scrub on site. Alternatively, due to the density of the scrub, breeding bird surveys could be undertaken by a suitably qualified ecologist to identify specific locations being utilised by breeding birds within 48 hours prior to clearing works commencing. Areas identified would be clearly demarcated by the ecologist and left until the end of the breeding birds' season or until such a time as the nest has been abandoned naturally.
- 7.29 Once the breeding birds' season is complete or alternatively on the completion of suitable breeding birds' surveys, access to the site should be provided by clearing a path through the scrub to allow for a PRA of the mature trees on site and to fully assess the site for any other key ecological constraints; an updated PEA would then be provided detailing any necessary further survey work or recommendations. It is recommended that a working Method Statement detailing Reasonable Avoidance Measures (RAMs) to include a pre-commencement check should be drawn up by a suitably experienced ecologist as a precaution for nesting birds and other species such as Hedgehogs, which would be strictly adhered to during the clearance of the path.

Ground Investigation and Land Contamination

- 7.30 A Ground Engineering Study has been prepared by Soil and Structures on behalf of Kingscrown Land & Commercial to assess the ground conditions.
- 7.31 Based on available information and the scope of this Report the Site ground conditions are considered to be; reasonably well-characterised with; intrusive investigation recommended to support further assessment of risk and support the engineering design.
- 7.32 In conclusion, the Engineering Desk Study finds that;
- At this stage, based on the available lines of evidence, the risk rating for the ground conditions on Site is considered to be 'low' overall with the exception of radon risk that is assessed to be 'high'.
 - Further assessment is recommended to: confirm the ground conditions across the Site with specific attention given to establishing the boundary between the Alluvial and Till deposits; and, confirm the geotechnical characteristics of the soils / rocks.
 - Risk mitigation is recommended to: reduce the risk presented by radon to acceptable levels (full radon protection measures required in all dwellings).
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- The anticipated moderate strength of the shallow soils across the majority of the Site may support the adoption of shallow, spread foundations. The Alluvial soils across the north-western portion of the Site may be more variable or lower strength and direct the need for alternative foundation solutions.

Transport

- 7.33 A Transport Assessment has been prepared by Focus Transport Planning Ltd (Focus TP) on behalf of Kingscrown Land & Commercial to consider highways and transport issues with respect to proposals for the development of land off Maes Meurig, Denbighshire for 35 new residential dwellings. The purpose of the report is to apprise the Local Planning and Highway Authority (LPA & LHA), Denbighshire County Council (DCC), of the proposed highway access arrangements to support residential development of the site and the anticipated local transport network related effects of the operation of such a scheme.
- 7.34 Vehicle access to the application scheme is proposed to be taken via a new estate road cul-de-sac connection from the private cul-de-sac section of Maes Meurig, circa 22m from the existing Maes Meurig terminal junction connection with CefnY-Gwrych (measured junction centre to junction centre). This new site access junction has been designed to reflect typical adoptable standard roads serving small residential developments, viz: (see also Figure TA14 to this report)
- 4.8m main carriageway width;
 - 2m footway to western side of route, connecting to existing southern footway to Maes Meurig cul-de-sac; and
 - 4.5m left turn in radius and 15m left turn exit radius connections to Maes Meurig.
- 7.35 The new junction design also includes for some minor road widening to the immediate section of Maes Meurig at the junction with Cefn-Y-Gwrych to allow for comfortable two-way passage of light vehicle movements between the junctions and to avoid vehicle conflicts (see Appendix TA6 to this report for example swept path analysis of the junction and estate road). The proposed location of the new site access junction allows for the delivery of the following sightlines from the new estate road side road connection (see Figure TA15):
- Leading direction visibility (to right): 2.4m by 25m (suitable for 20mph approach speeds); and
 - Non-leading direction visibility (to right): 2.4m by 33m (suitable for 25mph approach speeds).
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- 7.36 Such visibility provision is considered entirely suitable given the nature of connecting sections of Maes Meurig, which are noted to be of generally slow-speed character. Excellent junction to junction sightlines would be available between traffic waiting at the new development side road connection point and side road traffic at the Maes Meurig / Cefn-Y-Gwrych junction.
- 7.37 Overall, it is concluded that the development of the application site for residential land use would not result in a material impact on the existing and future operation of the immediate local highway network. The proposals are not anticipated to result in a significant increase in development flows on local links, with key immediate routes capable of accommodating future development traffic volumes without operational or environmental capacity concerns. The location of the application site is also considered to offer practical opportunities to encourage the use of alternative travel modes to the private car for a range of 'everyday' journeys, with the proposals considered suitable to meet key transport objectives re: encouraging sustainable development.
- 7.38 Based on the review of issues set out in this report, Focus TP would have no hesitation in commending the scheme to the Council with respect to highways and transport matters.
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8.0 Conclusions

- 8.1 This Planning Statement has been prepared by Kingscrown Land & Commercial Ltd (the Applicant) in a support of a full planning application for residential development comprising 35 dwellings, arranged as a mixture of one bedroom cottage flats (Class C3), two and three bedroom dwellings, including car parking, landscaping and a new access ('the Proposed Development') on 2 acres of land to the north of Maes Meurig, Meliden, Prestatyn ('the Application Site').
- 8.2 The application is supported by a suite of reports and drawings which detail how the Proposed Development could be achieved on the Application Site in consideration of Denbighshire County Council's relevant policies alongside national legislation, guidance and standards.
- 8.3 Sections 38 (6) of the Planning and Compulsory Purchase Act 2004 states that decisions on planning applications must be made in accordance with the development plan unless material considerations indicate otherwise. This has been demonstrated through the policy analysis which supports the proposals.
- 8.4 The Proposed Development will help to bring forward an allocated site for much needed housing and increase the provision of affordable housing within the locality, bringing with it the associated economic, social and environmental benefits.
- 8.5 In consideration of Paragraph 8 of the Framework, the Proposed Development is sustainable development across all three dimensions and should be approved without delay.
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