FFESTINIOG DEPENDENCY CATCHMENT AREA

GWYNEDD UNITARY DEVELOPMENT PLAN – HOUSING

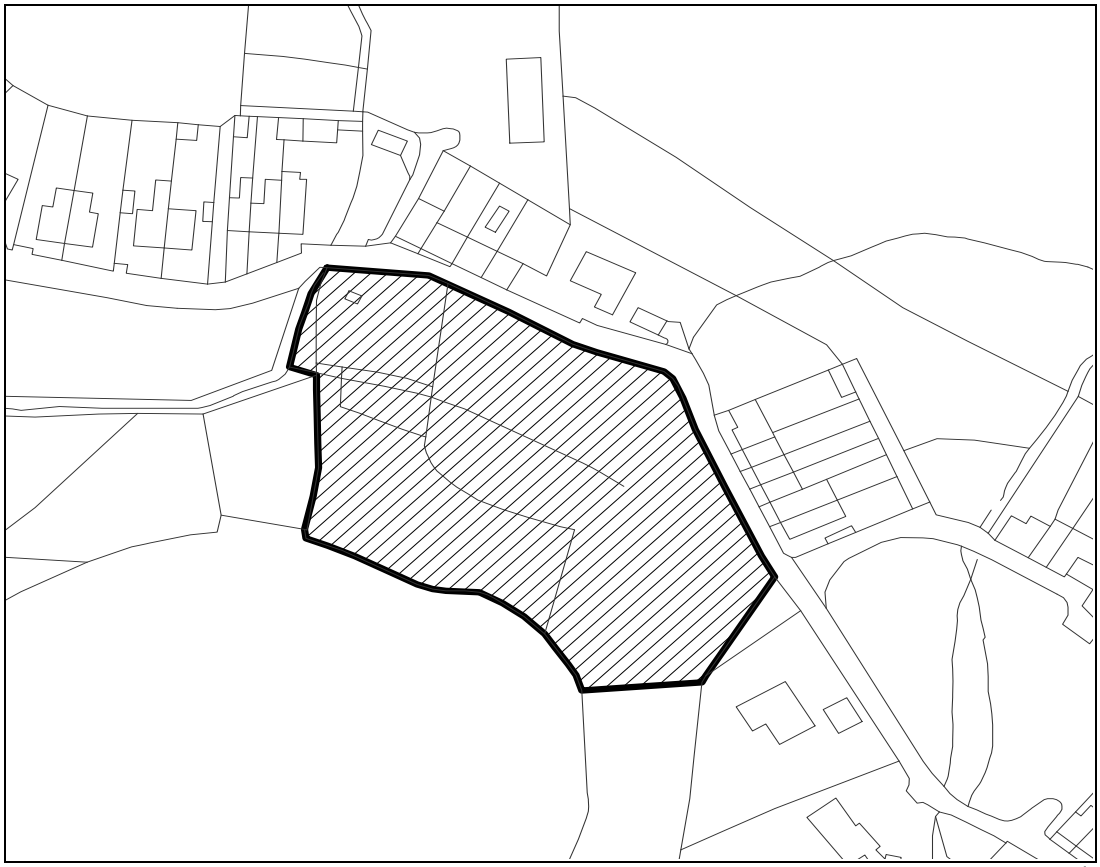
Map not to scale

Dependency Catchment Area	5 – Ffestiniog	**Subject**		Housing	
Location	Gwylfa Garage, Blaenau Ffestiniog	**Grid Reference**	270556 344358	**Size**	0.18 ha
Proposal	Allocate the site for general market housing (i.e. housing for general need and the open market).				
Justification for selecting the site	• Research has shown that the Plan should aim to allocate 68 houses in the Ffestiniog Dependency Catchment Area. • Blaenau Ffestiniog has been categorised as an Urban Centre in the Plan's settlement strategy. It can absorb further developments within the Plan period. • The choice of land where it is practical to develop new housing in Blaenau Ffestiniog is limited. • The site is located alongside an existing residential development in the town. • The site's redevelopment from its current use as a garage would provide an opportunity to make use of previously developed land. A sequential search shows that this is one of the best sites in the centre for a housing development. • An open-air play area is situated nearby, and the site is within relatively easy walking distance of the services and community facilities of the town. • The site is situated by the main bus route.				
Physical constraints to development	• Due to the nature of the existing land use, the land may be polluted with oil, petrol, etc. Detailed research work should be undertaken in order to assess whether the site, or parts of the site, are polluted. The assessment should assess the risk (if a risk exists) and provide a land remedial strategy. • There should be no development within 4 meters of any culvert.				

Development phases	• No restrictions.
Quality of the on-site environment	• As this is a prominent site on the way into the town from the direction of Llan Ffestiniog, it should be ensured that the design is of high quality, with the houses blending with the locality in terms of scale and building materials. New and distinctive design is encouraged rather than an ordinary, run of the mill design. • Full consideration must be given to the landscaping scheme for the site as part of the process of considering the layout for houses and the roads. The development should include planting and high quality soft/hard landscaping appropriate to the site and the locality. This will mean planting trees and hedges, using indigenous species that are locally sourced. • The reasonable privacy of property should be maintained. The development should not cause significant harm to the amenities of the local neighbourhood. • The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: - suitable siting, design and orientation for the houses in order to promote their energy efficiency - locally sourced sustainable building materials and materials from certified sustainable sources - water conservation measures (e.g. rainwater harvesting). • The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities. • The development design should promote passive surveillance and thus contribute towards reducing the threat of antisocial behaviour. • The present buildings on the site will have to be demolished.
Number and type of housing	• Applying the general building density of 30 units per hectare shows that this site can cope with about 5 residential units. The exact number of residential units will depend on a full assessment of various factors, including the requirements of various policies. • The mix of housing type proposed should reflect the need in the locality for specific type of houses. • The developer will be expected to negotiate with the Council before submitting a planning application in order to ensure that approximately 25% of the houses are affordable housing. These affordable houses can be social rented housing, intermediate housing or a combination of both types.
Access and accessibility	• The vehicle access should be provided from Ffordd Manod. • Safe, attractive and direct footpaths will need to be provided for pedestrians in and out of the site. • An attractive and safe environment should be secured for pedestrians and cyclists, ensuring that they, rather than cars, are given priority. • The street should be of adoption standard.
Planning application requirements	• A Design and Access Statement should be submitted with the planning application. • A detailed landscaping plan should be prepared as part of a full planning application. • The results of a local housing need survey should be presented with the planning application to justify the type of housing being proposed. • It should be ensured that the layout of the development does not restrict entrance to a field that is near to the football field sometime in the future. • Detailed surface water drainage plans should be provided with the planning application. • Contaminated land report to be submitted with planning application • Consideration should be given to the ecological features of the site to ascertain whether the development will affect a candidate wildlife site. If a candidate wildlife site is likely to be affected, an ecological impact assessment of the site will be required.
Other relevant matters	• Nearby uses - residential area • Present use - garage and former chapel • Ownership - private. • Landscape and biodiversity - none • Built heritage designations - none

Main policies and guidance	• UDP Policies - B22, B23, B25, B27, B30, C1, C3, C7, CH1, CH6, CH18, CH29, CH30, CH31, CH33, CH36. • Gwynedd Design Guidance • Affordable Housing SPG • Planning Obligations SPG

GWYNEDD UNITARY DEVELOPMENT PLAN – HOUSING



Map not to scale

Dependency Catchment Area	5 – Ffestiniog	**Subject**		Housing	
Location	Near Cae Clyd, Blaenau Ffestiniog	**Grid Reference**	270855 344301	**Size**	0.59 ha
Proposal	Allocate the site for general market housing (i.e. housing for general need on the open market)				
Justification for selecting this site	• Research work has shown that the Plan should aim to allocate land for 68 houses in the Ffestiniog Dependency Catchment Area. • Blaenau Ffestiniog has been categorised as an Urban Centre in the Plan's settlements strategy. It can cope with further open market housing during the Plan period. • The choice of land that it is practicable to develop for housing in Blaenau Ffestiniog is limited. • The site fills a gap within the existing built form of Blaenau Ffestiniog. It is located opposite a row of houses, near a substantial car park. Allocating the site would better integrate the Congl y Wal/Cae Clyd area with the rest of the built form of the town. • It is in an accessible location near the A470 highway. • The site is located within easy walking distance of the main bus service route into Blaenau Ffestiniog. This would mean that all the services and facilities of the town could be accessed without having to use the car.				
Physical constraints to development	• It is unlikely that the land is contaminated.				

Development Periods	• No restrictions
Quality of the environment on the site	• It should be ensured that the development blends in with the site and the locality in terms of scale and building materials. New and distinctive design is encouraged rather than an ordinary, run of the mill design. • The affordable houses should not be obvious in terms of their design or location and they should not be clustered together on the site. • Full consideration must be given to the landscaping scheme for the site as part of the process of considering the layout of houses and the road. The development should include planting and high quality soft/hard landscaping appropriate to the site and the locality. This will mean planting trees and shrubs using indigenous species that are locally sourced. • The developer should try to retain the historical mountain pasture wall that forms part of the site's boundary. • The development should not cause significant harm to the amenities of the local neighbourhood and the reasonable privacy of property should be maintained. • The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: - suitable siting, design and orientation for the houses in order to promote their energy efficiency - locally sourced sustainable building materials and materials from certified sustainable sources - water conservation measures (e.g. rainwater harvesting). • The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities. • The design of the development should facilitate passive surveillance, thus contributing to reducing the threat of unsociable behaviour.
Number and types of houses	• Applying the general building density of 30 units per hectare shows that this site can cope with about 18 residential units. The exact number of residential units will depend on a full assessment of various factors, including the requirements of various policies. • The mix of housing types proposed should reflect the need in the locality for specific types of houses. • The developer will be expected to negotiate with the Council before submitting a planning application in order to ensure that approximately 20% of the houses are affordable housing. These affordable houses can be social rented housing, intermediate housing or a combination of both types.
Access and accessibility	• The vehicle entrance will need to be provided from the road running alongside the site. • The Transport Service is satisfied that a safe access can be obtained to the site and that the nearby junction can cope with the increase in the level of traffic. • The developer will have to provide a pavement along the edge of the site (where it borders the existing road). • Safe, attractive and direct footpaths will need to be provided for pedestrians into and out of the site. • The developer will be expected to negotiate with the Council before submitting a planning application in order to agree on any appropriate improvements that may be needed in relation to the development. • An attractive and safe environment must be provided for cyclists and pedestrians. They, rather than cars, should be given priority on the site. • The streets should be of adoptable standard.
Planning application requirements	• A Design and Access Statement should be submitted with the planning application. • A detailed landscaping plan should be provided as part of a full planning application. • The results of a local housing need survey should be presented with the planning application in order to justify the type of housing being proposed. • The developer will be expected to negotiate with the Council in order to establish if the existing provision of open spaces of recreational value in the locality meets the needs of the proposed housing development or whether provision will be needed on the site or other arrangements. • Consideration should be given to the ecological features of the site in order to ascertain whether the development will affect a candidate wildlife site. If a candidate wildlife site is likely to be affected, an ecological impact assessment of the site will be required.

	• The developer will be required to commission a programme of archaeological work in order to determine the impact of the proposed development on the historic environment.
Other relevant issues	• Neighbouring uses - Residential area, football pitch and open countryside • Existing use - Open land • Ownership - Private • Landscape and biodiversity designations - None • Built heritage designations - None
Main policies and guidance	• UDP policies – B7, B21, B22, B23, B25, B27, C1, C7, CH1, CH6, CH18, CH29, CH30, CH31, CH33, CH36, CH43 • Gwynedd Design Guide • 'Affordable Housing' Supplementary Planning Guidance • 'Planning Obligations' Supplementary Planning Guidance • 'Residential development and Open Spaces of Recreational Value' Supplementary Planning Guidance

GWYNEDD UNITARY DEVELOPMENT PLAN – HOUSING

Map not to scale

Dependency Catchment Area	5 – Ffestiniog	**Topic**		Housing	
Location	Near Maes y Plas, Blaenau Ffestiniog	**Grid Reference**	270622 345274	**Area**	0.59 ha
Proposal	Allocate the site for general market housing (i.e. housing to meet general housing needs on the open market)				
Justification for selecting the site	• Research work has shown that the Plan should aim to allocate land for 68 houses in the Ffestiniog Dependency Catchment Area. • Blaenau Ffestiniog has been categorised as an urban centre in the Plan's Settlement Strategy. It can absorb further developments within the Plan period. • The choice of land where it is practical to develop new housing in Blaenau Ffestiniog is limited because of the landscape form and the sub-standard streets and junctions. • The site is located on the edge of the town's built form, and it links and integrates well with the existing development pattern. • The site is within a fairly easy walking distance of the services and community facilities in the centre of Blaenau Ffestiniog. • The site is located near a bus route that links the town with all other centres in Gwynedd. • There is no previously used land in the town that would be suitable for a housing development on this scale.				
Physical constraints to development	• The land is unlikely to be contaminated.				
Development Phases	• No constraints.				

Quality of the on-site environment	• The reasonable privacy of property should be maintained. The development should not cause significant harm to the amenities of the local neighbourhood. • It should be ensured that the design is of high quality, with the houses blending with the locality in terms of scale and building materials. New and distinctive design is encouraged rather than an ordinary, run of the mill design. • The affordable houses should not be obvious in terms of their design or location, and they should not be clustered together in the development. • Full consideration must be given to the landscaping scheme for the site as part of the process of considering the layout of the houses and roads. The development should include planting and high quality soft/hard landscaping appropriate to the site and the locality particularly along the external boundary. This will mean planting trees and shrubs using indigenous species that are locally sourced. • The development should aim to use and supply energy and water sustainably. For example, full consideration will need to be given to the following features: - suitable siting, design and orientation for the houses in order to promote their energy efficiency - locally sourced sustainable building materials and materials from certified sustainable sources - water conservation measures (e.g. rainwater harvesting). • The design of the development should facilitate the provision of sufficient suitable spaces within the curtilage of residential units to accommodate waste facilities. • The development should facilitate passive observation, and so minimize the threat of antisocial behaviour.
Number and type of housing	• Applying the general building density of 30 units per hectare shows that this site can cope with about 18 residential units. The exact number of residential units will depend on a full assessment of various factors, including the requirements of various policies. • The mix of housing type proposed should reflect the need in the locality for specific type of housing. • The developer will be expected to negotiate with the Council before submitting a planning application, in order to ensure that approximately 20% of the houses are affordable housing. These affordable houses can be social rented housing, intermediate housing or a combination of both types.
Access and accessibility	• The vehicle access will have to be provided through the Maes y Plas estate from the junction with Manod Road. • Safe, attractive and direct footpaths will need to be provided for pedestrians in and out of the site. • An attractive and safe environment should be secured for cyclists and pedestrians ensuring that they, rather than cars, are given priority. • The street(s) should be to adoption standards.
Planning application requirements	• A Design and Access Statement should be submitted with the planning application. • The access will need to be provided from the highway. • A detailed landscaping plan should be provided as part of a full planning application. • The results of a local housing needs survey should be presented with the planning application in order to justify the type of houses being proposed on the site was decided upon. • The developer will be expected to negotiate with the Council in order to establish if the existing provision of open spaces of recreational value in the locality meets the needs of the proposed housing development or whether provision will be needed on the site or other arrangements. • Consideration should be given to the ecological features of the site to ascertain whether the development will affect a candidate wildlife site. If a candidate wildlife site is likely to be affected, an ecological impact assessment of the site will be required.
Other relevant matters	• Neighbouring land uses - residential area, woodland and open countryside. • Present use – open/grazing land • Ownership – Gwynedd Council. • Landscape and biodiversity designations – There is a Tree Preservation Order on the expanse of woodland (Cwm Bowydd, 277.4 acre) that is adjacent to the site. • Built heritage designations – none.

Main policies and guidance	• UDP Policies - B19, B22, B23, B25, B27, C1, C7, CH1, CH6, CH18, CH29, CH30, CH31, CH33, CH36, CH43 • Gwynedd Design Guide • Affordable Housing SPG • Planning Obligations SPG • Residential Development and Open Spaces of Recreational Value SPG