

## DRAFT

Our Ref: K/JM/5111  
Dated: 2<sup>nd</sup> April, 2024

Dear Sirs,

**Formal Application for Outline Planning Permission;**  
**Demolition of Existing Structures and Raising of Site Levels, Together with**  
**Provision of 84 Dwelling Houses (to include Affordable Housing Provision),**  
**Convenience Store (with additional Self-Contained Apartment Above),**  
**Means of Access, Landscaping, Recreational Open Space and Play Provision;**  
**Land South of Gwellyn Avenue and East of St. Asaph Avenue, Kinmel Bay, LL18 5HR**  
**Our Client's and Applicant's Mr R.D. Proffitt and Mr S. DeGregory.**

Please find attached the following application documentation;

1. Appropriate and duly completed Planning Application Form;
2. Ownership and Agricultural Holdings Certificate;
3. Drawing No. P.1533-18A Location Plan detailing extent of the application site edged red;
4. Drawing No. P.1533-19 Existing Site Plan/Topographic Survey;
5. Drawing No. P.1533-2I Proposed Site Layout;
6. Drawing No. P.1533-17 Proposed Street Scenes/Sections;
7. Drawing Nos. P1533-3A to P1533-16A inclusive, detailing floorplans and elevations (to scale) of all proposed house types and the convenience store, *submitted for illustrative purposes only*;
8. Design and Access Statement prepared by Planscape;
9. Tree Survey and Arboricultural Impact Assessment prepared by Ascerta Landscape;
10. Landscaping Scheme, Planting Specification and Planting Schedules (7 Sheets) prepared by Above Zero;
11. Residential Mix Assessment prepared by Kenyon Planning;
12. Community and Linguistic Impact Assessment prepared by Cadnant Planning;
13. Transport Assessment prepared by Hydrock Consulting Engineers;
14. Flood Consequences Assessment and Drainage Strategy prepared by BEK Enviro;
15. Phase 1 Preliminary Risk Assessment prepared by BEK Enviro;
16. Ecological Assessment and Potential Bat Roost Survey Report prepared by BEK Enviro;
17. Planning Statement prepared by Kenyon Planning.

The applicants propose demolition of existing structures, raising of site levels and the provision of 84 dwelling houses, including provision for affordable housing. Also proposed is a convenience store with an additional self-contained apartment above, means of access, landscaping, recreational open space and play provision. The application is submitted in outline form, with matters of appearance and scale reserved for subsequent approval.

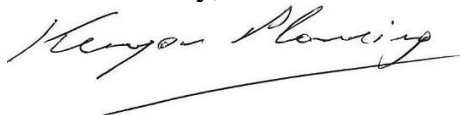
Please note that in preparation of the application, the applicants have consulted with NRW and with planning and other officers of Conwy CBC regarding flood risk, affordable housing provision, open space provision, education capacity and planning obligations. The development will make efficient and effective use of previously developed land and provide much needed market and affordable housing. Current shortage of both market and affordable housing in Conwy is both well documented and widely acknowledged. The development will provide a broad mix of housing, reflecting the needs of anticipated residents and the housing requirements set out in the Local Housing Market Assessment. It will also provide appropriate mix of affordable housing to reflect registered social need. The mix of dwellings proposed will be at an appropriate density and the development will contribute to infrastructure requirements. On site provision for recreational needs and commuted sum towards off site recreational open space will be provided. The small convenience store proposed would serve the local community and further reduce the need to travel.

Whilst the development would lead to the loss of the currently vacant poultry houses and some employment land and buildings, the site is bordered on 3 sides by existing residential development. Existing uses are therefore clearly non-conforming and poultry rearing operations at the site have, historically, given rise to local objection in relation to issues of noise, disturbance and odour. Certainly, residential development of the site would benefit the surrounding area and the local community. Although within the defended flood plain (C1), the proposed development is clearly justified in context of guidance set out in TAN15. Furthermore, the Flood Consequences Assessment prepared by BEK Enviro and submitted with the application, demonstrates that the consequences of flooding can be adequately managed. Within the Conwy Local Development Plan, the proposed development site is situated within the settlement boundary of Towyn and Kimmel Bay and within the defined strategic regeneration area. It is a fundamental aim of the plan to facilitate comprehensive regeneration of the coastal towns, including Towyn and Kimmel Bay. The plan seeks to achieve such regeneration by broadening economic activity, by developing a diverse supply of housing, by addressing social exclusion and reducing deprivation. Quite simply, however, other than by allowing development within Zone C, stated regeneration objectives for these particular settlements are not going to be achieved. It is a simple fact that there is no other alternative meaningful strategy by which such objectives could be secured.

We trust that the enclosed information is sufficient for your purposes. However, please contact us at early opportunity should anything further be required.

We look forward to hearing from you.

Yours faithfully,



**Kenyon Planning.**

**Via Planning Applications Wales**

Planning & Regulatory Services,  
Conwy County Borough Council  
Civic Offices  
Colwyn Bay LL29 8AR

