Cyngor sir ddinbych denbighshire County Council

Annual Monitoring Report 2026

Mae'r ddogfen hon ar gael yn Gymraeg. This document is available in Welsh.

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This report was authorised by Emlyn Jones (Head of Planning, Public Protection and Countryside Services).



Ruthin, 31st October 2026

1. Summary

Annual Monitoring Reports are an important instrument to assess the achievement of Local Development Plan (LDP) Objectives, the effectiveness of local policy as well as the delivery of development on allocated sites. This report covers the period 1st April 2025 to 31st March 2026 and is the 12th iteration since LDP adoption in 2013.

Local policy performance (see Appendix 1) and Sustainability Appraisal Objectives (see Appendix 2) are assessed on the basis of the latest information that is available from different sources such as, planning records, statistical data and site surveys. There are however limitations as individual local policy could, for example, be outweighed by material considerations during the determination process of a planning application.

The monitoring framework is a fundamental part of the LDP; just like local policy and site allocations. It is equally subject to comprehensive examination at the end of the plan preparation process. Individual elements of the framework, for example, indicators and review triggers can only be amended as part of the LDP review process. Denbighshire County Council (DCC) has not completed the review of the LDP 2006 – 2021, yet; and is accordingly still monitoring local policy performance and site delivery against a planning framework that was current in 2013.

It must be noted that the DCC LDP was adopted before the publication of the Welsh Government (WG) “Development Plans Manual, Edition 3” (2020). That means, neither local policy nor the monitoring framework contains all the elements, which are required to be monitored by the local planning authority by the manual’s latest iteration. The housing trajectory (see Appendix 3) is presented for information only until the Council has adopted the replacement LDP.

There are three principal topic areas that will require a review in the replacement LDP:

- Residential growth/ absolute dwelling requirement over the plan period should be aligned to the latest WG population and household projections;
- Addressing the accommodation needs of Gypsy and Travellers; and
- ‘Town Centre Regeneration’ to focus on addressing the adverse effects of declining ‘bricks and mortar’ retail outlets on the vibrancy and vitality of town centres in line with changes to national policy.

2. Background

Local Development Plans (LDPs) are prepared by local planning authorities (LPAs) for their respective administrative areas to shape the design of development proposals and direct them to the most sustainable locations. They set out the different forms of land use and their scale of growth as identified and supported by evidence. LDPs principally comprise of a 'Written Statement' and a set of LDP Proposals Maps, which show national and local site designations and specific land allocations. The 'Written Statement' contains, inter alia, objectives, the growth and spatial strategies, local policy and a monitoring framework.

The Annual Monitoring Report (AMR) is an important instrument to assess the delivery of allocated sites for a specific form of land use and the effectiveness of local policy in the determination process of planning applications or planning appeals, and, thus, demonstrating progress towards achieving the LDP Objectives. The Monitoring framework is a fundamental part of the LDP; just like local policy and site allocations. It is equally subject to comprehensive examination at the end of the plan preparation stage. Individual elements of the framework, for example, indicators and review triggers can only be amended as part of the LDP review process. Besides local policy, AMRs report back to Welsh Government (WG) on the impact of national policy changes on new development.

In February 2021, WG introduced a new tier of development plan at national level – "Future Wales. The National Plan 2040" (FW). Consistent with the provisions that are contained in the Planning and Compulsory Purchase Act 2004 (as amended), see Section 38(4). In Denbighshire, the development plan consists of FW (2021) and the Denbighshire Local Development Plan 2006 – 2021. Since WG "Planning Policy Wales" (Edition 12, 2024) is also material to decision-making, it becomes increasingly challenging to assess the performance of individual DCC LDP policies in light of newer development plan policy in FW (2021) and updated national policy in PPW (2024).

The DCC LDP was adopted on the 4th of June 2013. Although already five years beyond the plan period in March 2026, the former Welsh Minister for Housing and Local Government clarified in a letter to local planning authorities, dated 24th September 2020, The DCC LDP was adopted on the 4th of June 2013. Although already five years beyond the plan period in March 2026, the former Welsh Minister for Housing and Local Government clarified in a letter to local planning authorities, dated 24th September 2020,

> *"Plans adopted prior to 4 January 2016 will remain the LDP for determining planning applications until replaced by a further LDP."*

The Minister's letter can be found in DCC LDP AMR 2021, see Appendix 1.

DCC is duty bound to produce an AMR for the adopted LDP under the obligations of Section 76 of the Planning and Compulsory Purchase Act 2004 (as amended) and Section 37 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended). The AMR must be submitted to WG by the 31st of October of each year and is published on the Council's webpage.

The AMR 2026 covers the monitoring period between 1st April 2025 and 31st March 2026, and is the 12th report that has been prepared since 2013.

3. Methodology

The two principal sources of information on how to prepare the AMR are WG "Development Plans Manual. Edition 3" (2020) (DPM 3) and the adopted DCC LDP 2006 – 2021. DPM 3 Chapter 8 does not only provide guidance on the structure and core elements for preparing a monitoring framework but also specific information on what needs to be contained in the "Housing Trajectory", which was introduced after the cancellation of Technical Advice Note (TAN) 1 "Joint Housing Land Availability Studies" in 2020, and a list of prescribed indicators for national policy. DCC LDP Chapter 7 details locally defined indicators and sets out policy targets and review triggers by providing the template for the assessment tables in Appendices 1 and 2.

Local policy performance (see Appendix 1) and Sustainability Appraisal Objectives (see Appendix 2) are assessed on the basis of the latest information that is available from different sources such as, DCC planning records, statistical data and site surveys.

There are however limitations to the quality of data and information. This is not limited to:

- Data collection carried out by third parties (e.g., time, frequency, purpose, amendments);
- Local policy might have been outweighed by material considerations during the determination; or
- Quality assurance.

4. LDP Review

In 2017, the Council prepared the Review Report on the current LDP 2006 – 2021 which concluded to carry out a plan revision i.e., preparation of the replacement LDP. LDP Review Report and the Delivery Agreement (DA) with Community Involvement Scheme were submitted to WG for consideration and subsequently approved in May 2018. The Coronavirus pandemic caused significant delays between 2020 and 2022 so that the DA was revised in December 2022. The Preferred Strategy of the replacement LDP was approved by the Council in May 2023 and forms the basis for developing the Deposit version. Public consultation on the Deposit replacement LDP has not taken place, yet.

The significantly delayed publication of WG Technical Advice Note15 on flood risk had a great effect on the delivery of the replacement LDP in accordance with the agreed timetable that is set out in the DA with CIS (2022). Great uncertainty in terms of national policy and flood risk designations prevented the completion of candidate site assessments and the preparation of local policy on, for example, town centre regeneration, tourism or safeguarding employment sites in areas that are susceptible to flooding. There is still the need to update the Strategic Flood Consequence Assessment (SFCA) before finalising the draft Deposit LDP for public consultation.

The LDP 2006 – 2021 was prepared in line with national policy objectives, WG programmes and an evidence base that were applicable at the time of plan adoption in 2013. National policy and programmes, as well as empirical evidence, have however changed over the last 13 years. There are however no alternative means to amending the monitoring framework to reflect any changes than completing the LDP review process.

WG Technical Advice Note 1 “Joint Housing Land Availability Studies” was cancelled in 2020, including the policy requirement to maintain a five-year housing land supply. “Housing Trajectories” were subsequently introduced as an alternative way to measuring the housing delivery with the publication of DPM 3. The LDP monitoring framework does however still contain reference to the five-year housing land supply figure.

WG Local authority household projections for Wales; 2022-based

The Preferred Strategy for the replacement LDP 2018 – 2033 is informed by the 2018-based projections that were released by WG in August 2020. The growth levels in the approved LDP Preferred Strategy (May 2023) indicate that land is required to deliver 3,775 new dwellings, including a 15% contingency.

In November 2025, the “Local authority household projections for Wales: 2022-based” were published by WG. These updated projections need to be considered in terms of their potential impact on the growth levels for the replacement LDP 2018 - 2033. Latest figures indicate that Denbighshire has the second highest percentage difference between the projected number of households in mid-2032 at around 5.8%; comparing 2018-based and 2022-based projections.

The Council is required to have regard to the latest population and household projections when preparing the LDP. While these initial figures necessitate further detailed analysis, they provide an indication of the potential impact on the LDP growth strategy and inform any recommendations on progressing the replacement LDP 2018 - 2033. In October 2026, this work is proceeding.

Glyndŵr National Park

Natural Resources Wales (NRW) agreed to make the “Glyndŵr National Park Designation Order” in January 2026 which was subsequently made available to local authorities and members of the public to formally respond to the proposal. WG was prepared to confirm the designation order before the end of the Senedd term in May 2026. Since several local authorities, including Denbighshire, submitted an objection to the proposal, there will be a public inquiry before WG may proceed with the order’s designation.

Uncertainty still prevails regarding the management and responsibilities of the new National Park Authority (NPA). Regarding the DCC replacement LDP, the Council still has no certainty over the extent of its and the NPA’s Plan area and further reviews of the LDP spatial and growth strategy become necessary.

5. Nutrient Neutrality

Natural Resources Wales (NRW) set new phosphorus standards for nine Welsh River SACs on the 21st of January 2021. The objective is to improve the water quality by reducing phosphorus load levels. The assessment report on compliance with tightened phosphorus targets has shown that about 38% of the surveyed waterbodies in the “River Dee and Bala Lake SAC” compliance areas fail to achieve the targets. While the River Dee runs through the south of Denbighshire, from Llandrillo in the west to the Pontcysyllte Aqueduct in the east, the phosphorus catchment/ sensitive area covers over 40% of the County, including larger settlements such as, Corwen and Llangollen.

The nature conservation body also published an evidence report on ammonia and compliance with water quality targets for Welsh River SACs in January 2024. Unlike phosphorus, ammonia has a higher degree of decay in water and does not accumulate within the wider water catchment. If mitigation was required to adhere to water quality targets, NRW advises local planning authorities that this can be done with the help of environmental permits at the point of discharge. Nutrient neutrality is not a requirement for ammonia as part of determining planning applications.

The Conservation of Habitats and Species Regulations 2017 (as amended), Part 6 “Assessment of plans and projects”, puts the duty on Denbighshire County Council as ‘Competent Authority’ (i.e., the decision maker) to test whether a plan or project is likely to have a significant effect on the conservation objectives of qualifying site features in the SAC before granting permission.

DCC LDP 2006 – 2021 was subject to a Habitat Regulations Assessment (HRA) and adopted on the basis that the local plan would not allow for planning proposals which could adversely affect any qualifying site features. Since the new targets for phosphorus were introduced after the LDP was adopted in 2013, Officers cannot rely on the original LDP HRA to conclude that planning proposals, which are in accordance with local policy or located on specific site allocations, do not significantly affect the conservation objectives of the River Dee and Bala Lake SAC.

The Council joined the River Dee Nutrient Management Board (NMB) in September 2022. NMBs are strategic and long-term partnerships with the principal objective to secure improvements in water quality and conservation status of the SAC qualifying features across the catchment area. In 2024/25, a Nutrient Management Plan (NMP) was produced to provide the evidence base that is necessary to understand catchment specific issues and identify the most effective measures with clear deliverables. The document will assist DCC to identify the most sustainable places to deliver growth i.e., residential and economic, over the lifetime of the replacement LDP. Furthermore, developers are able to source information on appropriate and effective mitigation measures to ensure nutrient neutrality is part of the delivery.

Although improving water quality is an environmental objective, Planners are equally challenged to demonstrate the delivery of development as part of the replacement LDP in phosphorus sensitive areas.

6. Housing Delivery

2008-based Welsh Government household and population projections and Technical Advice Note (TAN) 1 “Joint Housing Land Availability Studies” were two crucial sources of information for the preparation of the LDP 2006 – 2021. For example, WG household projections were the starting point for setting the overall housing growth over the plan period, and TAN 1 set out the requirement for every local planning authority to maintain a ‘5-year housing land supply’. The ‘5-year housing land supply figure is included as an indicator in the monitoring framework.

Since 2015, DCC has failed to meet the annual housing target and report a ‘five-year housing land supply’ greater or equal five years in respective AMRs. The LDP Review Report lists accordingly the continued lack of a ‘five-year housing land supply’ as a principal reason for reviewing the LDP.

TAN 1 was cancelled by WG in 2020, including the reporting of the annual housing land supply figure in the AMR. The requirement to prepare “Joint Housing Land Availability Studies” (JHLAs), which record annual completions, anticipated built-rates and windfalls, was cancelled, too. DCC has however continued with the production of the JHLA because of its value in monitoring annual completion rates and the spatial distribution of development. Statistical information is crucial for informing the production of the replacement LDP.

> *“For the avoidance of doubt those LPAs who adopted their LDP prior to the publication of the DPM (Edition 3) should use the Annual Average Rate (AAR) method as the primary indicator to measure housing delivery and include the trajectory approach within AMRs going forward.”*

Source: WG “Development Plans Manual, Edition 3” (2020), paragraph 8.14

Since the DCC LDP was adopted before the publication of WG DMP 3 in 2020, it does not contain a housing trajectory, including a refined Annual Average Built Rate (AABR) that would constitute a point of reference for any future comparison between annual housing delivery figures. The AMR 2026 nevertheless includes a ‘housing trajectory’ for information purposes only, see Appendix 3.

In June 2013, the LDP 2006 – 2021 was adopted on the basis that the plan is going to provide sufficient residential land allocations to allow for the delivery of 7,500 dwellings over the 15-year period. While there appears to be a numerical undersupply of dwellings, it must be noted that 63 out of 99 residential land allocations benefit from planning permission or have been built out.

Table 1 sets out the constituent components that form the basis for the housing land supply calculation in Denbighshire, see Appendix 3.

Table 1: Components of housing land supply calculations

Component	Commentary
Completions	Figure includes all recorded completions in the monitoring period, including development on allocated sites and windfall sites. Since 2018/2019, housing completions are also recorded for the purpose of monitoring housing delivery for the emerging replacement LDP.
Site allocations for residential development	These sites are residential land allocations in the adopted LDP which do not benefit from planning permission for development. Their anticipated delivery is set out in the housing trajectory, see Appendix 3.
Land Bank / Commitments	These are sites for residential development which benefit from planning permission that has not been implemented yet. Their anticipated delivery is set out in the housing trajectory, rf. Appendix 3.
Windfalls (Land)	These parcels of land are not specifically allocated for residential development in the adopted LDP but may be brought forward for housing prior to adoption of the replacement LDP.

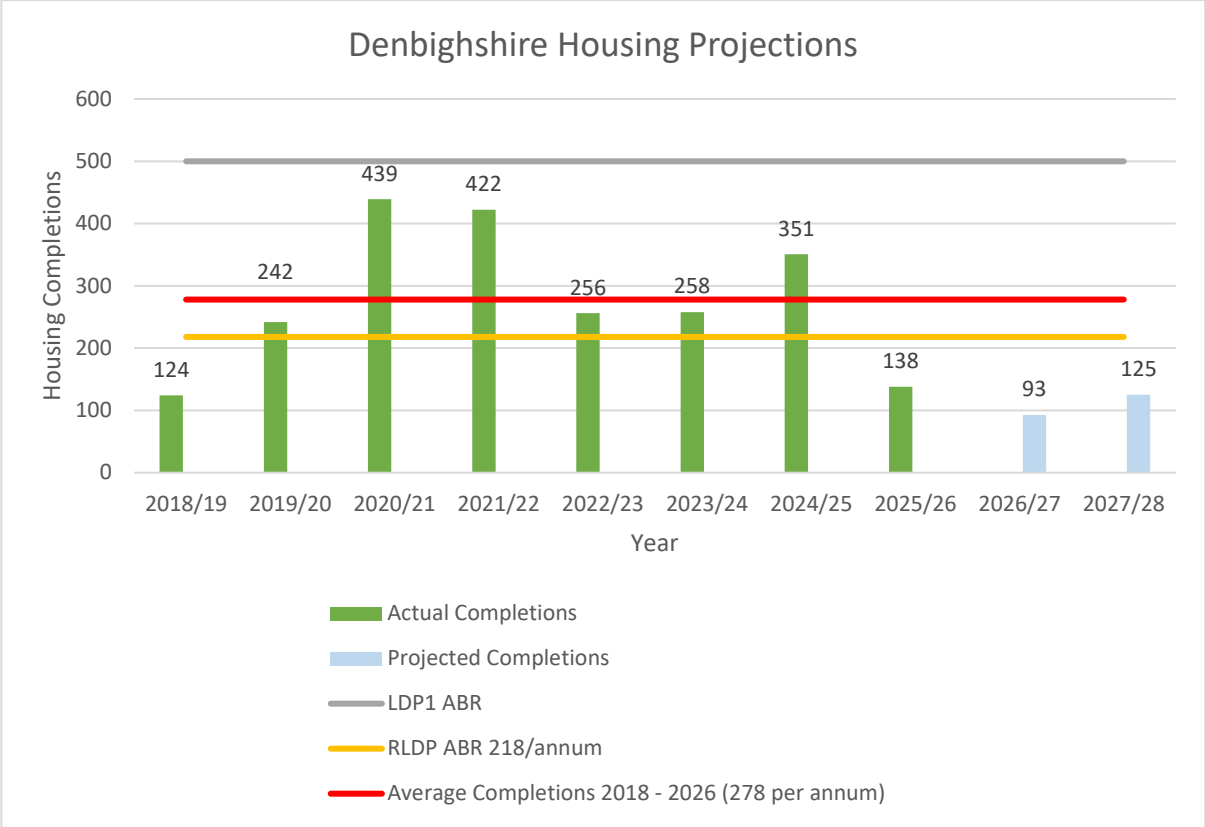
Component	Commentary
	They are classed as ‘large’ (10 more units), small sites (less than 10 units) or conversions. Windfall allowance is based on past levels of housing delivery (see Appendix 3, table 2). The 5-year average windfall delivery figure is 90 units per annum for the LDP. The proposed annual windfall figure has been reduced to 50 units in the replacement LDP, Preferred Strategy, to allow for administrating supply of windfall sites.

Chart 1 shows a comparison between completions (actual/ anticipated) and AARs (LDP/ replacement LDP) for the period 2018/19 to 2027/28. It must be emphasised that the actual completion figures did not meet the average LDP AAR target of 500 units in any year but have exceeded the replacement LDP AAR target of 218 units since 2019. Projected completions are likely to decrease in the future because the amount of allocated, undeveloped and readily available land in the LDP is decreasing. Adopting the replacement LDP will eventually alleviate the perceived residential land shortage.

The DCC annual housing delivery outcomes have been put into context with two plan periods: (1) the (adopted) LDP (2006 – 2021), and (2) the (draft) replacement LDP (2018 – 2033). There is an anomality in so far that the adopted LDP is already five years beyond the plan period for which housing growth was planned for in 2013, whereas the draft replacement LDP does not carry any weight in decision making, yet.

While the replacement LDP is not sufficiently progressed in order to be material to planning decisions, it should be highlighted that the corresponding agreed Preferred Strategy (May 2023) proposes a significantly lower level of residential growth compared to the current LDP.

Chart 1: Housing completions (actual/ anticipated) for the period 2018/19 to 2027/28.



Source: Denbighshire County Council (2026)

7. Monitoring Outcomes

AMRs have been prepared for the LDP 2006 – 2021 since 2014. They were crucial evidence for the preparation of the DCC LDP Review Report 2017 and the subsequent decision to produce a replacement.

The development plans system has considerably evolved since LDP adoption in 2013 with the introduction of the 'National Development Framework' and the start of work on 'Strategic Development Plans'. National policy has likewise been updated frequently and extended in several subject areas. The effect of national policy on local decision making is monitored and reported as prescribed in WG DPM 3. While material to the determination of planning applications, national policy changes are not reflected in the LDP monitoring framework.

Individual elements of the framework, for example, indicators and review triggers can only be amended as part of the LDP review process as they are a core element of the plan and were subject to comprehensive examination at the end of the plan preparation process. DCC has not completed the review of the LDP 2006 – 2021, yet; and is accordingly still monitoring local policy performance and site delivery against a planning framework that was current in 2013.

Monitoring of national policy

WG prescribes a number of 'core indicators' that must be reported every year. They are considered to be essential for assessing the impact of national policy on decision making in local authority areas, and set out in WG DPM 3, "Table 29 – Indicators".

It must however be noted that the DCC LDP was adopted before the publication of the WG DPM 3 which means that the monitoring framework does not contain all the elements, which are now required to be monitored by the local planning authority. Prior to adoption of the DCC replacement LDP, data such as, housing trajectory is provided for information only.

Table 2: National Indicators

Indicator	Monitoring Outcome (2025/2026)
Number of net additional affordable and market dwellings built in LPA area.	Net additional homes: 138 units. Net additional affordable homes: 63 units.
Spatial distribution of housing development.	Spatial distribution of housing development was in line with LDP Strategy.
The annual level of housing completions monitored against the Anticipated Annual Build Rate (AABR). Total cumulative completions monitored against the anticipated cumulative completion rate. The level of affordable housing completions monitored against the plan's overarching target. The tenure of affordable housing completions.	DCC LDP was adopted prior to publication of WG "Development Plans Manual, Edition 3" in 2013. It does not contain a 'housing trajectory' with annual build rates for residential development. Appendix 3 sets out detailed information on the delivery residential units. DCC prepared a housing trajectory in line with the requirements that are set out in the development plans manual for information only. Detailed information on the delivery of affordable and market dwellings can be found in Appendix 1 'Local Policy Performance'.
Employment land take-up against allocations.	LDP Strategy provides 59.5 ha of new employment land for the period 2006 – 2021.
Job growth.	The adopted LDP does not contain any targets for job growth in the Plan period.
Delivery of the affordable housing policy – thresholds and percentage targets for each sub-market area.	The adopted LDP does not contain any information on affordable housing delivery for sub-market areas in Denbighshire.
Viability	Information is not captured by the LPA.
The rate of development on key allocations (completions linked to phasing trajectories and infrastructure schemes, where appropriate).	Section 6 and Appendix 3 set out details on the housing trajectory (including phasing of development) for the County but it is not part of the adopted LDP.

Indicator	Monitoring Outcome (2025/2026)
The delivery of key infrastructure that underpins the plan strategy.	None.
The completion of Gypsy and Traveller sites to meet identified need.	The Council carried out a Gypsy and Traveller Accommodation Needs Assessment (GTANA), which was approved by Welsh Government on the 24th of May 2024. [To note, policy target and trigger level are linked to the results of the 'Northwest Wales Local Housing Market Assessment (2007)]. Planning permission, ref. 45/2021/0516, was granted by appeal for six pitches by appeal in July 2024.
The scale/ type of highly vulnerable development permitted within C2 flood risk areas.	None.

Local policy

To improve the legibility of the long assessment tables, the following font colours are used to assist the reader.

Table 3: Performance indicators

Criterion	Commentary
Red	Unsatisfactory performance; Policy should be subject to review.
Amber	Inadequate performance; Policy meets review criteria but the matter is de minimis and a justified exception.
Green	Acceptable performance; no further action is required.

The following table presents a summary of those local policies, where the monitoring outcome is ‘RED’ and, therefore, need to be reviewed for the replacement LDP. Appendix 1 contains the detailed monitoring outcome for every local policy.

Table 4 below presents an overview of those local policies, where the local policy performance has led to the conclusion ‘unsatisfactory’, red font. Therefore, these policies must be reviewed and amended before consideration is given to their inclusion in the replacement LDP. Appendix 1 sets out the assessment outcome for each local policy.

Table 4: Local policy review

Indicator	Monitoring Outcome (2025/2026)
BSC 1 – Meet the housing need of the County.	As set out in the LDP Review Report (2017), the LDP Growth Strategy and delivery of market and affordable houses fails on the (mathematical) poor delivery of dwellings. Delivery targets were set on the basis of Welsh Government ‘Population and Household Projections’ that have been shown to be greatly over-estimated figures. The Preferred Strategy (May 2023) for the next LDP 2018 – 2033 sets out an annual figure of 218 units; compared to 750 units for Period 3 in the adopted LDP.
BSC 4/ 8 /9 - Increase the number of new affordable dwellings built in the County.	As set out in the LDP Review Report (2017), the LDP Growth Strategy and delivery of market and affordable houses fails on the (mathematical) poor delivery of dwellings. Delivery targets were set on the basis of Welsh Government ‘Population and Household Projections’ that have been shown to be greatly over-estimated figures. The Preferred Strategy (May 2023) for the next LDP 2018 – 2033 sets out an annual figure of 218 units; compared to 750 units for Period 3 in the adopted LDP.
BSC 10 – Meeting the needs of Gypsies and Travellers.	The Council carried out a Gypsy and Traveller Accommodation Needs Assessment (GTANA), which was approved by Welsh Government on the 24th of May 2024. The original target was, “The Council will work in partnership with neighbouring authorities to instigate a site search. A suitable site will be identified and planning permission granted within 18 months of receipt of the North West Wales LHMA, should it identify a specific need.” North Wales LHMA was published in 2007. Planning permission, ref. 45/2021/0516, was granted for six pitches by appeal in July 2024.
BSC 5 - Deliver the Key Strategic Site.	Outline planning permission expired in March 2021.

Sustainability Appraisal Objectives

The Sustainability Appraisal (SA) monitoring framework is not part of the adopted LDP but was developed to assess the environmental and socio-economic effects. It is anticipated that the monitoring of SA Objectives will become part of an ‘Integrated Assessment’ and is carried out alongside the with delivery of the Wellbeing Objective.

There are a number of indicators that were developed on the basis of available datasets in 2013. The data was primarily provided by not-for-profit and voluntary organisations. There are limited instances where monitoring is no longer possible in 2026 because some of them no longer provide the information or emphasise alternative purposes. Appendix 2 contains the detailed monitoring outcome for every SA Objective.

Appendix 1 – Local Policy Performance

LDP Objective 1: Population and Community

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
BSC 1	Meet the housing needs of the County.	The number of new houses granted planning permission. The number of new homes completed annually.	In the case of both indicators: Less than 500 per year for 3 consecutive years in Phase 2, and less than 750 per year for 3 consecutive years in Phase 3.	**RED**	Monitoring period: 01/04/25 to 31/03/26 Number of dwellings granted planning permission: 115 units. Number of dwellings completed: 138 units.
BSC 1	Maintain 5-year housing land supply.	Not applicable.	Not applicable.	Not applicable	Indicator was replaced by the requirement to include a 'Housing Trajectory' into the AMR (see Welsh Government, Development Plan Manual, Edition 3).
BSC 2	Increase the number of brownfield sites coming forward for development.	The amount of new development granted planning permission on brownfield sites.	Decrease below 60% for housing and employment (excluding Bodelwyddan KSS).	Not applicable	Data not captured.

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
BSC 4 BSC 8 BSC 9	Increase the number of new affordable dwellings built in the County.	Number of affordable dwellings permitted per annum. Number of affordable dwellings completed per annum.	In the case of both indicators: Less than 165 affordable dwellings permitted per year for 3 consecutive years in Phase 2, and less than 225 per year for 3 consecutive years in Phase 3.	**RED**	Number of affordable dwellings that were granted planning permission within the last three years: 2023 / 2024 – 10 units; 2024 / 2025 – 45 units. 2025 / 2026 – 70 units. Number of affordable dwellings that were completed within the last 3 years: 2023 / 2024 – 143 units; 2024 / 2025 – 215 units. 2025 / 2026 – 63 units

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
BSC 10	Meeting the needs of Gypsies and Travellers.	n/a	Where a need for permanent and/or transit sites is identified for Denbighshire in the North West Wales Local Housing Market Assessment (LHMA). The Council will work in partnership with neighbouring authorities to instigate a site search. A suitable site will be identified and planning permission granted within 18 months of receipt of the North West Wales LHMA, should it identify a specific need.	**RED**	The Council carried out a Gypsy and Traveller Accommodation Needs Assessment (GTANA), which was approved by Welsh Government on the 24th of May 2024. [To note that policy target and trigger level are linked to the results of the 'North West Wales Local Housing Market Assessment (2007)]. Planning permission, ref. 45/2021/0516, was granted for six pitches by appeal in July 2024. Planning Permission ref 24/2025/0198/PF for 1 pitch granted Dec 2025.

LDP Objectives 2 and 3: Economy and Jobs

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
PSE 2	An average of 4 hectares of employment land taken up per annum	The amount of new employment land, in hectares, granted planning permission.	Less than 3 hectares per year for 3 consecutive years.	**AMBER**	Amount of Use Class B - development that was granted planning permission on designated employment land: 2023 / 2024 – 8.01 hectares; 2024 / 2025 – Nil; 2025 / 2026 – Nil.
PSE 1; PSE 3	Protect employment land from non-employment uses.	The amount of employment land, in hectares, lost to non-employment uses.	More than 5% lost in conflict with Policy PSE 3 in comparison to the amount of employment land, in hectares, available in the year of LDP adoption.	**AMBER**	Total loss of employment land since adoption of LDP in June 2013: 7.96 hectares which is more than 5% of all employment land available (113.17 hectares) in 2013.

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
PSE 5	Help to sustain the rural economy.	Unemployment levels.	Increase in unemployment levels in rural areas 5% above 2011 levels.	Not applicable	Changes brought about by the introduction of universal credit does not allow for direct comparison with previous jobseekers' allowance figures. Percentage of people in Denbighshire that claim universal credit was 3.8% in May 2024.

LDP Objective 4: Retail

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
PSE 6; PSE 9	Direct new retail development to existing town centres.	Amount of unallocated new major retail, office and leisure floor space permitted outside town centres.	1 new major retail, office and leisure development permitted outside town centres contrary to LDP policy.	**GREEN**	None during the monitoring period.
PSE 7	Meet the quantitative need for non-food retailing in the county.	The provision of new non-food retail floor space in Rhyl, Prestatyn and Denbigh.	No projects delivered by 2015.	**GREEN**	Prestatyn Retail Park opened in March 2013, and Denbigh Retail Park opened in 2017.
PSE 8	Maintain the balance of retail and non-retail uses within town centres.	Number of shops lost due to a change of use.	5% increase in non-retail uses in a town centre for 3 consecutive years.	**AMBER**	Local policy must be subject to review because of national policy change regarding town centre diversification.
PSE 6; PSE 8; PSE 9	Maintain and enhance the vitality and viability of town centres.	Number of vacant retail units within town centres.	Vacancy rate of 15% or above for 3 consecutive years.	Not applicable	Data not captured.
PSE 10	Protect local shops and services.	Number of local shops or services lost due to a change of use.	Loss of any local shop or service contrary to policy.	**GREEN**	No shop was lost contrary to local policy.

LDP Objective 5: Transport

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
ASA 1	Provision is made for safe access by all users, including cyclists, pedestrians to public services, retail and community facilities.	Number of developments that incorporate recommendations made in accompanying transport assessment and non-motorised user audits.	One development failing to incorporate the recommendations made in accompanying transport assessment and non-motorised user audits.	**GREEN**	The Council did not start any enforcement action due to non-compliance / failure to incorporate the recommendations made in a planning proposal's transport assessment and/ or non-motorised user audits.
ASA 2	Use of planning conditions/ S106 agreements to secure the improvement of or contributions to the improvement of public transport, walking or cycling infrastructure likely to be caused by new developments.	Number of new developments improving or making contributions towards the improvement of public transport, walking or cycling infrastructure through planning conditions/ S106 agreements.	No new developments making necessary contributions towards the improvement of public transport, walking or cycling infrastructure through planning conditions/ S106 agreements after four years.	**GREEN**	Improvements to walking or cycling infrastructure is principally secured by use of planning conditions. There were no financial contributions as part of a Section 106 agreement in 2025/2026.

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
ASA 3	Application of maximum parking standards to new development proposals in line with relevant Supplementary Planning Guidance.	Number of new developments exceeding maximum parking standards set out in relevant Supplementary Planning Guidance	One new development failing to comply with maximum parking standards.	**AMBER**	There could have been a limited number of exceptions that were granted due to safety concerns or other material considerations.
BSC 5	Provision of new road infrastructure/ improvements to existing road network between A55 Junction 26 and Bodelwyddan (Sarn Road).	Length of new road infrastructure/ improvement works to existing network between A55 Junction 26 and Bodelwyddan (Sarn Road).	No new road infrastructure / no improvement works to existing network between A55 Junction 26 and Bodelwyddan (Sarn Road) before the occupation of the first dwelling on the KSS.	Not applicable	Outline planning permission for the development of Bodelwyddan Key Strategic Site expired in March 2021.
BSC 5	Improvement of public transport / increased bus service links between Bodelwyddan KSS and key settlements in negotiation with service providers.	Frequency of bus services linking Bodelwyddan KSS and key settlements per hour.	No increase in frequency of bus services linking Bodelwyddan KSS and key settlements in accordance with the timetable agreed by developers and service operators.	Not applicable	Outline planning permission for the development of Bodelwyddan Key Strategic Site expired in March 2021.

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
BSC 5	Provision of new cycle and pedestrian routes/facilities as part of the Bodelwyddan KSS to provide connectivity between residential and employment / community facility areas.	Number/ length of new cycle and pedestrian routes/facilities as part of the Bodelwyddan KSS.	No cycle and pedestrian routes/ facilities before the occupation of the first dwelling on the KSS.	Not applicable	Outline planning permission for the development of Bodelwyddan Key Strategic Site expired in March 2021.

LDP Objective 7: Welsh Language

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
RD 5	No significant harm to the Welsh character or language balance of the community.	Results of Community Linguistic Statements or Assessments submitted.	Any development permitted where the Community Linguistic Statement or Assessment concludes Welsh character or language would be harmed where such harm is not outweighed by other considerations.	**GREEN**	The Council did not permit any development where the supporting documents identified harm to the Welsh language or culture. Changes brought about in Technical Advice Note 20 "Welsh language" negates the requirement for the submission of a Community Linguistic Statement or Assessment for development on allocated LDP sites.
RD 5	An increase in Welsh or bilingual signage and Welsh place names.	Use of Welsh or bilingual signage and the use of Welsh place names in new development.	Any development where new streets or places are created not including Welsh names or bilingual signage.	**GREEN**	It's against Council policy to name streets in English only
RD 5	Prepare and adopt Supplementary Planning Guidance regarding the Welsh language.	Preparation and adoption of SPG.	Adoption of SPG within 12 months of the adoption of the LDP.	**GREEN**	Supplementary Planning Guidance note on 'Planning and the Welsh Language' was adopted in March 2014.

LDP Objective 8: Public Open Space

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
BSC 11	Ensure new developments make an adequate contribution to public open space provision	Number of units granted where the open space requirements are met.	1 planning permission granted where the open space requirements are not met, except where justified in line with policy.	**GREEN**	Open Space contributions are made ‘on site’ or in form of a financial contribution, depending on size of development and locality.
BSC 11	Protect allocated open space from development.	Amount of allocated open space lost to development.	1 planning permission granted for development on open space, except where justified in line with policy.	Not applicable	Data not captured.

LDP Objective 9: Minerals

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
PSE 15	Safeguard high quality resources of minerals, including limestone, sand and gravel, Denbigh gritstones, igneous and volcanic deposits from development that would result in permanent loss or hinder extraction.	Area of mineral lost to development.	Loss of identified mineral except where justified in line with the policy.	**GREEN**	There has been no loss of safeguarded mineral other than in accordance with policy.
PSE 16	Maintain a buffer between sensitive development and quarries	Number of planning permissions granted for sensitive development in buffer zones.	One or more planning permission granted for sensitive development within a buffer zone.	**GREEN**	No planning permissions have been granted for sensitive development within Mineral Buffer Zones during the monitoring period.
PSE 17	Contribute to the regional demand for aggregates.	Tonnes of sand & gravel extraction permitted. Maintain a 10-year landbank of hard rock.	No extraction permitted by 2017. Landbank falls below 10 years.	**AMBER**	No planning permission has been granted for the extraction of sand and gravel since LDP Adoption in June 2013. Landbanks are above 10 years. The Regional Technical Statement (RTS) 2nd Review has not identified a need to allocate any sand and gravel or Crushed

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
					Rock Reserves in Denbighshire. Regional reserves in excess of 15 million tonnes sand and gravel remained at the end of 2019, equating to a 17-year landbank using a 3-year sales average. A lateral extension for Denbigh Quarry is currently under consideration which could yield a further 4.4 million tonnes. Regional reserves of circa 200 million tonnes crushed remained at the end of 2024. The location of permitted reserves and suitable rock type are unevenly distributed across North Wales. Throughout most of North Wales, the landbank for crushed rock is in excess of 20 years. A Statement of Sub-Regional Collaboration between Denbighshire,

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
					Flintshire and Wrexham is agreed to enable new reserves to contribute towards any shortfall within the sub-region.

LDP Objective 10: Waste

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
VOE 7	Denbighshire will contribute towards the regional need for waste management capacity.	The percentage of waste management capacity permitted as a percentage of the total capacity required, as identified in the North Wales Regional Waste Plan 1st Review.	Less than 50% capacity permitted by 2015, either within or outside of the County delivered in partnership with other north Wales local authorities, as proportion of capacity required by Denbighshire.	**GREEN**	A 200 kilotonne per annum energy from waste plant, Parc Adfer, located in Flintshire was commissioned in September 2019 and is fully operational which will manage residual waste arising from across North Wales, including Denbighshire, who are a joint partner in this residual waste project. The permitted maximum feedstock was increased to 232,000 tonnes per annum in 2021. A residual food waste hub in Rhuallt serving Conwy, Denbighshire and Flintshire is fully operational. The requirements of the Regional Waste Plan no longer apply because this plan has been superseded by revisions to TAN 21 Waste and the Collections, Infrastructure and Markets

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
					Waste Sector Plan which places an emphasis on avoiding overprovision of faculties, in particular, landfill. There is currently no requirement for additional non-hazardous household, commercial and industrial waste landfill capacity in North Wales, with adequate capacity located in Conwy and Wrexham, and a landfill awaiting environmental permitting approval in Flintshire

LDP Objective 11: Energy

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
VOE 10	Progress towards the TAN 8 target for onshore wind energy.	The capacity of renewable energy developments (MW) (installed or permitted but not yet operational) inside the Strategic Search Area by type per annum (in collaboration with CCBC).	Not achieving the target set out in TAN 8, National Energy Policy or PPW by 2015.	**GREEN**	Technical Advice Note 8 'Renewable Energy target 140MW'; Denbighshire County Council's total operational and consented capacity was 189.45MW on the 31/03/2015 (see DCC AMR 2015).
VOE 10	Prepare and adopt Supplementary Planning Guidance regarding renewable energy.	Preparation and adoption of SPG.	Supplementary Planning Guidance not adopted by 2013.	**GREEN**	Supplementary planning guidance note (SPG) on renewable energy was adopted by the Council in April 2016.
VOE 9	Increase the capacity of renewable energy developments in the County.	Number and type of renewable and low carbon energy schemes permitted per annum.	Less than 1 development per year over 3 consecutive years.	**GREEN**	The Council approved 10 planning applications that incorporated for renewable energy technologies; for example, solar panels, ground source heat pumps, air source heat pumps.

LDP Objective 12: Infrastructure

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
BSC 3	Secure contributions towards infrastructure to meet the additional social, economic, physical and/or environmental infrastructure requirements arising from development.	Number of planning obligations secured.	Failure to secure contributions where necessary.	**GREEN**	Total amount of planning obligations received in 2025 / 2026: £426,481.35.
BSC 12	Prevent the loss of community services or facilities.	Number of services or facilities lost through change of use.	Loss of any community facility unless justified in line with policy.	**GREEN**	No loss of shop was contrary to local policy.
VOE 6	To ensure new development does not increase risk of flooding.	% of new developments with Sustainable Drainage Systems (SuDS) incorporated, or similar solution, where suitable.	Failure to secure any or any successful challenges to the requirement, where suitable.	Not applicable	Schedule 3 to the Flood and Water Management Act 2010 makes SuDS a mandatory requirement for all new developments.

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
VOE 6	To ensure major development proposals make efficient use of water resources and without detriment to the environment.	Number of major development proposals developed in accordance with a Water Conservation Statement.	Failure to secure any or any successful challenges to the requirement, where suitable.	Not applicable	Building Regulations – Approved Document G addresses water efficiency measures and standards that are to be met in new developments. Therefore, there is no need to adopt SPG
VOE 6	Prepare and adopt Supplementary Planning Guidance regarding water management.	Preparation and adoption of SPG.	Guidance not adopted by 2015.	Not applicable	Building Regulations – Approved Document G addresses water efficiency measures and standards that are to be met in new developments. Therefore, there is no need to adopt SPG

LDP Objective 13: Mixed-use Development

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
BSC 5	Prepare and adopt Supplementary Planning Guidance regarding the Key Strategic Site.	(This field has been left blank intentionally.)	Supplementary Planning Guidance not adopted by the end of 2013.	**GREEN**	Site Development Brief 'Bodelwyddan Key Strategic Site' was adopted in July 2014.
BSC 5	Deliver the Key Strategic Site.	Planning permission granted for 1715 dwellings, 26 hectares of employment land and associated facilities and infrastructure.	Planning permission not granted by the end of 2013.	**RED**	Outline planning permission for the development of Bodelwyddan Key Strategic Site expired in March 2021.

LDP Objective 14: Design

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Performance
RD 1	Respect site and surroundings and ensure sustainable land take.	Average density of residential development permitted.	Average density of residential development permitted falling below 35 dwellings per hectare unless justified by policy.	**GREEN**	Deviations from the 35 dwellings per hectare density requirement were justified where site-specific conditions necessitated doing so.
RD 1	Produce supplementary planning guidance regarding design.	(This field has been left blank intentionally)	Supplementary planning guidance not produced by the end of 2013.	**GREEN**	Supplementary Planning Guidance 'Residential Development' was adopted in October 2016.
BSC 1	Create mixed and balanced communities.	The provision of a range of house sizes, types and tenure to reflect local need.	No developments completed with a range of house sizes, types and tenure to reflect local need	**GREEN**	There have been a number of residential development schemes that delivered a range of house types and sizes to reflect local need such as, 'Cae Topyn' in Denbigh, 'Cae Mair' in Llanfair DC and 'Cysgod y Graig' in Dyserth.
BSC 7	Prevent the creation of Houses in Multiple Occupation	Number of HMOs granted planning permission.	1 or more HMOs granted planning permission.	**GREEN**	None.

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Performance
VOE 1	Direct inappropriate development away from the flood plain	Amount of development permitted in C1 and C2 flood plain areas not meeting all TAN 15 tests (paragraph 6.2 i-v).	1 or more granted planning permission.	**GREEN**	None.

LDP Objective 15: Tourism

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
PSE 1	Contribute towards the visitor economy.	Number of tourism facilities lost through change of use.	Loss of any tourism facility except where justified in line with policy.	**GREEN**	Covid 19 has had an impact on the tourism industry although no tourism facilities appear to have been lost and a number of applications have been received for tourist accommodation.
PSE 1	Contribute towards the visitor economy.	Number of planning permissions granted and completed in accordance with policies PSE1 criteria iii), PSE 11, PSE 12 and PSE 14.	No planning permissions granted over 3 years in accordance with the named policies.	**GREEN**	Local policy PSE 12 and PSE 14 are frequently applied to planning proposals aiming to agree farm diversification, extending the tourism offer in rural areas, or extensions to existing caravan sites.
VOE 3	To protect the designation of the World Heritage Site, its Outstanding Universal Value and setting.	Prepare joint SPG.	Joint SPG not adopted by the end of 2013.	**GREEN**	The Joint SPG, including Denbighshire, Wrexham and Shropshire (England), was adopted in June 2012, and has been revised in August 2013.

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
VOE 3	To protect and enhance the World Heritage Site Buffer Zone character.	Prepare joint SPG.	Joint SPG not adopted by the end of 2013.	**GREEN**	The Joint SPG, including Denbighshire, Wrexham and Shropshire (England), was adopted in June 2012, and has been revised in August 2013.

LDP Objectives 16: Areas of Protection

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
VOE 5	Protect statutory designated sites of nature conservation from adverse effects caused by new development.	Number of developments that have an adverse effect on statutory designated sites of nature conservation.	No development proposal granted planning permission that would have an adverse effect on statutory designated sites of nature conservation and unless accepted by Natural Resources Wales as being necessary for management of the designated site.	**GREEN**	The Council did not approve any planning application that would adversely affect statutory designated sites of nature conservation. Natural Resources Wales and the County Ecology and Biodiversity Officer are both consulted on proposals that are likely to have an effect on ecological features.

National Policy Objectives

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
Not applicable	Delivering new housing on allocated sites.	Number of planning permissions granted on allocated sites, as a % of total development permitted (hectares and units).	(This field has been left blank intentionally)	(This field has been left blank intentionally)	Total number of dwellings permitted on allocated sites: 6 (5% of all permitted dwellings).
Not applicable	Maintaining the vitality and viability of town centres.	Amount of major retail, office and leisure development (sqm) permitted in town centres expressed as a percentage of all major development permitted.	(This field has been left blank intentionally)	(This field has been left blank intentionally)	Amount of major retail, office and leisure development permitted in town centres expressed as a percentage of all major development permitted: nil.

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
Not applicable	Amount of residential development meeting the Code for Sustainable Homes Level 3 and obtaining 6 credits under Ene 1 – Dwelling Emissions Rate	All new housing developments to meet this National requirement.	One new development not meeting national requirements.	Not applicable	Policy Target and Indicator are no longer covered by planning legislation. Planning Policy Wales (Edition 7), Section 4.12, has been revised to delete the national development management policy on sustainable building standards. These changes have been made in light of amendments to Part L of Building Regulations on energy efficiency.
Not applicable	Amount of non-residential development over 1,000m² on a site over 1ha meeting BREEAM 'very good' standard and achieving mandatory credits for Excellent under issue Ene 7 – Reduction of CO2 Emissions	All new non-residential developments to meet this national requirement.	One new development not meeting national requirements.	Not applicable	Policy Target and Indicator are no longer covered by planning legislation. Planning Policy Wales (Edition 7), Section 4.12, has been revised to delete the national development management policy on sustainable building standards. These changes have been made in light of amendments to Part L of Building Regulations on energy efficiency.

Appendix 2 – Sustainability Appraisal Objectives Monitoring

SA Objective 1: Ensure the housing needs of the community are met

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
The LDP includes a number of policies promoting new housing which should positively contribute to housing needs.	No. of affordable homes delivered per annum and the % of eligible residential planning permissions where affordable housing has been negotiated.	To follow guidance on provision of affordable housing in the interim North East Wales Housing Market Assessment.	**GREEN**	Affordable homes – whilst the annual rates have varied, the total number of AH delivered throughout the Plan period until now is 1,369 units. Council is in the process of preparing the Local Housing Market Assessment 2024 after Welsh Government published new methodology in March 2022. Following LDP adoption all residential developments have met the policy requirements for affordable provision unless deviation was justified in line with Policy BSC 4 & SPG Affordable Housing.
The LDP includes a number of policies promoting new housing which should positively contribute to housing needs.	% of vacant housing	100%	Not applicable	Data not captured.

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
The LDP includes a number of policies promoting new housing which should positively contribute to housing needs.	Households on the Housing register	Year on year reduction in the number of households on the housing register	Not applicable	Data not captured.
The LDP includes a number of policies promoting new housing which should positively contribute to housing needs.	% of unfit housing against the Welsh Housing Quality Standard	To reduce the percentage of unfit homes	Not applicable	Data not captured.
The LDP includes a number of policies promoting new housing which should positively contribute to housing needs.	Average property price compared against average earnings	To reduce the ratio of property price and earnings; Source: www.landreg/gov.uk / Wealth of the Nation, 2004	Not applicable	Data not captured.

SA Objective 2: Promote community health and well-being

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
Promote community health and well-being.	Life expectancy	To maintain/increase life expectancy; Source: www.statswales.gov.wales	**GREEN**	Life expectancy has shown small fluctuations between 2006 and 2025. Currently 80.9 years for women and 77.6 years for men.
Promote community health and well-being	No. of planning applications incorporating Health Impact Assessment (HIA)	100% for major developments	Not applicable	Health Impact Assessments (HIAs) are a valuable tool for assessing the potential impacts on different population groups. The Council has carried out a HIA for the Bodelwyddan Site Development Brief and the Open Space Supplementary Planning Guidance. Decision-making is informed by the Council's Well-Being Impact Assessment tool that considers different types of impacts on local services. A full HIA will be undertaken for the replacement LDP.
Promote community health and well-being	Community Satisfaction / perceptions surveys – Housing Estate Surveys	To decrease % of people who describe their health as poor	Not applicable	Data not captured.

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
Promote community health and well-being	Indices of deprivation	To decrease % of population living in most deprived areas	Not applicable	Data not captured
Promote community health and well-being	Proportion of households not living within 400m of their nearest natural green space	0% Source: NRW (CCW) Accessible Green space standards	Not applicable	Data not captured.
Promote community health and well-being	Proportion of households within reasonable walking distance of key health services	Increase	Not applicable	The County of Denbighshire is primarily rural in character. There are only a small number of households that live within a reasonable walking distance of key health services.

SA Objective 3: Promote safer neighbourhoods and contribute to a reduction in the fear of crime

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
Promote community health and well-being; the LDP has reference to safety and crime in policies that consider design.	Overall crime rates by type	To reduce crime rates year on year	Not applicable	Data not captured. The Council adopted Supplementary Planning Guidance on Community Safety in March 2017.
Promote community health and well-being; the LDP has reference to safety and crime in policies that consider design.	Average crime rate in Denbighshire per 1000 inhabitants	To reduce the number of crimes committed per 1000 inhabitants	Not applicable	Data not captured. The Council adopted Supplementary Planning Guidance on Community Safety in March 2017.

SA Objective 4: Enhance existing and promote the development of high-quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the natural environment

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
Polices in the LDP seek to protect open space and so the effect are predicted to be positive.	Accessibility / availability of community facilities	To increase % of residents using local authority and/or private sports and leisure facilities at least once a week	Not applicable	Data not captured.
Polices in the LDP seek to protect open space and so the effect are predicted to be positive.	Number of residential permissions granted where the open space requirements are met	100%	**GREEN**	All planning permissions met the open space requirements as set out in Policy BSC 11. Developers may have successfully renegotiated or removed conditions relating to the payment of commuted sums for open space. The Council adopted a revised Supplementary Planning Guidance note on 'Recreational Open Space' in March 2017.

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
Polices in the LDP seek to protect open space and so the effect are predicted to be positive.	Hectares of accessible countryside and local green space	To increase (use the Green Space Toolkit)	Not applicable	Most recent review of open space was completed and published in 2019. Work on a review has commenced. The Council adopted a revised Supplementary Planning Guidance note on 'Recreational Open Space' in March 2017.
Polices in the LDP seek to protect open space and so the effect are predicted to be positive.	Number and % residents using parks, open spaces and nature reserves annually	Increase numbers year on year	Not applicable	Data is not captured.

SA Objective 5: Improve accessibility to education, employment, health, homes and community services for all sectors of the community through modes of transport other than the private car.

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
It will be important to monitor the accessibility of the opportunities.	Accessibility /availability of community facilities (schools, health and social facilities, nurseries, further education establishments, community halls, churches, libraries, residential homes for the elderly, cemeteries, open space, sports facilities, supported accommodation, theatres and cinemas)	Distances from residents' properties to community facilities as listed in the indicator to comply with the Welsh Index of Multiple Deprivation	Not applicable	Data not captured
It will be important to monitor the accessibility of the opportunities.	% of rural residential population within walking distance of key services	Maintain and improve the proportion	Not applicable	Data not captured

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
It will be important to monitor the accessibility of the opportunities.	Travel to work data/modal split	Reduce the distance of travel to work and reduce the % of people who travel by means of private car. Increase % of people travelling by sustainable modes of transport (walking/cycling/public transport)	Not applicable	Data not captured
It will be important to monitor the accessibility of the opportunities.	Traffic volumes	To reduce traffic growth rates	Not applicable	Data not captured
It will be important to monitor the accessibility of the opportunities.	Proportion of new developments (housing/ economic/ retail) located within reasonable walking distance of public transport, cycle ways and footpaths	To monitor of new developments within reasonable walking distance	Not applicable	Data not captured
It will be important to monitor the accessibility of the opportunities.	Frequency/reliability of public transport	Ensure frequency is maintained and improved	Not applicable	Data not captured
It will be important to monitor the accessibility of the opportunities.	Length of bus network	Ensure frequency is maintained and improved	Not applicable	Data not captured

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
It will be important to monitor the accessibility of the opportunities.	No. of settlements served by bus/rail	Ensure frequency is maintained and improved	Not applicable	Data not captured
It will be important to monitor the accessibility of the opportunities.	% of residential developments making relevant infrastructure contributions	Record the amount provided and the method spent	Not applicable	Data not captured

SA Objective 6: Protect and enhance the Welsh language and Culture, including the County's heritage assets.

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
LDP Policy RD 4 as well as the LDP objective to retain young people in the County through the provision of affordable housing.	Proportion of Welsh speakers in the County and their distribution	Maintain and improve the proportion	**AMBER**	Welsh Government's Annual Population Survey estimates (of persons aged 3 and over who say they can speak Welsh by local authority and measure) indicate that the % of persons aged 3 and over who say they can speak Welsh has slightly decreased between December 2024 and December 2025. There is a decrease in the December figures from 31.5% in 2024 to 31.3% in 2025.
LDP Policy RD 4 as well as the LDP objective to retain young people in the County through the provision of affordable housing.	Welsh medium schools and pre- schools as a proportion of all schools	Maintain and improve the proportion	**GREEN**	There has been no reduction in the number of Welsh medium schools. Primary school Welsh language capacity is projected to be maintained.
LDP Policy RD 4 as well as the LDP objective to retain young people in the County through the provision of affordable housing.	Bi-lingual published material	Maintain and improve the proportion	**GREEN**	All Council documents and material must be published bi-lingual.

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
LDP Policy RD 4 as well as the LDP objective to retain young people in the County through the provision of affordable housing.	% quality of Schedule Ancient Monuments, Historic Parks and Gardens, Conservation Areas, Historic Landscapes	No reduction in quality.	Not applicable	Data is not captured.
LDP Policy RD 4 as well as the LDP objective to retain young people in the County through the provision of affordable housing.	Number of listed buildings on the 'Buildings at Risk Register'	Reduction	Not applicable	Data is not captured.
LDP Policy RD 4 as well as the LDP objective to retain young people in the County through the provision of affordable housing.	% of Schedule Ancient Monuments subject to positive actions undertaken by DCC as a result of plan proposals	Increase	Not applicable	Data is not captured.
LDP Policy RD 4 as well as the LDP objective to retain young people in the County through the provision of affordable housing.	% of demolition in Conservation Areas	Low number in demolition	Not applicable	Data is not captured.

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
LDP Policy RD 4 as well as the LDP objective to retain young people in the County through the provision of affordable housing.	% of Conservation Areas with an up- to-date character appraisal	50% up to date	**GREEN**	All Conservation Areas in Denbighshire benefit from a character appraisal. Amendment to Rhyl Conservation Area boundary was confirmed in 2020.
LDP Policy RD 4 as well as the LDP objective to retain young people in the County through the provision of affordable housing.	Number of Conservation Areas adversely affected by plan proposals	Nil	**GREEN**	LDP does not contain any proposal that is contrary to Conservation Area objectives.

SA Objective 7: Support County economic development and regeneration, including the provision of opportunities for rural diversification.

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
New employment land will be permitted in the County and it will be important to monitor the land take. In addition, the SRA will be developing regeneration schemes which will have an impact on the levels of deprivation in the north of the County. The number and type of rural diversification will be monitored for trends and impacts.	Gross Value Added per capita	To increase GVA per capita	**GREEN**	Denbighshire and Conwy GVA per head in 2013: £14,907; GVA per head in 2023: £21,613. (Source: ONS, 2025)

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
New employment land will be permitted in the County and it will be important to monitor the land take. In addition, the SRA will be developing regeneration schemes which will have an impact on the levels of deprivation in the north of the County. The number and type of rural diversification will be monitored for trends and impacts.	Gross Value Added per worker	To increase GVA per worker	**GREEN**	Denbighshire and Conwy GVA per filled job in 2013: £34,038; GVA per filled job in 2021: £41,581. (Source: ONS, 2024)
New employment land will be permitted in the County and it will be important to monitor the land take. In addition, the SRA will be developing regeneration schemes which will have an impact on the levels of deprivation in the north of the County. The number and type of rural diversification will be monitored for trends and impacts.	Proportion of economic activity by sector	To increase the number of sectors, especially rural trends	Not applicable	Data is not captured.

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
New employment land will be permitted in the County and it will be important to monitor the land take. In addition, the SRA will be developing regeneration schemes which will have an impact on the levels of deprivation in the north of the County. The number and type of rural diversification will be monitored for trends and impacts.	% changes in the number of VAT registered enterprises	To increase the overall number of VAT registered enterprises	**GREEN**	Number of VAT registered enterprises/ number of active enterprises has increased from 3,155 (2006) to 3,620 (2025). [Source: ONS, 2026]
New employment land will be permitted in the County and it will be important to monitor the land take. In addition, the SRA will be developing regeneration schemes which will have an impact on the levels of deprivation in the north of the County. The number and type of rural diversification will be monitored for trends and impacts.	Employment / unemployment rates	Reduction in unemployment rate	**AMBER**	Denbighshire Unemployment Claimant count – 2,125 (August 2011) fell to 1,835 (June 2019) but has risen to 1,975 (June 2026) [Source: Stats Wales].

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
New employment land will be permitted in the County and it will be important to monitor the land take. In addition, the SRA will be developing regeneration schemes which will have an impact on the levels of deprivation in the north of the County. The number and type of rural diversification will be monitored for trends and impacts.	Unemployment claimant count with proportion of residents of working age population	To decrease the proportion of people claiming unemployment benefit	**AMBER**	Denbighshire Unemployment Claimant count – 2,125 (August 2011) fell to 1,835 (June 2019) but has risen to 1,975 (June 2026) [Source: Stats Wales].

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
New employment land will be permitted in the County and it will be important to monitor the land take. In addition, the SRA will be developing regeneration schemes which will have an impact on the levels of deprivation in the north of the County. The number and type of rural diversification will be monitored for trends and impacts.	Take up of allocated employment land	To increase the take up of employment land	**AMBER**	There is no clear trend indicating a steady increase in employment land take-up.

SA Objective 8: Maintain and enhance the vitality and viability of town and rural centres

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
The LDP protects the retail core of town centres from inappropriate change of use and so a positive effect should be monitored.	Vacancy rates in town centres	To decrease the amount of vacant floorspace	**AMBER**	Vacancy rates in local town centres vary throughout the County. Changes to national policy have removed retail protection from town and city centres which aims at decreasing vacancy levels.
The LDP protects the retail core of town centres from inappropriate change of use and so a positive effect should be monitored.	Quality of town centres (perception surveys)	Maintain and improve the quality	**GREEN**	Denbighshire Town Centre Health Check was carried out in 2022.
The LDP protects the retail core of town centres from inappropriate change of use and so a positive effect should be monitored.	% changes in total number of VAT registered enterprises in town and rural centres	Increase in the number of VAT registered businesses	**GREEN**	The number of active businesses in Denbighshire increased from 3,155 in 2006 to 3,435 in 2022 (latest information from Stats Wales, 2024)

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
The LDP protects the retail core of town centres from inappropriate change of use and so a positive effect should be monitored.	% change in total number of shops, pubs and post offices in rural centres	To resist the loss of village shops, pubs and post offices in rural areas where appropriate	Not applicable	Loss of shops, public houses and post offices were only permitted in line with the policy tests that are set out in LDP policies BSC12 and PSE10.

SA Objective 9: Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
The new development promoted through the LDP could lead to the remediation of brownfield land.	% of dwellings built on previously developed land	% of new dwellings to be built on previously developed land same comment as below	Not applicable	Data not captured
The new development promoted through the LDP could lead to the remediation of brownfield land.	Number of developments meeting densities of between 30-50 dph and higher % in town centres and areas with high public transport accessibility	All developments aim for a density of 30 dwelling per hectare	Not applicable	Data not captured
The new development promoted through the LDP could lead to the remediation of brownfield land.	Amount of derelict land	Reduce year on year	Not applicable	Data not captured
The new development promoted through the LDP could lead to the remediation of brownfield land.	Number of empty properties	Reduce year on year	Not applicable	Data not captured

SA Objective 10: Safeguard soil quality and function and maintain long term productivity of agricultural land

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
The new development promoted through the LDP will lead to the removal of soil from the land.	Total area of contaminated land	To reduce the area of contamination year on year	**GREEN**	Land remediation on sites allocated in the LDP was carried out on 0.78 ha of land for a food store at the Former Gasworks, Prestatyn and 1.73ha for retail development at Station Yard, Denbigh. Where development has yet to commence, this will be controlled through the use of conditions attached to the planning permission.
The new development promoted through the LDP will lead to the removal of soil from the land.	Total area remediated as part of new development	To remediate all areas of contamination to a satisfactory standard when required by new development	**GREEN**	Where development has yet to commence, remediation will be controlled through the use of conditions attached to the planning permission.
The new development promoted through the LDP will lead to the removal of soil from the land.	Soil management methodology	Positive mitigation of and reuse/replacement of soil	**GREEN**	Where development has yet to commence, remediation will be controlled through the use of conditions attached to the planning permission.

SA Objective 11: Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
There are policies in the LDP to protect the biodiversity in the County and so the effects are predicted to be positive. However, information should be collected in relation to condition and enhancement of the sites to monitor the effectiveness of the LDP policies.	Area and condition of statutory nature conservation sites. Area and condition of non-statutory nature conservation sites	85% of SSSI features in favourable condition by 2013. No adverse effects on SAC's/SPA's	**GREEN**	Nature conservation and biodiversity enhancement measures are a principal consideration in determining planning applications. There hasn't been a single planning permission that will adversely affect statutory designated sites of nature conservation.
There are policies in the LDP to protect the biodiversity in the County and so the effects are predicted to be positive. However, information should be collected in relation to condition and enhancement of the sites to monitor the effectiveness of the LDP policies.	% of designated sites improved by the LA	To improve condition of all designated sites	Not applicable	Data is not captured.

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
There are policies in the LDP to protect the biodiversity in the County and so the effects are predicted to be positive. However, information should be collected in relation to condition and enhancement of the sites to monitor the effectiveness of the LDP policies.	Number of proposals/policies resulting in the loss or damage to designated sites	No loss or damage to designated sites at all levels	**GREEN**	The Council did not grant a single permission for development proposals that are likely to adversely affect designated sites of nature conservation.
There are policies in the LDP to protect the biodiversity in the County and so the effects are predicted to be positive. However, information should be collected in relation to condition and enhancement of the sites to monitor the effectiveness of the LDP policies.	Achievement of the Biodiversity Action Plan targets	Annual Local Biodiversity Action Plan reports	**GREEN**	The Denbighshire Biodiversity Partnership reports actions derived from the Denbighshire Local Biodiversity Action Plan to the Biodiversity Action Reporting System. There are 75 listed on BARS website.

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
There are policies in the LDP to protect the biodiversity in the County and so the effects are predicted to be positive. However, information should be collected in relation to condition and enhancement of the sites to monitor the effectiveness of the LDP policies.	No. of Regionally Important Geological and Geomorphological Sites (RIGS)	No decrease in number	**GREEN**	There has been no decrease in the number of Regionally Important Geological and Geomorphological Sites (RIGS).
There are policies in the LDP to protect the biodiversity in the County and so the effects are predicted to be positive. However, information should be collected in relation to condition and enhancement of the sites to monitor the effectiveness of the LDP policies.	Area of land actively managed for nature conservation	Increase in the area of land managed under Environmental Stewardship Schemes e.g. Tir Gofal	Not applicable	Data is not captured.

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
There are policies in the LDP to protect the biodiversity in the County and so the effects are predicted to be positive. However, information should be collected in relation to condition and enhancement of the sites to monitor the effectiveness of the LDP policies.	Number of development schemes which include design in ecological features	Increase proportion of ecological design in new developments	Not applicable	Data is not captured.
There are policies in the LDP to protect the biodiversity in the County and so the effects are predicted to be positive. However, information should be collected in relation to condition and enhancement of the sites to monitor the effectiveness of the LDP policies.	Maintenance regimes in place for new habitats on new developments	100%	Not applicable	Data is not captured.

SA Objective 12: Preserve and enhance landscape character across the County, particularly the AONB

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
The LDP seeks to protect the local landscape. It will be important to monitor whether new developments positively contribute to the design quality of settlements.	% of county designated for landscape	No decrease	**GREEN**	Extension to the AONB supported and achieved.
The LDP seeks to protect the local landscape. It will be important to monitor whether new developments positively contribute to the design quality of settlements.	% of county designated as high or outstanding landscape quality (LANDMAP studies)	No decrease	**GREEN**	SPG for AONB and World Heritage Site adopted. No changes in LANDMAP evaluation.
The LDP seeks to protect the local landscape. It will be important to monitor whether new developments positively contribute to the design quality of settlements.	Changes in the LANDMAP evaluation and extent of that change as a result of development	No changes	**GREEN**	SPG for AONB and World Heritage Site adopted. No changes in LANDMAP evaluation.

SA Objective 13: Protect and improve the water quantity and quality of inland and coastal waters

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
The LDP seeks to protect the quality of surface and groundwater resources. The availability of water resource falls within the remit of Dŵr Cymru which is responsible for managing water supply and demand across Wales, although it is recognised that this will be affected by the levels of growth within each settlement. Indicators have been proposed to monitor water quality and the potential effects of new development. The LDP also promotes sustainable design and construction and so it will be beneficial to monitor water use in the LDP, although this is also affected by individual actions.	% of watercourse classified as good biological and chemical quality	91% of rivers length in the UK should be of good quality by 2010. DCC will work towards achieving this target. Source: NRW	**GREEN**	In 2015, 42 per cent of Welsh waters achieved good or better ecological status, an increase compared with 31.2 per cent in 2009. Sea water of the North Wales Coast has been described as compliant with Bathing Water Directive. (NB: There has been no update since 2015.)

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
The LDP seeks to protect the quality of surface and groundwater resources. The availability of water resource falls within the remit of Dŵr Cymru which is responsible for managing water supply and demand across Wales, although it is recognised that this will be affected by the levels of growth within each settlement. Indicators have been proposed to monitor water quality and the potential effects of new development. The LDP also promotes sustainable design and construction and so it will be beneficial to monitor water use in the LDP, although this is also affected by individual actions.	Compliance with Bathing Water Directive, European Blue Flag and UK Seaside awards	100% compliance	**GREEN**	In 2015, 42 per cent of Welsh waters achieved good or better ecological status, an increase compared with 31.2 per cent in 2009. Sea water of the North Wales Coast has been described as compliant with Bathing Water Directive. (NB: There has been no update since 2015).

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
The LDP seeks to protect the quality of surface and groundwater resources. The availability of water resource falls within the remit of Dŵr Cymru which is responsible for managing water supply and demand across Wales, although it is recognised that this will be affected by the levels of growth within each settlement. Indicators have been proposed to monitor water quality and the potential effects of new development. The LDP also promotes sustainable design and construction and so it will be beneficial to monitor water use in the LDP, although this is also affected by individual actions.	Groundwater quality	To maintain groundwater quality	Not applicable	Data is not captured.

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
The LDP seeks to protect the quality of surface and groundwater resources. The availability of water resource falls within the remit of Dŵr Cymru which is responsible for managing water supply and demand across Wales, although it is recognised that this will be affected by the levels of growth within each settlement. Indicators have been proposed to monitor water quality and the potential effects of new development. The LDP also promotes sustainable design and construction and so it will be beneficial to monitor water use in the LDP, although this is also affected by individual actions.	Distribution of aquifers and their vulnerabilities	To maintain groundwater quality	Not applicable	Data is not captured.

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
The LDP seeks to protect the quality of surface and groundwater resources. The availability of water resource falls within the remit of Dŵr Cymru which is responsible for managing water supply and demand across Wales, although it is recognised that this will be affected by the levels of growth within each settlement. Indicators have been proposed to monitor water quality and the potential effects of new development. The LDP also promotes sustainable design and construction and so it will be beneficial to monitor water use in the LDP, although this is also affected by individual actions.	Number of incidents of major and significant water pollution due to new developments	0%	Not applicable	Data is not captured.

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
The LDP seeks to protect the quality of surface and groundwater resources. The availability of water resource falls within the remit of Dŵr Cymru which is responsible for managing water supply and demand across Wales, although it is recognised that this will be affected by the levels of growth within each settlement. Indicators have been proposed to monitor water quality and the potential effects of new development. The LDP also promotes sustainable design and construction and so it will be beneficial to monitor water use in the LDP, although this is also affected by individual actions.	Surface water and groundwater abstractions (licensed and private)	(This field has been left blank intentionally)	Not applicable	Data is not captured.

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
The LDP seeks to protect the quality of surface and groundwater resources. The availability of water resource falls within the remit of Dŵr Cymru which is responsible for managing water supply and demand across Wales, although it is recognised that this will be affected by the levels of growth within each settlement. Indicators have been proposed to monitor water quality and the potential effects of new development. The LDP also promotes sustainable design and construction and so it will be beneficial to monitor water use in the LDP, although this is also affected by individual actions.	% of planning permissions with water saving devices/ grey water recycling required as part of conditions	To reduce overall water consumption in new developments	Not applicable	Data is not captured.

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
The LDP seeks to protect the quality of surface and groundwater resources. The availability of water resource falls within the remit of Dŵr Cymru which is responsible for managing water supply and demand across Wales, although it is recognised that this will be affected by the levels of growth within each settlement. Indicators have been proposed to monitor water quality and the potential effects of new development. The LDP also promotes sustainable design and construction and so it will be beneficial to monitor water use in the LDP, although this is also affected by individual actions.	Estimated household water consumption (litres per head per day)	Long term decrease	**GREEN**	Per capita consumption of water by year for Wales from 150 litres (2006) to 149 litres (2011) per person per day. Figures last updated by Stats Wales: 25 July 2012.

SA Objective 14: Minimise the vulnerability to flooding and ensure new development does not increase flood risk

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
There are a number of policies to direct new development away from areas of flood risk and so effects should be positive. The extent to which the need for permeable surfaces and the use of SuDS is promoted in new development.	% of planning applications with SuDS required as part of conditions	All new development proposals to show that sustainable drainage has been considered and implemented if appropriate; Source: NRW	**GREEN**	New development requires SUDS approval prior to site commencement (Council is SUDS approval body)
There are a number of policies to direct new development away from areas of flood risk and so effects should be positive. The extent to which the need for permeable surfaces and the use of SuDS is promoted in new development.	No. of new vulnerable development granted planning permission in C1 and/or C2 floodplain area contrary to advice from Natural Resources Wales	0%	**GREEN**	None.

SA Objective 15: Protect and improve air quality

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
It is not predicted that the LDP will result in adverse effects on air quality. However, some contextual monitoring could be undertaken to support other monitoring.	Levels of main pollutants	To meet National Air Quality Standards	**GREEN**	An Air Quality Management Zone has not been established in the County of Denbighshire yet.
It is not predicted that the LDP will result in adverse effects on air quality. However, some contextual monitoring could be undertaken to support other monitoring.	No. of days when air pollution is moderate or high for NO2, SO2, O3, CO or PM10	(This field has been left blank intentionally)	Not applicable	Data is not captured.

SA Objective 16: Contribute to a reduction in greenhouse gas emissions (especially CO2) by increasing energy conservation and efficiency in development and support increased provision and use of renewable energy

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
Monitor the success of the MIPPS 01/2009 requirement for new development.	Annual greenhouse gas emissions by sector	To reduce CO2 emissions by 20% by 2010 and by 60% by 2050 from a 1990 baseline figure (national target) Source: UK Climate Change Programme 2000	Not applicable	Data is not captured.
Monitor the success of the MIPPS 01/2009 requirement for new development.	No. of Code for Sustainable Homes assessments accompanying new developments	100% of new dwellings to meet Code Level 3 Standards from 2010. 100% of new commercial buildings to meet BREEAM Very Good Standard	Not applicable	Planning Policy Wales (Edition 7) was revised to delete the national development management policy on sustainable building standards. These changes have been made in light of amendments to Part L of Building Regulations on energy efficiency coming into force.
Monitor the success of the MIPPS 01/2009 requirement for new development.	% of energy produced in the County generated from renewable sources	10% renewable energy target by 2010 (national target) and 60% by 2050 Source: UK Climate Change Programme	Not applicable	Data is not captured.

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
Monitor the success of the MIPPS 01/2009 requirement for new development.	No. of buildings incorporating renewable energy production (solar panels, wind turbines, photovoltaics, ground-source heat)	Increase number year on year	Not applicable	Data not captured.
Monitor the success of the MIPPS 01/2009 requirement for new development.	Construction projects incorporating on-site recycling	All major development projects to incorporate on-site recycling	Not applicable	Data not captured.

SA Objective 17: Protect mineral resources from development that would preclude extraction

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
There is a need to consider the mineral deposit which may be found underneath a development proposal.	Amount of mineral reserves	To sustainably manage existing reserves	**GREEN**	It's a priority to safeguard limestone and sand and gravel deposits. Mineral buffer zones were 100m for sand and gravel and 200m for hard rock (DCC LDP, adopted 2013).
There is a need to consider the mineral deposit which may be found underneath a development proposal.	Reuse of aggregates in construction	100%	**GREEN**	Reuse of aggregates in construction was approximately 89% in North Wales according to the 2019 Construction and Demolition Survey undertaken by Natural Resources Wales. 6% of aggregate wastes were disposed of by landfill in North Wales, with the vast majority of aggregate wastes being recovered for beneficial use, including backfilling. Although this indicator is not being complied with, in light of the above the objective is still being met. No mineral reserves were sterilised by non-mineral development.

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
There is a need to consider the mineral deposit which may be found underneath a development proposal.	Number of planning applications approved resulting in the sterilisation of mineral reserves	0%	**GREEN**	It's a priority to safeguard limestone and sand and gravel deposits. Mineral buffer zones were 100m for sand and gravel and 200m for hard rock (DCC LDP, adopted 2013).

SA Objective 18: Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
New development in the County will need to consider how it can minimise the impact on the environment. Policies VOE 7 & 8 permits new local waste management sites / facilities and so those numbers should be monitored.	Household, construction and demolition and industrial waste production (tonnage)	Reduction in waste to at least 10% of 1998 figure by 2010 By 2020 waste arising per person should be less than 300 kg per annum; Source: Municipal Waste Management Strategy for Denbighshire County Council, February 2005	**GREEN**	Recycling rates currently sit at 69% in 2024-2025 The next target is 70% by 2025.
New development in the County will need to consider how it can minimise the impact on the environment. Policies VOE 7 & 8 permits new local waste management sites / facilities and so those numbers should be monitored.	% of household, construction and demolition and industrial waste recycled	By 2009/10 achieve at least 40% recycling/composting, with a minimum of 15% composting and 15% recycling Source: Municipal Waste Management Strategy for Denbighshire County Council, February 2005	**GREEN**	The target for 2009/10 was met across Wales (Source: Municipal Sector Plan).

Appendix 3 – LDP Housing Trajectory 2026

Table 1: LDP Housing Trajectory

LDP Year	1	2	3	4	5	6	7	8	9	10	11	12
Year	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Actual Recorded Completions (Large Sites)	78	201	383	398	215	226	323	97				
Actual Recorded Completions (Small Sites)	46	41	56	24	41	32	28	41				
Anticipated Completions Allocated sites									0	0	0	0
Anticipated Land Bank Completions									68	100	101	37
Anticipated Completions Large windfall sites									0	0	0	0
Anticipated Completions Small windfall sites									25	25	25	25
Total completions	**124**	**242**	**439**	**422**	**256**	**258**	**351**	**138**	**93**	**125**	**126**	**62**
Total Projected Cumulative Completions	**124**	**366**	**805**	**1227**	**1483**	**1741**	**2092**	**2230**	**2343**	**2468**	**2594**	**2656**

Table 2: Windfall Analysis

Year	Total number of completions for Allocated sites	Total number of completions for Large windfall sites >=10 units	Total number of completions for Small windfall sites <10 units	Conversion
2015-16	28	27	28	44
2016-17	70	57	24	30
2017-18	87	57	38	14
2018-19	62	16	27	19
2019-20	171	30	13	28
2020-21	351	32	32	24
2021-22	269	129	15	9
2022-23	202	13	34	7
2023-24	111	115	23	9
2024-25	260	63	21	7
2025/26	64	33	28	13
Totals	**1675**	**572**	**283**	**204**
Annual average	**152**	**52**	**26**	**18**

Table 3: Allocated sites

Denbighshire 2026 Allocated Site Schedules

Completions Forecasts

LPA Ref Number	Site Name	Settlement	Units Built since last study	Total Units Capacity	Units Rmng	U/C	2027	2028	2029	2030	2030+	* NCF	Comments
	Private Sector Sites												
3616	KSS Bodelwyddan	Bodelwyddan	0	1715	1715	0	0	0	0	0	0	1715	Outline expired
3635	Car Park Dinorben Arms	Bodfari	0	14	14	0	0	0	0	0	0	14	In alternative use
3636	Land Rear of Bryn Orme	Bodfari	0	15	15	0	0	0	0	0	15	0	No progress
3637	Land rear of Bryn Awel	Bryneglwys	0	10	10	0	0	0	0	0	10	0	No progress
3639	Land adj Maes Sidan	Carrog	0	15	15	0	0	0	0	0	15	0	No progress
3	Ysgol Caer Drewyn	Corwen	0	89	89	0	0	0	0	0	89	0	No progress
3632	Council Depot, Clawdd Poncen	Corwen	0	128	128	0	0	0	0	0	128	0	Site currently being marketed
3642	Land adj Bryn Gwynt	Cynwyd	0	15	15	0	0	0	0	0	15	0	River Dee SAC
11	Adj. Catholic Church	Denbigh	0	25	25	0	0	0	0	0	25	0	No progress
3377	Smithfield Service Station	Denbigh	0	12	12	0	0	0	0	0	0	12	In alternative use

LPA Ref Number	Site Name	Settlement	Units Built since last study	Total Units Capacity	Units Rmng	U/C	2027	2028	2029	2030	2030+	* NCF	Comments
3062	Gwalia House	Eryrys	0	17	17	0	0	0	0	0	17	0	No progress
3645	Land rear of New Inn Terrace	Glyndyfrdwy	0	30	30	0	0	0	0	0	30	0	Application pending
3668	Rear of Beuno Terrace	Gwyddelwern	0	12	12	0	0	0	0	0	12	0	No progress
3310	Ty Coch Farmhouse - EC Evans site	Henllan	0	15	15	0	0	0	0	0	15	0	No progress
3648	Rear of Maes Garmon	Llanarmon yn Ial	0	34	34	0	0	0	0	0	34	0	River Dee SAC
3649	Adj Troed y Fenlli	Llanbedr DC	0	10	10	0	0	0	0	0	10	0	No progress
3650	Rear of Llwyn Derw	Llanbedr DC	0	10	10	0	0	0	0	0	10	0	No progress
3651	NW of Maes Derwen	Llanbedr DC	0	18	18	0	0	0	0	0	18	0	No progress
18	Vicarage Field	Llanfair DC	0	25	0	0	0	0	0	0	0	25	Now school site
3657	Rear of Bod Eryl	Llanferres	0	10	10	0	0	0	0	0	10	0	No progress
22	Adj. Trem Y Gwernant	Llangollen	0	14	14	0	0	0	0	0	14	0	No progress
3620	Rear of Maes Meurig	Meliden	0	30	30	0	0	0	0	0	30	0	Appeal pending
3621	Rear of Ffordd Hendre	Meliden	0	154	154	0	0	0	0	0	154	0	Appeal dismissed

LPA Ref Number	Site Name	Settlement	Units Built since last study	Total Units Capacity	Units Rmng	U/C	2027	2028	2029	2030	2030+	* NCF	Comments
3660	South of A494	Pwllglas	0	15	15	0	0	0	0	0	15	0	Application pending
3661	Land at Minffordd	Pwllglas	0	20	20	0	0	0	0	0	20	0	Application pending
3663	Rear of Rhyd Y Byll	Rhewl	0	20	6	0	0	0	0	0	6	0	No progress
3195	Rear of Dyffryn Teg	Rhuallt	0	13	13	0	0	0	0	0	13	0	No progress
3664	West of Dyffryn Teg	Rhuallt	0	12	12	0	0	0	0	0	12	0	No progress
3665	South of Dyffryn Teg	Rhuallt	0	19	19	0	0	0	0	0	19	0	No progress
3222	85-90 West Parade & Sandringham Rd.	Rhyl	0	20	20	0	0	0	0	0	20	0	Application pending
3618	Corner Sydenham Ave/West Parade	Rhyl	0	12	12	0	0	0	0	0	12	0	Application pending
3116	36 Russell Road	Rhyl	0	15	15	0	0	0	0	0	15	0	No progress
3631	Land adj Maes Hafod and Llys Famau	Ruthin	0	69	69	0	0	0	0	0	69	0	PAC held
3624	Land off The Paddock	St Asaph	0	16	16	0	0	0	0	0	16	0	Application pending

LPA Ref Number	Site Name	Settlement	Units Built since last study	Total Units Capacity	Units Rmng	U/C	2027	2028	2029	2030	2030+	* NCF	Comments
44	Adj. Maes Gruffydd	Trefnant	0	15	15	0	0	0	0	0	0	15	No progress
3666	Land rear of Maes yr Erwain	Trefnant	0	25	25	0	0	0	0	0	0	25	No progress
3667	Land rear of Llys y Twysog	Tremeirchion	0	10	10	0	0	0	0	0	0	10	No progress
		TOTALS (Priv)	0	2698	2659	0	0	0	0	0	868	1816	
	RSL and Council Sites												
		TOTALS (HA)	0										
		TOTALS (incl RSL)	0	**2698**	**2659**	**0**	**0**	**0**	**0**	**0**	**868**	**1816**	

*NCF – these are sites that are unlikely to come forward due to being in alternative land uses or where there is known to be no developer interest.

Table 4: Landbank Sites Denbighshire 2026 Land Bank Site Schedules Completions Forecasts

LPA Ref Number	Site Name	Settlement	Units Built since last study	Total Units Capacity	Units Rmng	U/C	2027	2028	2029	2030	2030+	NCF	Comments
	Private Sector Sites												
4125	Opp Glan Clwyd Hospital	Bodelwyddan	0	108	69	0	20	20	29	0	0	0	Phase 1 complete Phase 2 not started
4147	Land at Bryn Morfa	Bodelwyddan	22	31	0	9	0	0	0	0	0	0	Under Construction
4184	Land Adjacent To Maes Owen Abergele Road	Bodelwyddan	0	49	49	0	19	20	10	0	0	0	Granted 2025
3196	Trem Y Foel (aka Land adj. Tyn Y Bedw)	Bryneglwys	0	19	19	0	0	0	0	0	19	0	Application to extend time, River Dee SAC
3638	Land adj Cemetery	Carrog	0	12	10	0	0	0	0	0	10	0	Application for 11 units is pending, River Dee SAC
3640	Land adj Crud yr Awel	Clawddnewydd	0	12	12	0	4	2	2	2	2	0	RM for 12 units granted in 2023
3641	Land rear of Paradwys	Clawddnewydd	0	10	0	0	0	2	2	4	0	0	2 units built, further 2 units granted

LPA Ref Number	Site Name	Settlement	Units Built since last study	Total Units Capacity	Units Rmng	U/C	2027	2028	2029	2030	2030+	NCF	Comments
3627	Land adj. Ysgol Pendref	Denbigh	32	110	0	0	0	0	0	0	0	0	Site complete
3644	Land at Peniarth	Gellifor	0	14	14	0	5	5	4	0	0	0	Granted 2025
3646	Land south of Tan y Graig	Graigfechan	0	10	10	0	0	0	5	5	0	0	Pending application for 13 dwellings
14	Bryn Llan	Gwyddelwern	0	12	12	0	0	0	0	0	12	0	No progress
13	South of School	Gwyddelwern	0	26	24	2	0	0	0	0	24	0	No progress
3249	Henllan Centre	Henllan	0	37	22	0	0	11	11	0	0	0	Pending application for 22 dwellings
3647	South of Cam yr Alyn	Llanarmon yn Ial	0	12	12	0	0	0	0	0	12	0	RM granted 2024
4146	Between Brakendene and The Rectory	Llanbedr DC	0	18	18	0	0	0	0	0	18	0	Site stalled
3653	Land rear of Bodowen	Llandrillo	0	20	10	0	0	0	0	0	10	0	Phase 1 complete
3654	Adj Maes Llan	Llandyrnog	0	40	40	0	10	10	10	10	0	0	Granted permission in 2022
31	Land off Cefn Y Gwrych	Meliden	0	18	18	0	0	0	0	0	18	0	No progress

LPA Ref Number	Site Name	Settlement	Units Built since last study	Total Units Capacity	Units Rmng	U/C	2027	2028	2029	2030	2030+	NCF	Comments
3659	Rear of Dolwar	Pentre Llanrhaeadr	5	33	0	0	0	0	0	0	0	0	Complete
3929	74 Gronant Road	Prestatyn	11	11	0	0	0	0	0	0	0	0	Complete
3619	Midnant Farm	Prestatyn	27	45	0	18	0	0	0	0	0	0	Under construction
75	Northgate School	Rhyl	0	22	22	0	0	0	0	0	22	0	No progress
3622	Livingstone Place	St Asaph	0	158	56	0	0	20	20	16	0	0	Application granted
3625	Land off Bryn Gobaith	St Asaph	0	14	3	0	0	0	0	0	0	0	Site stalled
		TOTALS (Priv)	**97**	**841**	**420**	**29**	**58**	**90**	**93**	**37**	**147**	**0**	

LPA Ref Number	Site Name	Settlement	Units Built since last study	Total Units Capacity	Units Rmng	U/C	2027	2028	2029	2030	2030 +	NCF	Comments
	RSL and Council Sites												
4101	Former Pennant Flats	Denbigh	0	11	0	11	0	0	0	0	0	0	Under Construction
3977	The Dell	Prestatyn	0	15	15	0	0	0	0	0	0	0	Awaiting commencement
4139	Land at Bod Heulog	St Asaph	0	28	28	0	10	10	8	0	0	0	Awaiting Commencement
		TOTALS (HA)	**0**	**54**	**43**	**11**	**10**	**10**	**8**	**0**	**0**	**0**	
		TOTALS (incl RSL)	**97**	**895**	**463**	**40**	**68**	**100**	**101**	**37**	**147**	**0**	