

## **Frequently Asked Questions: Local Development Plan 2018 to 2033: Additional Candidate Sites Consultation**

The Council has received some additional candidate sites in response to the consultation on the draft Preferred Strategy for the next Local Development Plan 2018 to 2033 (LDP). Proposers want the Council to consider additional land allocations for the next LDP.

We have answered some frequently asked questions below.

### **Candidate Sites**

#### **What is a Candidate Site?**

A site or parcel of land that has been submitted to Denbighshire County Council for consideration as a potential allocation for development in the Local Development Plan (LDP). The proposer would like the land to be developed at some time during the plan period. The proposer has put forward the land for it to be considered and assessed as to whether it is appropriate to be developed for the suggested use in principle, subject to detail.

It is not a planning application. A planning application will still be required to assess the details of the planning proposal even if the proposer is successful in having the piece of land allocated in a Local Development Plan.

#### **What are the Additional Candidate Sites?**

During the consultation on the Draft Preferred Strategy, landowners and individuals or organisations with an interest in land could ask for it to be considered for allocation in the Local Development Plan. The additional candidate sites are pieces of land that were submitted to the Council during that consultation.

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## **Who can put forward a Candidate Site?**

Anyone can put forward a piece of land to be considered for inclusion in the next Denbighshire Local Development Plan 2018 to 2033.

## **What uses can a Candidate Site be allocated for?**

A site can be proposed for any type of development. The majority of the land that has been put forward is for residential development. There are also proposals for employment land, renewable energy and a mix of compatible uses on a single site.

Local Development Plans must allocate land to be used for a variety of uses including for employment and residential purposes.

## **Is there a difference between the category housing and residential?**

No. The description of the proposed use on the plan of the candidate site is written in the words used by the proposer. There is no difference between housing and residential.

## **What does it mean by 'Does the site comply with the preferred strategy'?**

All submissions have been subject to an initial screening to identify those sites which are broadly compliant with the proposed settlement hierarchy, as part of the draft Preferred Strategy, and are not entirely located within Welsh Government Technical Advice Note 15: 'Development and Flood Risk', i.e. flood risk zone C2.

Where the majority of the candidate site is located in a C2 flood zone and it is proposed for residential use it will not be compliant with the preferred strategy.

If a site is located in the open countryside it will not be compliant with the preferred strategy.

The mere compliance with the draft Preferred Strategy is not a guarantee that a candidate site will be taken forward and included in the next LDP.

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## **Are all the candidate sites definitely going to be developed?**

No. A site will only be developed if a planning permission is granted and the developer wants to implement the decision.

Sites will only be allocated in the Local Development Plan that can contribute to the required development growth as proposed in the Preferred Strategy. Currently the amount of land submitted in respect of residential development significantly outweighs the proposed housing growth strategy set out in the draft Preferred Strategy. There are more candidate sites than are needed to deliver the housing growth strategy.

## **Why haven't I been written to about the site being submitted?**

Over 200 sites were received by the Council in the call for sites stage of developing the Local Development Plan. A further 36 sites were received during the consultation stage of draft Preferred Strategy. Not all of the candidate sites will be taken forward for allocation in the Local Development Plan. A candidate site is only an expression of a wish from an interested party that they would like to develop a site at some point in the future. The submission of a candidate site is not the same as an application for planning permission. There is no statutory requirement to notify neighbours of a candidate site and it is not possible or practicable to notify every neighbouring property of a candidate site.

The Council delivers the next Local Development Plan 2018 to 2033 in line with the Community Involvement Scheme which sets out the consultation requirements. Details of the Community Involvement Scheme can be found in Section 3 of Denbighshire Replacement Local Development Plan's Delivery Agreement.

## **Can planning applications be submitted as well as candidate sites?**

Yes. A planning application always has to be determined before new development can occur. A planning application must comply with national and local policy for it to be approved.

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## **Making Comments on the Additional Candidate Sites**

### **How do I comment on the additional candidate sites?**

You can provide a response to the additional candidate sites by using the Additional Candidate Sites Consultation Form, by using the online Consultation Portal or by writing to us.

If you write to us please ensure you provide your name, address and the reference of the site to which your comments relate. We will not accept anonymous responses or responses without a site reference.

### **Is there a deadline for the additional candidate sites consultation?**

Yes. The deadline for making comments on the additional candidate sites is **5 p.m. on 13 March 2020**.

### **Where do I send my response?**

You must post or email your response to:

Strategic Planning & Housing Team

Denbighshire County Council

PO Box 62

Ruthin

LL15 9AZ

Email: [planningpolicy@denbighshire.gov.uk](mailto:planningpolicy@denbighshire.gov.uk)

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## **How will you use my comments?**

All comments received will be published in the consultation report and made publicly available.

Your comments will be taken into account as part of the assessment of the Candidate Sites.

## **How do you protect my personal data?**

Your contact details will not be released to any third parties and will only be used for the purposes of Denbighshire's Local Development Plan process. Please note that your name, comments, and your town/city will be made publicly available. In order to comply with data protection legislation, address details and email addresses will not be released.

## **Is this my only opportunity to get involved?**

No. This is an additional consultation on sites which were received during the consultation on the Draft Preferred Strategy. This is not part of the process which Denbighshire County Council must legally undertake to develop a Local Development Plan.

There will be consultation once the strategy has been developed further and preferred areas for development have been chosen. This will be at the Deposit Plan stage, the second, legally required, stage in preparing a Local Development Plan.

The third, legally required, stage of the Local Development Plan is a public examination hearing. Comments can also be made at the examination hearing.

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## **Keeping up to date with the Local Development Plan 2018 – 2033**

### **How do I get involved?**

You can provide a response to the additional candidate sites by using the Additional Candidate Sites Consultation Form, by using the online Consultation Portal or by writing to us. If you write to us please ensure you provide your name, address and the reference of the site to which your comments relate. We will not accept anonymous responses or responses without a site reference.

You can also be added to our database so that we will keep you informed of developments on the Local Development Plan 2018 – 2033. If you want to be added to our database you need to tell us in writing and provide us with your contact details, name and address and if applicable email address.

### **I don't want to comment on the additional sites but how can I be kept informed about the Local Development Plan 2018 – 2033?**

You can be added to our database so that we will keep you informed of developments on the Local Development Plan 2018 – 2033.

If you want to be added to our database you need to tell us in writing and provide us with your contact details, name and address and if applicable email address.

### **Where can I find more information?**

Planning policy information, information in relation to the Local Development Plan is available at [www.denbighshire.gov.uk/ldp](http://www.denbighshire.gov.uk/ldp).

To find out about the Local Development Plan 2018 – 2033 please click on the box titled Replacement Local Development Plan. The direct website address is <https://www.denbighshire.gov.uk/en/resident/planning-and-building-regulations/local-development-plan/replacement-ldp/replacement-local-development-plan-2018-2033.aspx>

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## **What happens next?**

All responses will be considered and will inform the development of the 'Deposit LDP' and the assessment of the candidate sites. The Deposit LDP is a full draft of the Local Development Plan and will contain all local policies and preferred site allocations.

## **How is it being publicised?**

Publication is in the local press, on social media platforms Facebook and Twitter, on Denbighshire County Council's website, by engagement with members and city, town and community councils, as well as by writing to all interested parties and stakeholders. Interested parties are individuals or organisations who have asked to be on the Local Development Plan's database / mailing list.

## **Contacting the Strategic Planning & Housing Team**

### **What is the email address?**

Please email us, the Strategic Planning & Housing Team, at [planningpolicy@denbighshire.gov.uk](mailto:planningpolicy@denbighshire.gov.uk)

### **What is the postal address?**

Strategic Planning & Housing Team

Denbighshire County Council

PO Box 62

Ruthin

LL15 9AZ

### **What is the phone number?**

01824 706916