

Background

Between the 6th August and the 26th November 2018 the Council invited interested parties to submit land for consideration to be included in Denbighshire's next Local Development Plan 2018 – 2033 (LDP). Candidate Sites were sought to address the demand for a range of land uses such as housing/ residential, employment, retail & leisure etc.

A total of 203 submissions were received by the Council; focussing primarily on residential use. Every candidate site received an individual site reference number and is listed by settlement in the Candidate Site Register. The fact that a candidate site has been included in the register must not be interpreted as a commitment by the Council to take forward this site into the next LDP.

Each site has a separate schedule containing the following information:

- Site reference
- Proposed Use
- Nearest Settlement
- Site name & location
- Site area (Hectares)
- Existing use
- Whether the site complies with the Preferred Strategy
- Location Map

Site Assessment

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. This information is noted in every site schedule.

The mere compliance with the draft Preferred Strategy is not a guaranty for a candidate site to be included in the next LDP. Further detailed scrutiny will be undertaken to assess all sites against the following criteria:

- Land - Planning Policy Wales emphasises the importance of re-using brownfield sites. Therefore previously developed land will generally rank higher than greenfield sites. It is recognised however that development of a greenfield site can, in some instances, be preferable (eg where there is significant biodiversity value on a brownfield site).
- Location - The proximity to existing settlements will be a key consideration.

- Sites should be within or adjoining existing development boundaries. It is understood that in some situations where a developer is seeking to promote a significant new community, then such a site will not be part of the existing settlement boundary. Therefore consideration will need to be given to its proximity to existing settlements and transport linkages proposed between new settlements and existing settlements.
- Availability and Deliverability – The Council will need to have a reasonable degree of confidence that the site will actually be delivered and there are no legal or economic obstacles to delivery.
- Accessibility – The importance of reducing the need to travel and new developments having access to a range of key services is set out in national policy.
- Built environment – Potential impact on historic landscapes, conservation areas, listed buildings and the Pontcysyllte Aqueduct & Canal World Heritage Site (and buffer zone) will need to be considered.
- Natural environment – Sites which impact on the following environmental designations will need careful consideration:
 - Special Area of Conservation (SAC)
 - Site of Specific Scientific Interest (SSSI)
 - Ramsar Site
 - Special Protection Area (SPA)
 - Clwydian Range & Dee Valley Area of Outstanding Natural Beauty (AONB)
 - Wildlife Sites

Loss of protected woodland/trees/hedgerows will need to be avoided as much as possible, and schemes which have an impact on air quality will need to demonstrate appropriate mitigation.

- Physical – The existence of physical constraints, such as flood risk and topographical constraints will be a factor, along with high quality agricultural land and mineral safeguarding areas.
- Infrastructure – In order for sites to be deliverable, there must be sufficient capacity within existing infrastructure (including but not limited to drainage, sewerage, highways, education, broadband etc), or a commitment to provide the required infrastructure as part of the development.
- Other benefits – Certain development schemes may bring additional benefits to a locality, for example, assisting regeneration or bringing improvements to a local highway.

If a candidate site performs satisfactorily against the above criteria it will be subject to further assessments, which focus on sustainability and includes consultation with a number of infrastructure providers and key stakeholders in

the LDP. There will be an updated Candidate Site Register at the Deposit stage that presents the outcome of the overall assessment process.

Comments on Candidate Sites

Any comments in relation to the candidate sites presented within this document should be made by using the consultation response form and received by **30th August 2019**. Please include the reference number in your response as this will assist the Council in identifying the correct site.

If you wish to submit a new candidate site as part of this consultation exercise please complete both forms (1) Candidate Site Submission Form, and (2) Candidate Site Sustainability Assessment Form.

All **submissions must be accompanied by both completed forms as well as an Ordnance Survey based map at 1:1250 or 1:2500 scale** which clearly identifies the land in question and highlights the land under ownership or control. Submissions **must be received by the Council before the consultation deadline** (30th August 2019).