DENBIGHSHIRE REPLACEMENT LOCAL DEVELOPMENT PLAN

2018 – 2033

STRATEGIC OPTIONS

BACKGROUND PAPER:

SETTLEMENT ASSESSMENT

January 2019

Denbighshire Local Development Plan 2018-2033

Settlement Assessment

1. Introduction

The settlements considered in the 2006 to 2021 LDP have been re-assessed for the purposes of establishing a settlement hierarchy for the replacement LDP. The boundaries established in the 2006 LDP have been utilised.

The settlements have been listed and assessed on a number of criteria including their size, the services they provide and their transport links. These criteria have graded the settlements and shaped the hierarchy so that development is directed to sustainable settlements.

This is a progressive assessment as expressed in Figure 1. The initial size assessment is used to create an initial settlement classification (size classification) which is redefined by the services assessment to create a serviced settlement classification. The final settlement classification is defined following the transport assessment which redefines the serviced classification.
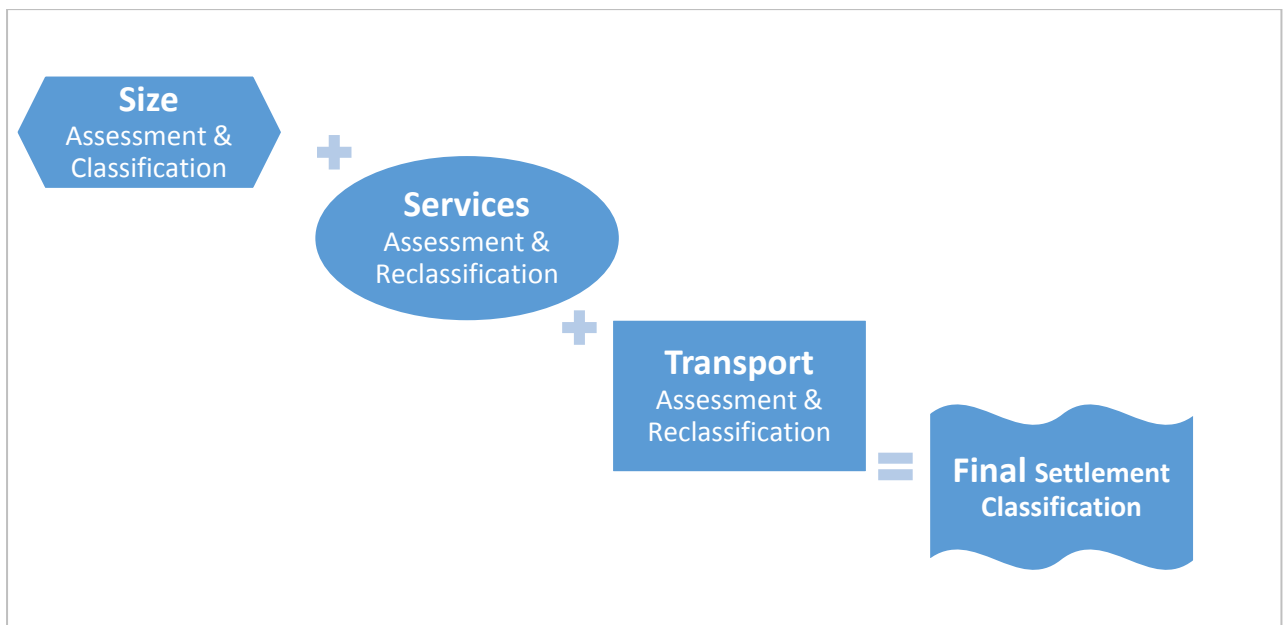

Figure 1: Settlement Classification process diagram

Settlements have been categorised and developed into a settlement hierarchy which is summarised in table below.

Settlement Hierarchy

Category	Definition	Settlements
Main centre	It has:- • 500 or more dwellings **and** • a green traffic light for all of the service offerings (an overall services grading of 16 points) being medical, education services, post office, bank or building society facilities, social opportunities and other services which include retail offerings and shops. It services the whole of Denbighshire.	• Denbigh • Llangollen • Prestatyn • Rhyl • Ruthin • St Asaph
Local centre	It has:- • 500 or more dwellings **and** • medical services **and** • education services **and** • social opportunities **and** • other services. It provides a more limited range of medical, education, medical, financial and retail services than the main centre. It services surrounding settlements and the open countryside.	• Bodelwyddan • Corwen • Dyserth • Meliden • Rhuddlan
Village	There are no medical services. It has:- • 20 or more dwellings **and** • social opportunities **and** • a post office **and / or** • education services **and / or** • other services. It services its own settlement and surrounding open countryside.	• Bodfari • Bryneglwys • Carrog • Clawddnewydd • Cynwyd • Gwyddelwern • Eryrys • Glyndyfrdwy • Gellifor • Henllan • Llandegla • Llandyrnog • Llandrillo • Llanferres • Pwllglas • Tremeirchion • Trefnant • Llanarmon yn Ial • Llanbedr Dyffryn Clwyd • Llanfair Dyffryn Clwyd • Pentre Llanrhaeadr

Unserviced village	It has a limited community infrastructure:-
	 • It is not classed as high risk (a red traffic light) in respect of the transport summary assessment **and**
	 • It has 30 or more dwellings <u>and</u>:
	      - no services <u>or</u>
	      - a community opportunity <u>or</u>
	      - an education service **or**
	 • It has 20 or more dwellings <u>and</u>:-
	      - a community opportunity <u>or</u>
	      - an education service.
		• Betws Gwerfil Goch
		 • Clocaenog
		 • Cyffylliog
		 • Graigfechan
		 • Nantglyn
		 • Rhewl
		 • Rhuallt

Open countryside	All other unclassified settlements.	

2. Settlement Size

The 2017 gazetteer, which records all residential addresses was combined with the adopted LDP settlement boundaries so that the number of dwellings within each of the settlements could be counted. The number of dwellings have been noted, then graded from 5 to 1 and utilising a traffic light system of red, yellow, orange, light green and dark green as set out in the table below. The settlement has then been classified. A diagram of the size assessment process is set out in Figure 2.

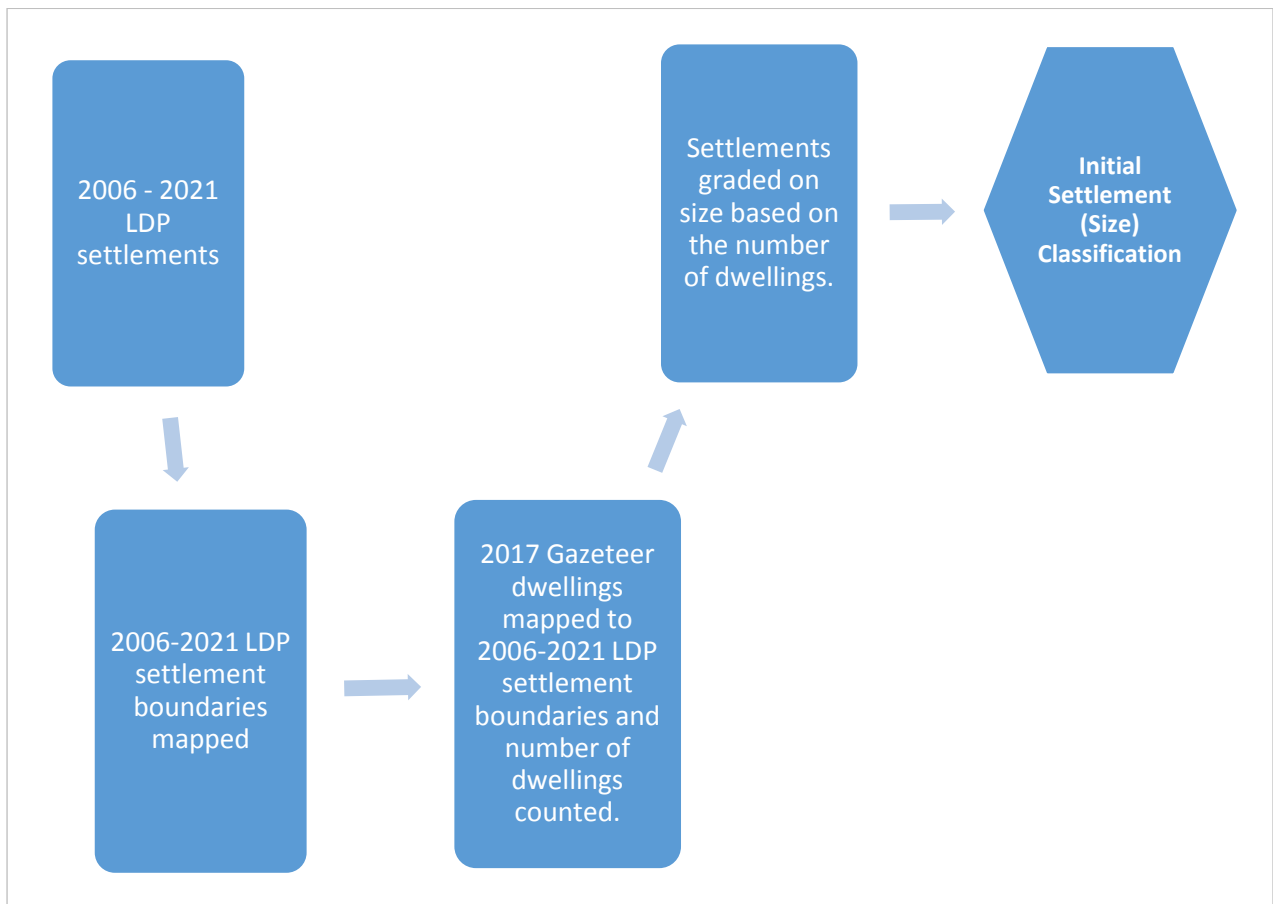| Grading	Traffic light (RAG)	Number of Dwellings	Classification
5		2500 +	Main (settlement)
4		500 - 2499	Local (settlement)
3		30 – 499	Village
2		20 – 30	Small village
1		0 – 20	(Open) Countryside

Figure 2: Flowchart process to develop Settlement Size Classification

The list of settlements and the size classification is set out below:-

Settlement Name	Number of Dwellings	Size Grading	Size RAG	Size Classification
Betws Gwerfil Goch	40	3		village
Bodelwyddan	921	4		local
Bodfari	92	3		village
Bryneglwys	58	3		village
Cadole	22	2		small village
Carrog	99	3		village
Clawddnewydd	89	3		village
Clocaenog	35	3		village
Corwen	591	4		local
Cyffylliog	67	3		village
Cynwyd	179	3		village
Denbigh	3726	5		main
Dyserth	964	4		local
Eryrys	60	3		village
Gellifor	110	3		village
Glyndyfrdwy	85	3		village
Graigfechan	73	3		village
Gwyddelwern	129	3		village
Henllan	377	3		village
Llanarmon yn Ial	125	3		village
Llanbedr Dyffryn Clwyd	180	3		village
Llandegla	141	3		village
Llandrillo	211	3		village
Llandyrnog	219	3		village
Llanfair Dyffryn Clwyd	142	3		village
Llanferres	103	3		village
Llangollen	1547	4		local
Meliden	848	4		local
Nantglyn	39	3		village
Pentre Llanrhaeadr	133	3		village
Prestatyn	8084	5		main
Pwllglas	136	3		village
Rhewl	162	3		village
Rhuallt	55	3		village
Rhuddlan	1746	4		local
Rhyl	12028	5		main
Ruthin	2650	5		main
St Asaph	1547	4		local
Trefnant	554	4		local
Tremeirchion	102	3		village

Settlement Name	Number of Dwellings	Size Grading	Size RAG	Size Classification
Abbey Terrace (Llangollen)	8	1		countryside
Aberwheeler	57	3		village
Bontuchel	17	1		countryside
Cefn Mairwen	27	2		small village
Cwm	40	3		village
Derwen	22	2		small village
Graianrhyd	30	3		village
Groesffordd Marli (inc Cae Onnen)	27	2		small village
Hendrerwydd	21	2		small village
Hirwaen	10	1		countryside
Llanelidan	35	3		village
Llangynhafal	10	1		countryside
Llanrhaeadr yng Nghinmeirch	27	2		small village
Llanrhydd	11	1		countryside
Llanynys	17	1		countryside
Loggerheads	6	1		countryside
Maeshafn	41	3		village
Marian Cwm	13	1		countryside
Melin-y-Wig	18	1		countryside
Pant Pastynog	10	1		countryside
Peniel	5	1		countryside
Pentrecelyn	21	2		Small village
Pentredwr	19	1		countryside
Prion	18	1		countryside
Saron	13	1		countryside
Tafarn Y Gelyn	28	2		small village
Y Green	56	3		village

3. Services Assessment

All settlements have been assessed on the education, medical, financial, retail and social opportunities offerings utilising a grading and traffic light system. Each type of service has graded using a point system; 0 points for a red traffic light, 1 point for a yellow traffic light and 2 points for a green traffic light. Medical services have been triple weighted and the provision of a post office or a bank has been double weighted. The points have then been added together in order to establish an overall weighting for services. The overall services assessment has then been combined with the size assessment to establish the serviced settlement classification as can be seen in the Tables and Figure 3 below.

Overall Services Grading	Overall Services Traffic light
15+	(green)
8 – 14	(light green)
5 – 7	(orange)
2 – 4	(yellow)
0 or 1	(red)

Serviced Grading is	Overall Services Grading e.g.	Plus	Size Grading e.g.
	15	+	5

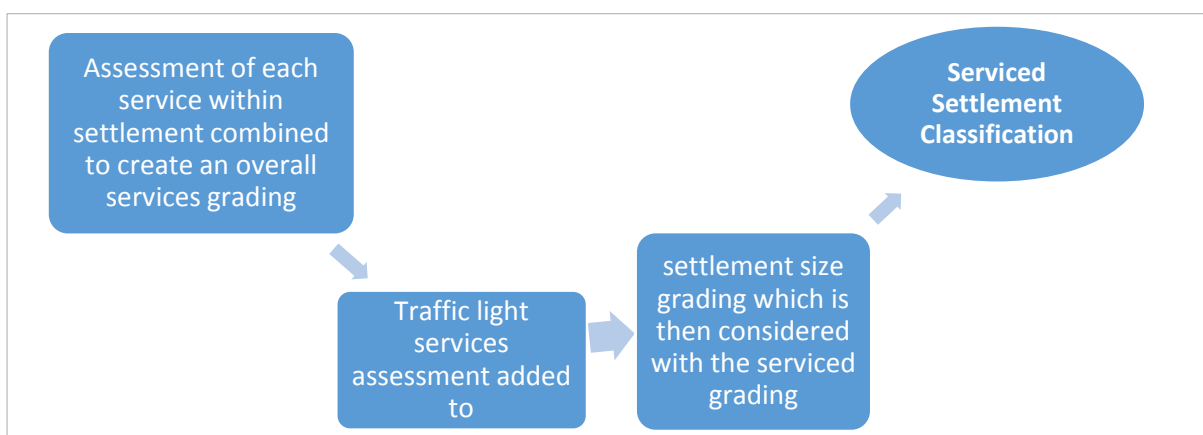| Serviced Classification	Overall Services Traffic light is	AND Size Grading is	AND Serviced Grading is
Main centre	(green)	4 or 5	18+
Local centre	(light green)	4 or 5	12 - 17
Village	(orange)	4 or 3 or 2	7 - 11
Village	(yellow)	4 or 3	5 - 8
Village	(light green)	3 or 2	10 - 17
Unserviced village	(red)	3	3 - 4
Unserviced village	(yellow)	2	4 - 6
Open countryside	(red)	2 or 1	1 – 3
Open countryside	(yellow)	1	3 – 5

Figure 3: Flowchart of process to develop serviced settlement classification

The list of settlements and the serviced classification is set out below:-

Settlement Name	Overall Service Grading	Overall Service RAG	Size Grading	Serviced Grading	Serviced Classification
Betws Gwerfil Goch	1		3	4	unserviced village
Bodelwyddan	10		4	14	local centre
Bodfari	3		3	6	village
Bryneglwys	2		3	5	village
Cadole	1		2	3	open countryside
Carrog	2		3	5	village
Clawddnewydd	2		3	5	village
Clocaenog	1		3	4	unserviced village
Corwen	13		4	17	local centre
Cyffylliog	1		3	4	unserviced village
Cynwyd	5		3	8	village
Denbigh	16		5	21	main centre
Dyserth	13		4	17	local centre
Eryrys	4		3	7	village
Gellifor	2		3	5	village
Glyndyfrdwy	4		3	7	village
Graigfechan	0		3	3	unserviced village
Gwyddelwern	2		3	5	village
Henllan	6		3	9	village
Llanarmon yn Ial	2		3	5	village
Llanbedr Dyffryn Clwyd	2		3	5	village
Llandegla	3		3	6	village
Llandrillo	4		3	7	village
Llandyrnog	6		3	9	village
Llanfair Dyffryn Clwyd	2		3	5	village
Llanferres	2		3	5	village
Llangollen	16		4	20	main centre
Meliden	8		4	12	local centre
Nantglyn	1		3	4	unserviced village
Pentre Llanrhaeadr	4		3	7	village
Prestatyn	16		5	21	main centre
Pwllglas	2		3	5	village
Rhewl	1		3	4	unserviced village
Rhuallt	1		3	4	unserviced village
Rhuddlan	12		4	16	local centre
Rhyl	16		5	21	main centre
Ruthin	16		5	21	main centre
St Asaph	16		4	20	main centre
Trefnant	5		4	9	village
Tremeirchion	2		3	5	village

Settlement Name	Overall Services Grading	Overall Services RAG	Size Grading	Serviced Grading	Serviced Classification
Abbey Terrace (Llangollen)	0	RED	1	1	open countryside
Aberwheeler	0	RED	3	3	unserviced village
Bontuchel	0	RED	1	1	open countryside
Cefn Mairwen	0	RED	2	2	open countryside
Cwm	1	RED	3	4	unserviced village
Derwen	0	RED	2	2	open countryside
Graianrhyd	2	YELLOW	3	5	village
Groesffordd Marli (inc Cae Onnen)	1	RED	2	3	open countyside
Hendrerwydd	1	RED	2	3	open countryside
Hirwaen	0	RED	1	1	open countryside
Llanelidan	0	RED	3	3	unserviced village
Llangynhafal	1	RED	1	2	open countryside
Llanrhaeadr yng Nghinmeirch	1	RED	2	3	open countryside
Llanrhydd	1	RED	1	2	open countryside
Llanynys	0	RED	1	1	open countryside
Loggerheads	1	RED	1	2	open countryside
Maeshafn	1	RED	3	4	unserviced village
Marian Cwm	0	RED	1	1	open countryside
Melin-y-Wig	0	RED	1	1	open countryside
Pant Pastynog	2	YELLOW	1	3	unserviced village
Peniel	0	RED	1	1	open countryside
Pentrecelyn	0	RED	2	2	open countryside
Pentredwr	0	RED	1	1	open countryside
Prion	0	RED	1	1	open countryside
Saron	0	RED	1	1	open countryside
Tafarn Y Gelyn	0	RED	2	2	open countryside
Y Green	0	RED	3	3	unserviced village

4. Transport Provision

The settlements have been assessed on whether they have a public transport provision by bus or train and how regular that service is together with accessibility in terms of roads, gradients, cycle paths and footpaths. The transport assessments have been combined and graded on a points system and using a traffic light system as can be seen in the table below.

Transport Summary Grading	Transport Summary RAG
7 - 8	
4 – 6	
0 - 3	

The serviced settlement classification has only been amended, by being reduced down a classification level, where the transport summary highlights a risk of inaccessibility and is red. Open countryside is the lowest classification and no reduction has been made below this level.

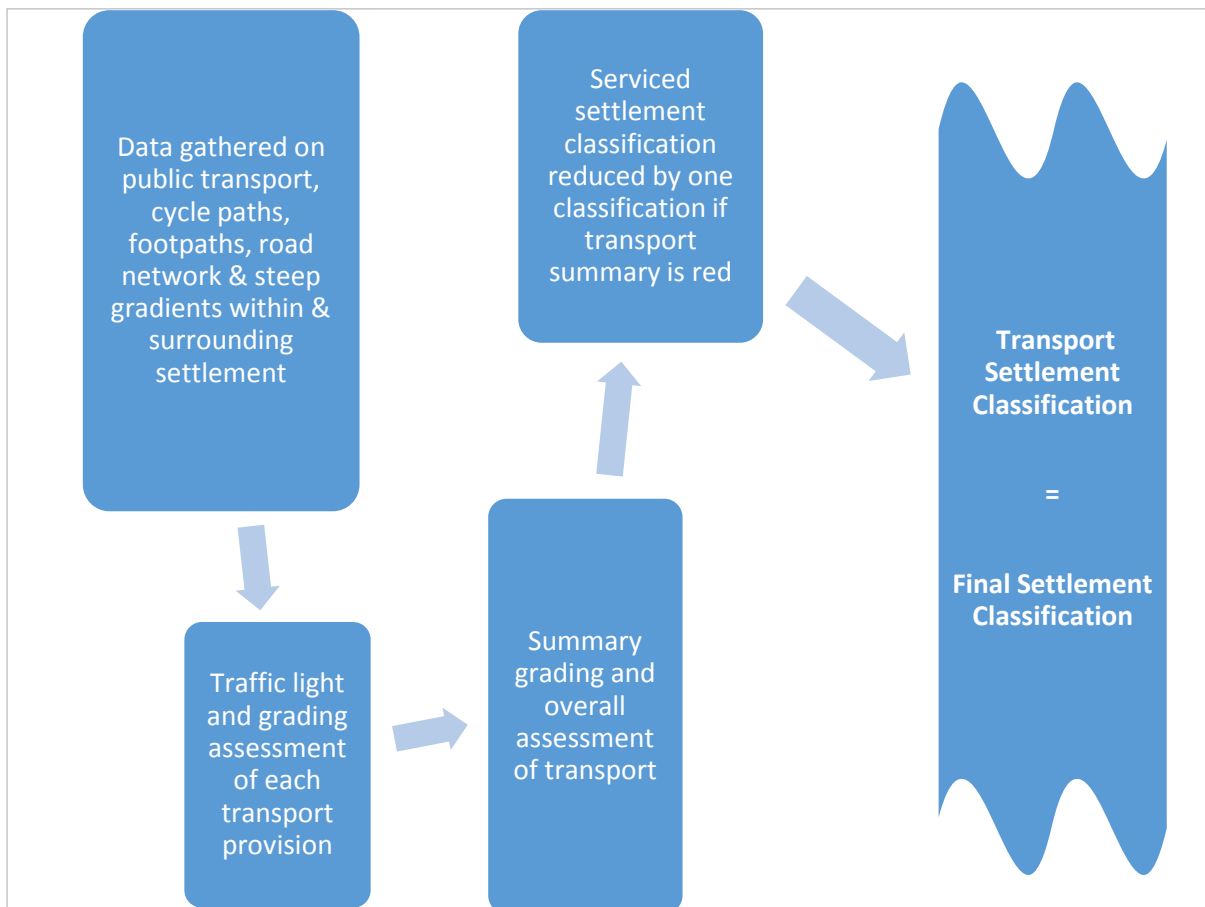The only settlement that is impacted is Llanelidan which is reduced to open countryside.

Figure 4: Flowchart of process to develop serviced settlement classification

Settlement Name	Transport Summary	Transport RAG	Transport Classification
Betws Gwerfil Goch	4		unserviced village
Bodelwyddan	7		local centre
Bodfari	6		village
Bryneglwys	6		village
Cadole	6		open countryside
Carrog	6		village
Clawddnewydd	5		village
Clocaenog	4		unserviced village
Corwen	8		local centre
Cyffylliog	4		unserviced village
Cynwyd	5		village
Denbigh	6		main centre
Dyserth	6		local centre
Eryrys	6		village
Gellifor	7		village
Glyndyfrdwy	7		village
Graigfechan	5		unserviced village
Gwyddelwern	5		village
Henllan	8		village
Llanarmon yn Ial	7		village
Llanbedr Dyffryn Clwyd	6		village
Llandegla	8		village
Llandrillo	6		village
Llandyrnog	8		village
Llanfair Dyffryn Clwyd	8		village
Llanferres	8		village
Llangollen	6		main centre
Meliden	6		local centre
Nantglyn	5		unserviced village
Pentre Llanrhaeadr	4		village
Prestatyn	6		main centre
Pwllglas	6		village
Rhewl	7		unserviced village
Rhuallt	4		unserviced village
Rhuddlan	8		local centre
Rhyl	8		main centre
Ruthin	7		main centre
St Asaph	7		main centre
Trefnant	6		village
Tremeirchion	6		village

Settlement Name	Transport summary	Transport summary RAG	Transport Classification
Abbey Terrace (Llangollen)	5		open countryside
Aberwheeler	6		unserviced village
Bontuchel	3		open countryside
Cefn Mairwen	3		open countryside
Cwm	4		unserviced village
Derwen	4		open countryside
Graianrhyd	6		village
Groesffordd Marli (inc Cae Onnen)	2		open countryside
Hendrerwydd	7		open countryside
Hirwaen	5		open countryside
Llanelidan	3		open countryside
Llangynhafal	7		open countryside
Llanrhaeadr yng Nghinmeirch	6		open countryside
Llanrhydd	3		open countryside
Llanynys	7		open countryside
Loggerheads	8		open countryside
Maeshafn	6		unserviced village
Marian Cwm	5		open countryside
Melin-y-Wig	4		open countryside
Pant Pastynog	4		unserviced village
Peniel	4		open countryside
Pentrecelyn	4		open countryside
Pentredwr	4		open countryside
Prion	4		open countryside
Saron	4		open countryside
Tafarn Y Gelyn	7		open countryside
Y Green	6		unserviced village

Settlement Name	Size Classification	Reclassification including services	Reclassification including transport
Betws Gwerfil Goch	village	unserviced village	unserviced village
Bodelwyddan	local	local centre	local centre
Bodfari	village	village	village
Bryneglwys	village	village	village
Cadole	small village	open countryside	open countryside
Carrog	village	village	village
Clawddnewydd	village	village	village
Clocaenog	village	unserviced village	unserviced village
Corwen	local	local centre	local centre
Cyffylliog	village	unserviced village	unserviced village
Cynwyd	village	village	village
Denbigh	main	main centre	main centre
Dyserth	local	local centre	local centre
Eryrys	village	village	village
Gellifor	village	village	village
Glyndyfrdwy	village	village	village
Graigfechan	village	unserviced village	unserviced village
Gwyddelwern	village	village	village
Henllan	village	village	village
Llanarmon yn Ial	village	village	village
Llanbedr Dyffryn Clwyd	village	village	village
Llandegla	village	village	village
Llandrillo	village	village	village
Llandyrnog	village	village	village
Llanfair Dyffryn Clwyd	village	village	village
Llanferres	village	village	village
Llangollen	local	main centre	main centre
Meliden	local	local centre	local centre
Nantglyn	village	unserviced village	unserviced village
Pentre Llanrhaeadr	village	village	village
Prestatyn	main	main centre	main centre
Pwllglas	village	village	village
Rhewl	village	unserviced village	unserviced village
Rhuallt	village	unserviced village	unserviced village
Rhuddlan	local	local centre	local centre
Rhyl	main	main centre	main centre
Ruthin	main	main centre	main centre
St Asaph	local	main centre	main centre
Trefnant	local	village	village
Tremeirchion	village	village	village

Settlement Name	Size Classification	Serviced Classification (Overrides size classification)	Transport Classification (Overrides size classification)
Abbey Terrace (Llangollen)	open countryside	open countryside	open countryside
Aberwheeler	village	unserviced village	unserviced village
Bontuchel	open countryside	open countryside	open countryside
Cefn Mairwen	small village	open countryside	open countryside
Cwm	village	unserviced village	unserviced village
Derwen	small village	open countryside	open countryside
Graianrhyd	village	village	village
Groesffordd Marli (inc Cae Onnen)	small village	open countryside	open countryside
Hendrerwydd	small village	open countryside	open countryside
Hirwaen	open countryside	open countryside	open countryside
Llanelidan	village	unserviced village	open countryside
Llangynhafal	open countryside	open countryside	open countryside
Llanrhaeadr yng Nghinmeirch	small village	open countryside	open countryside
Llanrhydd	open countryside	open countryside	open countryside
Llanynys	open countryside	open countryside	open countryside
Loggerheads	open countryside	open countryside	open countryside
Maeshafn	village	unserviced village	unserviced village
Marian Cwm	open countryside	open countryside	open countryside
Melin-y-Wig	open countryside	open countryside	open countryside
Pant Pastynog	open countryside	unserviced village	unserviced village
Peniel	open countryside	open countryside	open countryside
Pentrecelyn	small village	open countryside	open countryside
Pentredwr	open countryside	open countryside	open countryside
Prion	open countryside	open countryside	open countryside
Saron	open countryside	open countryside	open countryside
Tafarn Y Gelyn	small village	open countryside	open countryside
Y Green	village	unserviced village	unserviced village

<u>Settlement Hierarchy</u>

Category	Definition	Settlements
Main centre	It has:- • 500 or more dwellings **and** • a green traffic light for all of the service offerings (an overall services grading of 16 points) being medical, education services, post office, bank or building society facilities, social opportunities and other services which include retail offerings and shops. It services the whole of Denbighshire.	• Denbigh • Llangollen • Prestatyn • Rhyl • Ruthin • St Asaph
Local centre	It has:- • 500 or more dwellings **and** • medical services **and** • education services **and** • social opportunities **and** • other services. It provides a more limited range of medical, education, medical, financial and retail services than the main centre. It services surrounding settlements and the open countryside.	• Bodelwyddan • Corwen • Dyserth • Meliden • Rhuddlan
Village	There are no medical services. It has:- • 20 or more dwellings **and** • social opportunities **and** • a post office **and / or** • education services **and / or** • other services. It services its own settlement and surrounding open countryside.	• Bodfari • Bryneglwys • Carrog • Clawddnewydd • Cynwyd • Graianrhyd • Eryrys • Gwyddelwern • Gellifor • Glyndyfrdwy • Llandegla • Henllan • Llandrillo • Llandyrnog • Pwllglas • Llanferres • Trefnant • Tremeirchion • Llanarmon yn Ial • Llanbedr Dyffryn Clwyd • Llanfair Dyffryn Clwyd • Pentre Llanrhaeadr

Unserviced village	It has a limited community infrastructure:-
	• It is not classed as high risk (a red traffic light) in respect of the transport summary assessment **and**
	• It has 30 or more dwellings <u>and</u>:
	    - no services <u>or</u>
	    - a community opportunity <u>or</u>
	    - an education service **or**
	• It has 20 or more dwellings <u>and</u>:-
	    - a community opportunity <u>or</u>
	    - an education service.
		• Cwm • Aberwheeler
		• Cyffylliog • Clocaenog
		• Maeshafn • Graigfechan
		• Nantglyn • Rhewl
		• Rhuallt • Y Green
		• Betws Gwerfil Goch
		• Pant Pastynog

Open countryside	All other unclassified settlements.	