

Denbighshire
County Council
Local Development Plan
2006 - 2021

LDP Review Report (December 2017)

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1. Introduction

- 1.1 Denbighshire County Council is committed to implementing the plan-led approach in local decision-making in ensuring that the adopted Denbighshire Local Development Plan 2006 – 2021 (LDP) is fit for purpose. In support of the LDP Objectives and the Council's corporate strategies, local policies and proposals maps set out where and how much development will take place in the County until 2021.
- 1.2 The Denbighshire LDP was adopted in June 2013, and after 4 years must be subject to a review. Reviewing an LDP aims to identify any changes in and updates to the evidence base supporting individual policies and land allocations, new legislation, and local events or circumstances which require a careful consideration of amending individual elements of it.
- 1.3 The purpose of the 'LDP Review Report 2017' is to document the Council's approach to this exercise and the conclusions drawn from the results. Information and data were, for example, sought from previous Annual Monitoring Reports (AMRs), changes in legislative requirements, development management records, and new evidence.
- 1.4 This report starts with setting out the procedural background for conducting a review; providing details on sources of legislation and requirements. The following chapter 3 briefly assesses LDP Vision and LDP Objectives, concluding the principal thrust still remains valid. Chapters 4 and 5 focus on the LDP Strategy and local policy performance. They identify and elaborate on the main reasons for pursuing a revised LDP: (1) underperformance with regard to delivery of affordable and market housing; (2) lack of a 5-year housing land supply; (3) addressing Gypsy and Traveller accommodation needs; and (4) changes to waste management & minerals. Reflections on Sustainability Appraisal and Habitat Regulations Appraisal are presented in Chapter 6, whilst Chapter 7 outlines the Council's preferred approach to joint-working with adjacent local planning authorities.
- 1.5 Key stakeholders and members of the public were consulted on the content of the LDP Review Report and its appendices, the Sustainability Appraisal (incorporating Strategic Environmental Assessment) - Reconsideration and Scoping Report, and the draft Delivery Agreement. All representations were carefully considered and, where justified, resulted in amending the draft documents. The full consultation report, including all representations, can be requested from the Denbighshire Strategic Planning & Housing team via email: planningpolicy@denbighshire.gov.uk
- 1.6 Appendices A to E are five 'Information Papers', corresponding to the five LDP themes. They supplement the main document, and present detailed information and data on individual local policies, changes in legislation and local circumstances. The rationale behind this approach is to maintain these 'living-documents' which are frequently updated to inform the revision of the LDP.

2. Background

Procedural requirements

- 2.1 'The Town and Country Planning (Local Development Plan (Wales) (Amendment) Regulations 2015' set out the legal requirements for producing a Local Development Plan (LDP), including procedural steps. LDP reviews are specifically referred to in Regulation 41, which requires a LDP review all four years and further outlines two possible ways forward: 'Revision using full form procedure' or 'Revision using short form procedure'. The principal difference between the two approaches lays in the complexity and number of proposed changes to the adopted LDP. Notwithstanding the chosen approach, the production of an amended or replacement LDP must be preceded by an LDP Review report that details the reasons and evidence for proposing changes to individual Plan elements.
- 2.2 Welsh Government provided further guidance on how to follow the provisions of the Regulations in form of the LDP Manual. The document defines three principal triggers for reviewing an adopted LDP and the production of a report to document the process:
- (1) Significant contextual change (e.g. in national policy or legislation; in local context e.g. closure of a significant employment site that undermines the local economy; in development pressures or needs and investment strategies of major public and private investors).
 - (2) Significant concerns from the findings of the AMR in terms of policy effectiveness, progress rates, and any problems with implementation.
 - (3) S69 / Regulation 41 review requirement.
- 2.3 Regulation 41 (as amended) stipulates that Local Planning Authorities (LPAs) must commence a review of its LDP every four years from the date of its initial adoption. The Denbighshire Local Development Plan 2006 – 2021 was adopted in June 2013 which means that the Council is obliged to start carrying out the review in 2017.
- 2.4 As part of the review process, local planning authorities are advised to establish whether the adopted plan still complies with the three tests of soundness as described in Planning Policy Wales and, if necessary, what amendments would rectify the apparent short-coming. The three tests are: (1) Does the adopted Plan still comply with legislation, strategies or programmes pertinent to the area; (2) are all adopted Plan elements substantiated by up-to-date evidence; and (3) can the adopted Plan be delivered throughout the remaining lifetime?
- 2.5 Besides producing the LDP main document and LDP proposals maps, the Council carried out a number of assessments to evaluate the effect of local policies and site designations on matters such as, local infrastructure, the natural environment and Welsh culture. Chapter 6 will specifically refer to the screening exercises carried out with regard to Sustainability Appraisal (SA) with Strategic Environmental Assessment (SEA) and the Habitat Regulations Appraisal (HRA).

- 2.6 The LDP Review report does not outline specific proposals, i.e. wording, for local policies or present amended land allocations on the LDP Proposals Maps. Public consultation was undertaken on the results of the review and not proposals that prejudice the forthcoming revision of the LDP.

Primary legislation

- 2.7 The Well-being of Future Generations (Wales) Act 2015 came into force on the 1st of April 2016. It requires public bodies such as Denbighshire County Council to consider not only the present needs of local communities but also how their decisions affect people in the future. The Council is principally challenged to work towards all seven wellbeing goals contained in the Act: (1) A globally responsible Wales; (2) A prosperous Wales; (3) A resilient Wales; (4) A healthier Wales; (5) A more equal Wales; (6) A Wales of cohesive communities; and (7) A Wales of vibrant culture and thriving Welsh language.
- 2.8 Denbighshire County Council has developed the ‘Well-being Impact Assessment’ toolkit to comply with the provision of the Well-being of Future Generations (Wales) Act 2015 and the Planning (Wales) Act 2015. It is designed to assist the decision-maker in evaluating a specific proposal in light of the well-being goals. Accordingly, all elements contained in the replacement LDP will be subject to a well-being impact assessment and, if required, subject to amendments in line with recommendations derived from the assessment.
- 2.9 The Planning (Wales) Act 2015 received Royal Assent on the 6th of June 2015. Part 3 introduces a new hierarchy of development plans into the Welsh planning system: National Development Framework (NDF) – Strategic Development Plans (SDPs) – Local Development Plans (LDPs). It is argued that the introduction of a NDF and SDPs will allow planning for larger than local issues such as housing numbers, strategic housing allocations, strategic employment sites and supporting transport infrastructure which cut across a number of local planning authority areas. Whilst the Act does not outline specific areas to be covered by a SDP Welsh Government may direct local planning authorities to prepare such a document.
- 2.10 There are currently no detailed plans to introduce a SDP for North Wales but there were initial discussions around the scope for the A55 trunk road to form the basis for a Strategic Development Plan for North Wales. If parts of the County were going to be covered by a SDP this would have significant implications for the function and content of the emerging replacement Denbighshire Local Development Plan.
- 2.11 The Planning (Wales) Act 2015 also provides Welsh Ministers with the power to direct local authorities to produce joint local development plans. That could mean that Denbighshire is directed to produce a replacement Plan with an adjoining local planning authority. There is a risk of such a direction despite current uncertainty concerning the White Paper on ‘Reforming Local Government: Resilient and Renewed’ (January 2017). Chapter 8 provides further clarity and outlines the Council’s position.

3. LDP Vision and LDP Objectives

3.1 Being at the heart of the Denbighshire Local Development Plan 2006 – 2021 (LDP), the LDP Vision sets out an ambitious set of objectives that should have been realised at the end of the plan period in 2021:

3.2 'That Denbighshire, through sustainable development, will have a vibrant urban coast, with thriving market towns and rural areas. The housing and employment needs of the County will be met, the high quality environment protected and enhanced and a high quality of life maintained for all communities with full recognition that we have a strong Welsh language and culture that should be maintained and protected throughout the County.'

Source: Denbighshire LDP (2013), p. 5

3.3 The LDP Vision is supported by a number of LDP Objectives and local policy to deliver and implement its key elements. Progress is closely monitored as part of the Annual Monitoring Report. Initial assessments have shown, see Chapter 5 'Key findings of previous Annual Monitoring Reports', that there is ample opportunity to improve previous performance, especially with regard to meeting the housing needs in the County. At this point in the Plan period it remains however open to judge whether the LDP Vision requires an amendment on the basis of poor local policy performance.

3.4 The Well-being of Future Generations (Wales) Act 2015 set the framework for Welsh Government to formulate the well-being objectives which do not only influence national policy but also direct local authorities. Incorporating a holistic approach to decision-making the well-being objectives mirror the principles of sustainable development that led previous planning policies. When drafting a new or amending the existing LDP Vision, greater emphasis must be placed on the provisions of the Act and the well-being objectives.

3.5 Denbighshire County Council (DCC) adopted a new Corporate Plan for 2017-2022, 'Working Together for the Future of Denbighshire', on the 17th of October 2017. The new Corporate Plan sets out five key priorities that present the framework for further Corporate Strategies/ Plans and will significantly guide the local authority's decision-making process in achieving challenging objectives.

3.6 Table 1 demonstrates how the adopted LDP Objectives support the new Corporate Plan. Whilst there are no conflicting objectives, the Replacement Plan will provide an opportunity to strengthen the link between these two documents.

3.7 Table 1 Adopted LDP Objectives in support of individual DCC Corporate Priorities for the period 2017 - 2022

DCC Corporate Plan for 2017 - 2022	Adopted DCC LDP Objectives
Everyone is supported to live in homes that meet their needs	LDP Objective 1 'Population and Community;

Communities are connected and have access to services and goods locally, online or through good transport links	LDP Objective 4 'Retail'; LDP Objectives 5 & 6 'Transport'; LDP Objective 7 'Welsh Language'; LDP Objective 10 'Waste' LDP Objective 12 'Infrastructure'
The Council works with people and communities to build independence and resilience	LDP Objective 11 'Energy'; LDP Objective 13 'Mixed Use Development'; LDP Objective 14 'Design';
The environment is attractive and protected, supporting well-being and economic prosperity	LDP Objective 8 'Public Open Space'; LDP Objective 15 'Tourism'; LDP Objective 16 'Areas of Protection'
Younger people want to live and work here and have the skills to do so	LDP Objective 1 'Population and Community'; LDP Objectives 2 & 3 'Employment and Jobs'

Source: Denbighshire County Council Corporate Plan for 2017 – 2022 'Working Together For The Future Of Denbighshire'; DCC webpage; accessed 20th October 2017

3.8 There are 16 LDP Objectives in the Plan, reflecting key elements of the LDP Vision and aiming to address key issues identified in the former Denbighshire Pre-Deposit Local Development Plan (2008). Since the key issues facing the County have not significantly changed there are no proposals to amend them at this point in time. Should the LDP Vision require a revision then the LDP Objectives are likely subject to modification.

3.9 Appendices A to E set out in detail how the LDP Vision and LDP Objectives are reflected in adopted local policy. Depending on the outcome of the Sustainability Appraisal/ Scoping Framework there may be the need to change the wording of individual LDP Objectives.

4. **LDP Strategy**

4.1 The overall growth and spatial strategy in the adopted LDP was informed by a number of studies and projections of population and household growth provided by Welsh Government. These included Denbighshire Population and Household Projections (Roger Tym & Partners 2005), Welsh Government Household Projections 2006 and 2008 based. The data sources outlined above informed the 500 dwellings per year that was agreed as the growth level in the Local Development Plan. The growth level in the Local Development Plan was still below the estimated annual requirement from the Welsh Government population projections but this took into account the environmental capacity of the County and the ability of the construction industry locally to build at any higher rate.

- 4.2 Population and household change is made up of natural change; the balance between births and deaths within the population and net migration based on the numbers of people moving in and out of the County. Population and household projections use data on past trends and then roll forward that trend to predict what could potentially happen in the future. It should be noted that these assume elements of population change remain the same and also take no account of any major policy changes that may influence population change.
- 4.3 Net migration into Denbighshire is the major component of population and household change in the County. The rate of net migration can fluctuate significantly over a relatively short period of time. A drop in migration rates is often seen during a period of poor economic growth. The global economic downturn has had a significant effect upon migration rates into Denbighshire.
- 4.4 The figures shown in table 2 illustrate that the projected annual population growth using the most recent 2015 based projections is significantly below the 2008 based figures that the current LDP was based on. This will have again a significant impact on the projected household growth and the dwelling requirement for the forthcoming replacement LDP.

4.5 Table 2 Projected annual population growth based on 2008, 2011 and 2015 WG projections

Projections	Denbighshire (rounded)
2008 – based 5 year migration trend	590
2011 – based 5 year migration trend	350
2015 – based 5 year migration trend	120
2015 – based 10 year migration trend	270
2015 – based 15 year migration trend	410

Source: Corporate Research and Information Unit, Conwy County Borough Council 2017

- 4.6 If population levels were to remain static there would still be an increase in the number of households in the County as new households are created by primarily young people leaving home or through family breakdown. Table 3 below shows the projected household growth in the County.

4.7 Table 3 Projected annual household growth based on 2008, 2011 and 2015 WG projections

Projections	Denbighshire (rounded)
2008 – based 5 year migration trend	500
2011 – based 5 year migration trend	190
2015 – based 5 year migration trend	100
2015 – based 10 year migration trend	150
2015 – based 15 year migration trend	220

Source: Corporate Research and Information Unit, Conwy County Borough Council 2017

- 4.8 The projected annual household growth going forward for the County ranges from a fifth to just under half that predicted for the adopted LDP. Table 4 transfers the

annual household growth into a projected annual dwelling requirement for the forthcoming replacement LDP.

4.9 Table 4 Projected annual dwelling requirement based on 2008, 2011 and 2015 WG projections

Projections	Denbighshire (rounded)
2008 – based 5 year migration trend	530
2011 – based 5 year migration trend	200
2015 – based 5 year migration trend	100
2015 – based 10 year migration trend	160
2015 – based 15 year migration trend	230

Source: Corporate Research and Information Unit, Conwy County Borough Council 2017

4.10 The Denbighshire LDP was adopted in June 2013 which is less than seven years since the start of the Plan period in 2006. Figure 1 shows the annual housing completions in comparison with the growth levels set out in the LDP.

4.11 Figure 1 Annual housing completions compared with growth levels set out in the Denbighshire LDP since 2006/2007



Source: Denbighshire County Council (2017)

4.12 The housing completion data have not reached the annual minimum requirement of 533 dwellings (727 dwellings for the period from 2016/2017 onwards) since the LDP was adopted in June 2013. Comprehensive discussions with landowners and potential developers have indicated that demand in the County for new housing is comparatively low, which is reflected in the annual completions.

4.13 The LDP Growth Strategy will need to reflect the future need in light of the revised population and household projections. It is apparent that the annual growth level is unrealistic and will not meet the initially projected growth over the remaining lifetime of the Plan.

- 4.14 Providing the objectively identified amount of affordable and market houses is a crucial part of implementing the LDP Growth Strategy but its performance must also have regard to the spatial distribution as determined by the settlement strategy and corresponding spatial strategy for Denbighshire.
- 4.15 The broad spatial distribution of new houses was established at the Pre-Deposit stage with growth being mostly concentrated in the north of the County with more limited growth to meet local needs in all other areas.
- 4.16 The settlement strategy for the County is outlined in local policy BSC 1 – Growth Strategy for Denbighshire. There is a single Key Strategic Site in the County – Bodelwyddan. Lower growth areas towns have been identified at Rhyl, Prestatyn, St Asaph, Denbigh, Ruthin and Corwen. These are all established centres with a range of services to meet regional or local needs. Rhyl and Prestatyn are the main centres within the County but are heavily constrained by issues such as flood risk; topography; environmental designations and infrastructure capacity. These constraints have resulted in levels of growth for these areas being lower than those previously experienced.
- 4.17 There are 31 villages where appropriate sites for residential use, community facilities and recreational open space were allocated within identified development boundaries. These are also shown on the LDP Proposals Maps. In addition, 27 hamlets were identified to allow for affordable housing growth to meet purely local needs in rural areas. Housing development in hamlets is limited to a quota set for each settlement, located within the areas of search defined on the Proposals Maps and tied to local needs.
- 4.18 Outside of villages and hamlets, other rural areas have been classified as open countryside where development opportunities are controlled in line with national policy. A limited contribution to housing needs will be made through the conversion of redundant rural buildings and infill development.
- 4.19 The following two tables set out the number of dwellings that have been completed since the start of the Plan period in 2006 in accordance with their position in the settlement hierarchy (table 5) and the spatial strategy (table 6).

4.20 Table 5 Housing completions in line with LDP settlement strategy

LDP Growth Strategy	Number of houses	Percentage
Key Strategic Site Bodelwyddan	0	0
Lower Growth Towns	1648	73
Villages	241	11
Hamlets	28	1
Open Countryside	326	15
<i>Total</i>	2243	100

Source: Denbighshire County Council (2017)

4.21 Table 5 indicates that the delivery of houses has been very much in line with the settlement hierarchy identified in the adopted LDP. More than 70% of new dwellings were completed in Lower Growth Towns. These are the most sustainable locations for new development as they offer a range of easily accessible services and facilities.

4.22 Table 6 Housing completions in line with LDP spatial strategy

Location	Number of houses	Percentage
North of the County	1220	54
Central area	728	33
South of the County	295	13
<i>Total</i>	2243	100

Source: Denbighshire County Council (2017)

4.23 Both tables indicate that housing completions are located in line with the spatial distribution and settlement hierarchy, as laid out in the LDP. The implementation of the LDP Growth Strategy primarily suffers from the significantly low number of new homes coming forward through the planning system.

4.24 The most up-to-date Welsh Government population and household growth projections will be the starting point for developing the forthcoming LDP Growth Strategy for County. Since previous WG population and household growth projections were grossly overestimated (they are just projections though), the Denbighshire Local Development Plan 2006 – 2021 completely failed to deliver the housing levels as set out in the Plan Strategy.

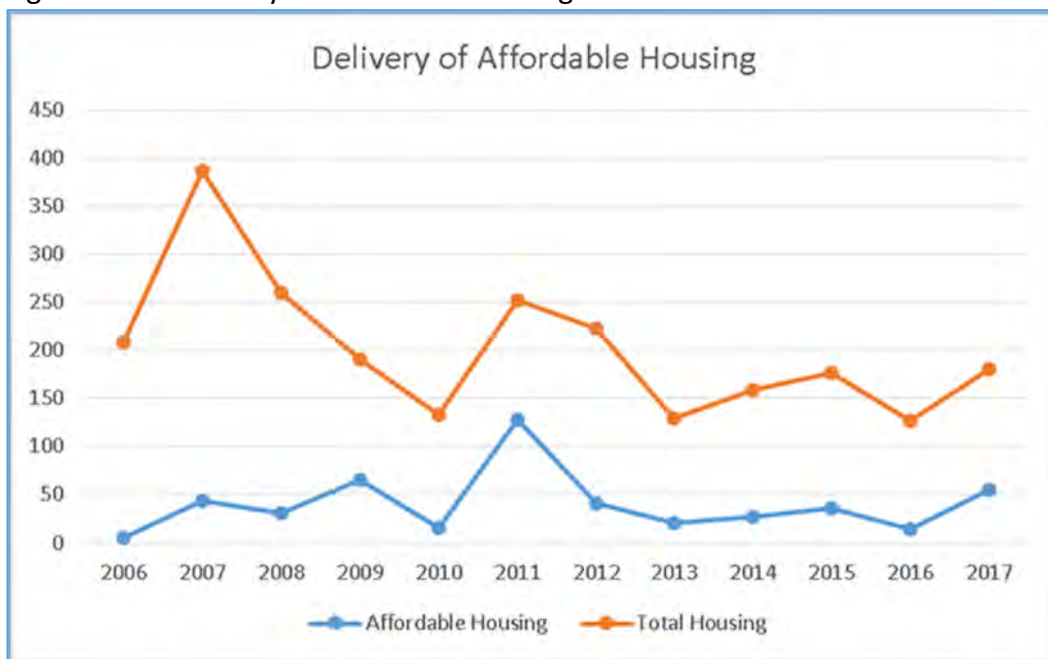
Affordable housing

4.25 Technical Advice Note 2 – Planning and Affordable Housing 2006 requires local authorities to include an affordable housing target in their development plans and indicate how this target will be achieved using identified policy approaches. Local Housing Market Assessments provide the evidence base for policies to deliver both market and affordable housing.

4.26 There is an identified need for affordable housing across the County. The Denbighshire Local Housing Market Assessment will be updated in 2018 to inform the target for delivery in the replacement LDP. Policy BSC 4 ‘Affordable Housing’ set out the target of 2,250 – 3,000 affordable homes being delivered across the plan period 2006 – 2021. 10% affordable housing is currently sought on all development sites of 3 or more units either by on-site provision on sites of more than 10 units or via a financial contribution on sites of 3-9 units. The policy allows for an increase in the percentage of affordable housing sought should house sales prices rise 10% above the 2009 base prices. The level of contribution sought was set following the results of the Affordable Housing Viability Study (District Valuers Office 2009). This study will be updated to inform the level of contributions that can be sought in the replacement LDP.

- 4.27 Rural Exceptions Sites – local policy BSC 8 outlines that all settlements which have development boundaries can make use of the ‘rural exceptions’ policy to provide 100% affordable housing. The policy was made more flexible by enabling ‘Exceptions’ sites to come forward where there are sites within the boundary that are undeveloped provided it could be established that these sites were unlikely to come forward. No rural exceptions sites have come forward over the plan period to date and the replacement LDP should consider whether this policy is still required.
- 4.28 Hamlets Policy – local policy BSC 6 apportioned a level of growth to each of the identified settlements and states that all housing developments would need to be affordable to meet local needs. Given the scattered nature of many of the County’s hamlets, this policy identified an Area of Search in and around the existing settlement where development would be allowed. By tying housing to local need this policy sought to ensure that the needs of local people were given priority and that rural housing made a contribution to affordable housing. A total of 3 affordable housing units have been delivered through this policy since adoption in 2013. Given the limited number of new homes that this policy has delivered and the problems experienced by applicants in securing finance for developing homes tied to local connections affordable housing this policy should be reviewed for the replacement LDP. Appendix I, table 1 ‘Hamlets’, shows the total number of dwellings that have been permitted since 2006; prior to the adoption of local policy BSC6, and includes open market housing.
- 4.29 Infill Policy – local policy BSC 9 expanded on National Policy that allows for the development of very limited new housing within existing small groups and clusters. In order to ensure that local people can continue to live in rural areas all infill developments were to be restricted to affordable housing to meet local needs. Similar to the Hamlets policy above this policy has delivered very few new houses and should be reviewed for the replacement LDP.
- 4.30 Figure 2 shows the delivery of affordable housing in relation to the total numbers of new dwellings delivered via the planning system. A total of 481 affordable housing units have been delivered since 2006 through the planning system which is below the target of 2,250 in policy BSC 4. It must stressed however that as the total number of overall housing completions is well below the 500 per annum required in the current LDP, the percentage of affordable housing delivered is 21%. This is twice the 10% required by policy BSC 4. It should be noted that the Council also delivers affordable housing through mechanisms other than the Local Development Plan. These include use of Social Housing Grant, work on bringing empty homes back into use and work with housing partners such as registered social landlords. A total of 691 affordable housing units have been delivered in Denbighshire since 2006.

4.31 Figure 2 Delivery of Affordable Housing



Source: Denbighshire County Council (2017)

Employment land

4.32 The evidence base for the emerging Local Development Plan concluded that an employment land supply of about 50 ha was required up to 2021. This figure was arrived at on the basis of amalgamating three employment projection models, set out in the study undertaken by the University of Bangor in 2007. The study concluded that in terms of any forward planning contingency Denbighshire should be planning on the basis of around 3 ha per annum – which is about 45 ha over the plan period (rounded up to 50 ha for the LDP).

4.33 Table 7 New employment land allocations in Lower Growth Towns

Settlement	Employment Allocation	Hectares	Comments
Bodelwyddan	Key Strategic Site	26	Outline planning application (incl. Section 106) approved in March 2016
Rhyl	--	0	Demand for employment land is satisfied by using vacant or underused premises on existing sites
Prestatyn	--	0	
St Asaph	St Asaph Business Park	14	Demand for office accommodation is addressed by using existing facilities
Denbigh	Colomendy North	8	No progress; site has been allocated for

			employment use since 2002; consider de-allocating site
Ruthin	Lon Parcŵr	5.5	Demand for employment land is satisfied by using vacant or underused premises on existing sites
Corwen	Ty'n Llidiart	6	Land has been taken up for economic development in June 2017

Source: Denbighshire Local Development Plan 2006 – 2021, p 42

- 4.34 In line with the Local Development Plan Spatial Strategy the majority of new employment land was located within the Key Strategic Site identified under local policy BSC 5 at Bodelwyddan, and at the St Asaph Business Park. New employment land allocations have additionally been identified in the lower growth towns as shown on the LDP proposals maps. The aim was to provide a variety of sites in different locations. Besides new land allocations, the local plan emphasises the protection of existing employment premises for potential future re-use.
- 4.35 The Council carries out annual reviews of the employment land in the County. This exercise focusses on the availability of employment land, land take up and completion rates. All information relates to land allocations that are shown on the LDP Proposals Maps. Land take up has principally been low in the last five years, with the exception of 2014, due to a number of vacant offices and industrial units available in Denbighshire. The County's existing stock can still satisfy demand from businesses without translating demand into new land requirements.
- 4.36 Employment land delivery crucially depends on the viability of the proposed development and the potential value of land for alternative uses. The Council was challenged to release individual sites for alternative uses such as, retail and residential use. Approximately 2.1 ha of employment land was lost to residential use at Warren Drive in Prestatyn and approximately 2.75ha of employment land was lost to a mixed-use scheme at Ffordd Derwen in Rhyl. Whilst local policy BSC 2 does not prevent a change of use on brownfield land, retail uses have been established in Rhuddlan and Prestatyn on land that was previously in traditional employment use.
- 4.37 The Council is going to carry out a substantial review of allocated employment land in the County, i.e. land currently shown as 'PSE 2' on the LDP Proposals Maps. It is going to stress viability, site infrastructure and potential constraints such as flood risk. This information will inform the review of both PSE 2 and PSE 3, which addresses the protection of employment premises.

5. Key findings of previous Annual Monitoring Reports

- 5.1 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, the Council is duty bound to produce an Annual Monitoring Report (AMR) for submission to Welsh Government (WG) by 31st October each year.
- 5.2 The Council has submitted three AMRs to Welsh Government since LDP adoption in June 2013. They identified three principal areas of concern with regard to local policy performance that the Council has to focus on when drafting new local policies:
- (1) LDP Growth Strategy - lack of a 5-year housing land supply (requirement set out in Technical Advice Note 1 'Joint Housing Land Availability Studies');
 - (2) Gypsy & Traveller Sites - addressing the accommodation needs of Gypsy & Travellers; and
 - (3) Waste Management & Minerals - reflecting changes to waste and mineral policy at national level.
- 5.3 Appendix II contains a table outlining the reasons for potentially proposing changes to individual local policies on the basis of policy performance.
- 5.4 Chapter 7 of the LDP contains the monitoring framework that has been used to assess the impact of local policies and whether sustainable development is delivered as originally set out. Having already produced three AMRs it became apparent that there is not only the need to change individual local policies but also to amend the relevant monitoring framework. It contains, for example, the national policy target of 'Amount of residential development meeting the Code for Sustainable Homes Level 3 and obtaining 6 credits under Ene 1 – Dwelling Emissions Rate' that has not been covered by planning policy since the publication of PPW Edition 7 (2014). Since local plan implementation and local policy performance may depend on actions by third parties, there are reasons beyond the LPA's control that explain why local policies do not perform as expected at the time of Adoption.

LDP Growth Strategy - lack of 5-year housing land supply

- 5.5 Planning Policy Wales (November 2016) [PPW], paragraph 9.2.3, stresses the need for a local planning authority to demonstrate that a 5-year housing land supply is genuinely available in the County. The Denbighshire Joint Housing Land Availability (JHLA) 2017 indicates a supply of 1.79 years which is a lower figure than the 5 years stipulated by PPW. Technical Advice Note (TAN) 1 'Joint Housing Land Availability Studies', paragraphs 2.4 and 3.4 advise local planning authorities to consider a Plan review should the supply figure not be met.
- 5.6 The Council could not present sufficiently available land for residential development in line with the TAN 1 requirement over the last five years (see table 8). It actually

fell significantly short of 5 years. This matter is a principal reason for pursuing a revision of the LDP.

5.7 Table 8 DCC 5-year housing land supply (2013 – 2017)

Year	2013	2014	2015	2016	2017
5-year housing land supply (TAN 1 residual method)	3.49	1.80	2.10	2.02	1.79

Source: Denbighshire County Council (2017)

- 5.8 The residual method focusses on the remaining number of houses to be delivered in the remaining Plan period, whereas the past completions/ built method reflects to a greater extent what has actually been delivered on the ground by the construction industry in the County. Comparing both methods identifies a significant problem in Denbighshire. There is sufficient land available for residential development but delivery is dependent on developers. The industry has not taken up the land available to deliver as many houses per year as required by the Plan; partly due to viability concerns.

Gypsy & Traveller Sites

- 5.9 A comprehensive understanding of Gypsy and Traveller accommodation needs and issues is essential to make properly planned provision and avoid the problems associated with ad hoc or unauthorised encampments. An accommodation assessment and strategy to meet the need which, if identified, will greatly strengthen the ability of local authorities to respond swiftly and firmly to inappropriate unauthorised developments and encampments and help to avoid future unauthorised camping and development.
- 5.10 The assessment of Gypsy and Traveller accommodation needs, and the duty to make provision for sites where the assessment identifies need, became a statutory requirement under the Housing (Wales) Act 2014.
- 5.11 The Denbighshire 2016 Gypsy and Traveller Accommodation Assessment (GTAA) Report was approved by Welsh Government in March 2017, and concluded that there is a need for a residential site and transit site or stopping place in the north of the County and under the provisions of the Housing (Wales) Act, the Council is required to address this need.
- 5.12 Having received approval from Welsh Government on the Gypsy and Traveller accommodation needs assessment, the Council is working towards addressing the identified needs through site provision in the County.
- 5.13 Local policy BSC 10 'Gypsy & Traveller Site' monitoring has therefore taken into consideration the legal changes and the production of an updated GTAA that has rendered superfluous the original indicator and trigger level as defined in the Denbighshire LDP. Therefore, policy review and relevant monitoring mechanisms have to be identified and implemented in the revised LDP.

Waste Management & Minerals

- 5.14 The Local Development Plan was produced in the context of the National Waste Strategy (2010) Towards Zero Waste (TZW) and the North Wales Regional Waste Plan 1st Review. The National Waste Strategy remains of relevance, however, the Regional Waste Plans have since been withdrawn. The Welsh Government has published a suite of Sector Plans to assist in the delivery of the Waste Strategy, which form part of the overall waste strategy for Wales, including the Collections, Infrastructure and Markets Sector Plan (2012) which advises on waste management infrastructure requirements.
- 5.15 To reflect the changes to National Waste Strategy, the Welsh Government revised Planning Policy Wales and Technical Advice Note 21: Waste in 2014. The Regional Waste Plans were effectively withdrawn and, apart from the Areas of Search Maps are no longer of relevance to Local Development Plans. Whilst the general policy direction has not changed, policies VOE 7 and VOE 8 will need to be changed to reflect the changes to national policy and guidance, particularly to avoid overprovision of certain facility types and to ensure that the LDP can deliver development which moves the management of waste up the waste hierarchy.
- 5.16 Significant changes are occurring at the European level through the Circular Economy Package which includes revised legislative proposals on waste. Whilst the measures are still emerging, the circular economy is recognised by Welsh Government as being of particular importance in helping deliver the long term aspirations of the National Waste Strategy through their support of the Circular Economy Capital Investment Fund. The publication of the Well Being and Future Generations (Wales) Act 2015 and Environment (Wales) Act 2016 both set the legislative background for sustainable development, which a circular economy can help deliver.
- 5.17 Construction Excellence Wales have published the 'Circular Economy: Opportunities for the Welsh Built Environment' which identifies how the construction sector can minimise the use of resources whilst maximising the benefit of resources which are used. Whilst not specifically referring to the Circular Economy, Planning Policy Wales (paragraph 12.6.3) requires development plans to seek to secure opportunities to reduce or recycle waste as part of the design, construction and operation of new buildings, with further advice provided in Technical Advice Notes 12 and 21.
- 5.18 The Local Development Plan has a potentially significant role to play in facilitating a move towards a circular economy, with Policy RD1 containing a suite of criteria which would apply to all development, including the requirement that proposals 'have regard to the generation, treatment and disposal of waste' (criteria (xiv)). The wording is not considered sufficient to ensure that applicants seek to design out waste and manage wastes which do arise in a sustainable way. A review of recent planning applications indicates that this criteria is given little more than a cursory consideration by applicants. Local policy RD1 will need to be revised to address this matter.

- 5.19 Policy VOE 7 includes allocations on the basis of the land takes identified within the Regional Waste Plan 1st Review which are no longer of relevance and doesn't provide sufficient criteria against which proposals for waste management within development boundaries can be assessed. Whilst national policy should not be repeated, it would be helpful to identify criteria which show how matters such as need, the waste hierarchy and amenity impacts will be dealt with. Policy VOE 8 recognises that not all waste development can be located within allocated and existing industrial estates. However, the policy wording is overly restrictive and relies on the Regional Waste Plan to identify need, which is no longer relevant. The Annual Monitoring identified that significant progress has been made across the region with respect to the provision of food waste treatment capacity and residual waste treatment capacity, so whilst the policies need to be revised, significant progress has been made to date with respect to meeting the policy targets.
- 5.20 National planning policy has not markedly changed with respect to minerals to date, with the exception of the incorporation of Minerals Planning Policy Wales into PPW, however, there were no actual policy changes as a result. Since the adoption of the LDP the UK Government has indicated the phasing out of coal fired power stations by 2025. This will have a significant impact on the demand for indigenous coal. Whilst this is of limited significance to the LDP due to the limited distribution of shallow coal within the County, it is understood that a review of mineral planning policy is imminent to address this with changes likely to be focussed on coal, oil, gas and land safeguarding.
- 5.21 The Local Development Plan was produced using the Regional Technical Statement (2009) as part of the evidence base which has now been updated by the Regional Technical Statement (2014). The RTS 1st Review identifies a need for 0.1 million tonnes per year land-won sand and gravel over the plan period and for 7 years thereafter and a need for 0.89 million tonnes per year crushed rock. This translates to a requirement to allocate 2.2 million tonnes of sand and gravel and 0.18 million tonnes of crushed rock up until the year 2036. This is compared to a requirement to identify 1 million tonnes of sand and gravel as required by the 2009 Regional Technical Statement. Chapter 14 of Planning Policy Wales sets out approaches which should be taken to make clear where mineral extraction should or is most likely to take place. Policy PSE17: Future Mineral Extraction, identified 'Preferred Areas' within which applications for the extraction of up to 1 million tonnes of sand and gravel would be supported. The annual monitoring includes a trigger of 'No extraction permitted by 2017'. No planning permissions for mineral extraction have been permitted to date and no pre-application discussions have taken place. This matter will need to be addressed through the review of the LDP, as will the need for additional crushed rock.
- 5.22 Annual monitoring indicates that both the safeguarding policy, Policy PSE 15 and the buffer zone policy, Policy 16 are being effective. It will be important to keep this matter under review in light of any future changes to national policy. Furthermore, the implications of additional allocations required as part of the LDP Review will need consideration against these policies.

6. Sustainability Appraisal and Habitat Regulations Appraisal

Introduction

- 6.1 There is a requirement for the Local Development Plan, ~~is~~ a statutory land use plan to be subject to a Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA) and a Habitat Regulations Appraisal (HRA). In line with national guidance, the Council incorporated both SA/ SEA assessments into a single document, i.e. 'The Sustainability Appraisal Report'. The role of a Sustainability Appraisal (incorporating Strategic Environmental Appraisal) is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives. The Habitat Regulation Appraisal remains a separate document. The role of the Habitats Regulation Appraisal is to assess the likely impact of the Plan on the relevant European Designated Sites (protecting nature conservation site and species).
- 6.2 As part of the LDP Annual Monitoring Report the outcomes of the development proposals permitted during the year and other evidence are assessed against the Sustainability Appraisal Framework in order to ensure that the Local Development Plan is delivering in harmony with the SA Objectives. The overall sustainability of the Denbighshire LDP is regularly monitored as part of the LDP Annual Monitoring Framework. The following section looks at the Sustainability Appraisal screening framework and Habitats Regulations Appraisal to identify any changes in the criteria that were used to assess individual LDP elements.
- 6.3 The replacement LDP will have to comply with the provisions of the Well-being of Future Generations (Wales) Act 2015. This will have an effect on how future SA/SEA assessments are conducted in support of the Plan. Further information will be made available as the replacement Plan progresses towards adoption.

Sustainability Appraisal (Scoping Report December 2017)

- 6.4 The LDP Manual (Edition 2 August 2015) requires Authorities who are undertaking a review of their LDP's to reconsider the Sustainability Appraisal Report. This reconsideration needs to be carried out alongside the drafting of the LDP Review Report. This is before the drafting of formal changes to the LDP takes place (Replacement LDP). The manual outlines what is required as part of the review and these steps have been outlined below:
- considering the conclusions of the Annual Monitoring of the SA Framework including monitoring whether there are significant effects of implementing the development plan;
 - reviewing the SA Framework of the existing Denbighshire Local Development Plan:
 - SA Scoping - plans, policies and programmes and baseline information update;

- consider the main changes nationally and locally since the adoption of the LDP;
 - considering the SA Objectives in light of what changes are proposed in the LDP revision.
- 6.5 Appendix F, Sustainability Appraisal (Scoping Report) was issued as a draft for consultation alongside the LDP Review Report. The reconsideration did not consider that the new influences identified as part of the Denbighshire Review Report resulted in significant sustainability impacts. It did conclude that the SA Objectives all remain relevant to the current adopted Local Development Plan.
- 6.6 Natural Resources Wales, who are a statutory consultee on the Sustainability Appraisal of local land use plans, responded to the consultation on the Denbighshire LDP Reconsideration and Scoping Report (21st August 2017 – 20th October 2017). They supported the conclusions that the SA Objectives remain relevant to the current adopted Local Development Plan and welcomed that the current baseline had been amended to assist the monitoring and reconsideration. They have no objection to the Scoping Report's use in informing the SA Report as part of the replacement LDP preparation.

Habitats Regulations Assessment (Update December 2017)

- 6.7 The purpose of the Habitat Regulations Assessment (HRA) screening exercise, see Appendix G, was to look at previously conducted HRAs that were produced in support of the adopted LDP; identify changes to individual European sites, and look at the effectiveness of previously suggested avoidance, cancellation or mitigation measures. The exercise was not aimed at producing a new assessment for the adopted LDP but to learn from previous experience and identify changes likely to impact on future work.
- 6.8 There are no local policies and land allocations contained in the LDP that have caused significant effects on any European site since Plan adoption. Proposed measures to offset their occurrence are (where necessary) operational and effective. Further investigations must however be carried out to explore opportunities to improve the air quality in the south of the County; focussing on the reduction of nitrogen depositions.
- 6.9 The screening exercise highlighted that future HRAs have to have regard to the proposed extension to the 'Bae Lerpwl/ Liverpool Bay' SPA and new information emerging in support of the 'Coedwigoedd Dyffryn Alun / Alyn Valley Woods' SAC. These changes may have an effect on the formulation of local policy and potential forms of land use in the area.

7. Joint-working with adjacent local planning authorities

- 7.1 The Council worked closely with other local planning authorities in North Wales throughout the production and implementation of the adopted LDP. This has led to

the establishment of a professional planning network bringing benefits for all participants in ensuring a consistent approach to regional issues and objectives. Officers will continue working with other local planning authorities to ensure these benefits are ongoing.

- 7.2 The Planning (Wales) Act 2015, Part 3 Section 14, provides Welsh Ministers with the power to direct two or more local planning authorities to produce a joint Local Development Plan for their area. Welsh Ministers have not made use of the provision yet but clearly set out the drive for joint Plans in Chapter 2.5 of the 'Local Development Plan Manual (Edition 2, August 2015)' and the White Paper on 'Reforming Local Government: Resilient and Renewed (January 2017)'.
- 7.3 Being aware of Welsh Government's position, Denbighshire explored a number of options for preparing a joint Local Development Plan with adjacent LPAs. The starting point was looking at the individual stages of Plan-preparation that they are at in June 2017:
- Wrexham CBC: consultation on Deposit LDP is expected to take place in Autumn 2017;
 - Flintshire CC: consultation on Preferred Strategy and Options in Autumn 2017;
 - Snowdonia National Park Authority: LDP Revision using short-form procedure;
 - Powys CC: LDP Examination, consultation on Matters-Arising-Changes in October 2017; and
 - Conwy CBC: LDP Review with LDP Review Report submitted to WG in Winter 2017/ 2018.
 - Gwynedd / Anglesey Council: LDP Adoption in July 2017.
- 7.4 Conwy County Borough Council would be the only local planning authority that could offer the potential for preparing a joint Local Development Plan; without causing significant delay to the Delivery Agreements made between the other local authorities and Welsh Government. Both strategic planning teams have developed a comprehensive work-relationship that includes the production of topic-based studies, data gathering, and assessments for their respective LDP evidence base. This is will continue in the future.
- 7.5 The Council has however identified a number of points which have to be carefully considered if Welsh Ministers were to make use of their powers to direct a joint Plan:
- Current uncertainty concerning the White Paper on 'Reforming Local Government: 'Resilient and Renewed' (January 2017) and differing strategic directions and challenges associated with Councils.
 - Production of a joint LDP would entail a fresh start, with a new planning strategy, rather than a revision of existing policies and allocations. This could take longer than the review and replacement of existing plans.
 - Impact on timing in terms of progressing a joint LDP. Denbighshire's current LDP effectively expires in June 2021 and if no replacement has been adopted by that date, the Council will be reliant on Welsh Government planning policy

for making planning decisions. The work programme currently being proposed in the draft Delivery Agreement is challenging but achievable and would ensure the adoption of a replacement LDP by 2021. A joint LDP is likely to take longer, with the need to prepare & consult on a new draft Delivery Agreement and ongoing reporting to both Councils. If there is no Replacement Plan in place by 2021 both LPAs run the risk of having a zero 5-year housing land supply.

- No clarity regarding potential financial benefits. Work on a joint LDP would enable resources (including staff) to be shared across both Councils, however experience on the joint Gwynedd/ Anglesey LDP has indicated significant costs and time taken to develop the Plan.

7.6 Both Councils are independent, self-governing bodies with their specific Corporate Plans, Priorities, and Strategies. Since Local Development Plans have to be prepared in line with those County-specific documents, see ‘tests of soundness’, the emerging Plan would unlikely to be succinct, concise, well-integrated and user-friendly with the need to refer throughout the document to two different sets of Councils’ strategies and political objectives.

7.7 The Council will continue to work closely with its neighbouring authorities but has concluded that it would not be expedient to produce a Joint Plan at this time.

8. **Summary**

8.1 The purpose of the LDP Review report is to document the efforts undertaken by the Council to assess the performance and relevance of the adopted Plan. It looked at changes in primary legislation and national policy before examining progress with implementing the LDP Growth Strategy. Having delivered a significantly lower number of dwellings since the start of the Plan period in 2006 had an adverse effect on the delivery of affordable housing and the 5-year housing land supply figure as calculated in line with Welsh Government Technical Advice Note 1.

8.2 The Well-being of Future Generations (Wales) Act 2015 and the Planning (Wales) Act 2015 are two sources of primary legislation that have come into force within the last two years. Whilst Welsh Government is in the process of producing secondary legislation, it remains unknown to the Council how these future provisions are going to effect the new Plan. This includes the production of a National Development Framework and the possibility of a Strategic Development Plan. Having explored in detail various options of preparing a replacement LDP with adjacent local planning authorities it is concluded that there are opportunities to build-up a joint-evidence base but not creating a joint Plan.

8.3 The Council will use the full form procedure to fully revise the adopted Denbighshire County Council Local Development Plan 2006 – 2021 based upon the information provided in this LDP Review report and the evidence contained within the accompanying LDP Information Papers; and develop a replacement LDP in accordance with Regulation 70 of the Planning & Compulsory Purchase Act 2004.

Appendix I - LDP Residential Land Allocations

1.1 Table 1 presents an overview on progress in delivering LDP residential land allocations as set out in the policy justification of local policy BSC 1 and local policy BSC 6.

1.2 Table 1 BSC 1 residential land allocations, BSC 6 – areas of search

Site	Indicative housing numbers*	Planning Status
<i>Rhyl</i>		
Land off Trellwelyn Road/Bro Deg	100	Site allocation only
Corner of Sydenham Avenue and West Parade	12	Site allocation only
Northgate School	22	Planning permission granted for 22 dwellings
Russel Road	15	Site allocation only, Planning permission has expired
Land at Westbourne Avenue	16	Planning permission granted for 16 dwellings
Ocean Plaza	230	Site benefits from planning permission for retail, restaurant, and leisure uses
Rhyl South East	242	Planning permission granted for 242 dwellings, site is under construction
Victoria Road	13	Site allocation only
Former Nursery, Rhuddlan Road	15	Site completed
85-90 West Parade	20	Site allocation only
Brookdale Road	18	Planning permission granted for 18, site is under construction
Grange Hotel	20	Planning permission granted for 44 units
<i>Prestatyn</i>		
Midnant Farmstead (Prestatyn)	65	Site allocation only
Rear of Maes Meurig (Meliden)	30	Site allocation only
Rear of Ffordd Hendre/ Mindale Farm(Meliden)	154	Planning permission refused for 133 dwellings, Appeal dismissed (October 2017)
Plas Dive Caravan Park (Meliden)	30	Site allocation only
Cefn y Gwrych (Meliden)	18	Planning permission granted for 18 dwellings, site is under construction

Tip Lane	21	Site completed – 21 dwellings
St Asaph		
Land at HM Stanley Hospital	75	Planning permission granted for 158 units, including conversions within the historic building, site is under construction
Additional land at HM Stanley	201	Site allocation only
Land off The Paddock	16	Site allocation only
Land off Bryn Gobaith	39	Planning permission granted by appeal for 14 units
Bishop's Walk	10	Site completed
Bronwylfa Nurseries	9	Planning permission granted for 15 dwellings, site is under construction
St Winfred's School	21	Site completed
Denbigh		
Land at Lodge Farm	25	Site allocation only
Land adj Ysgol Heulfre	99	Site allocation only
Land between old and new Ruthin Road	73	Planning permission under consideration by the Council
Land off Eglwys Wen	101	Planning permission refused for 75 dwellings, Council awaits outcome of public enquiry in Autumn 2017
Bryn Stanley	25	Site allocation only
Autoworld Garage, Smithfield Road	6	Site completed
Smithfield Garage	12	Site currently used as car wash facility
Ruthin		
Glasdir Phase 2	167	Site allocation only
Land adj Maes Hafod and Llys Famau	69	Site allocation only
Glasdir Phase 1	118	There has been no progress on site since flooding events in 2012
Corwen		
Council depot [Clawdd Poncen]	128	Site allocation only
Land adj Ysgol Caer Drewyn	89	Site allocation only
Llangollen		
Land at Wern Road	4	Site allocation only
Land adj Trem y Gwernant	14	Site allocation only
Vicarage Road	47	Planning permission granted for 95 dwellings
Rear of Castle View and The Hollies	41	
Old Berwyn Works	24	Site allocation only

Rhuddlan		
Land adj Hafod y Gan and Ysgol Tir Morfa	121	Outline planning permission granted for 89 dwellings
Maes y Castell	21	Site completed
Land off Rhyl Road	10	Site completed
VILLAGES		
Bodfari – Car Park Dinorben Arms	14	Site allocation only, ‘Dinorben Arms’ PH reopened
Bodfari – Land rear of Bryn Orme	15	Site allocation only
Bodfari – Ffynnon y Charwel	2	Site completed
Bodfari – Land next to 16 Maes y Graig	8	Site allocation
Bryneglwys – Trem y Foel	12	Outline planning permission granted without specifying dwelling numbers
Bryneglwys – Land rear of Bryn Arwel	10	Site allocation only
Carrog – Land adj Cemetary	12	Site allocation only
Carrog – Land adj Maes Sidan	15	Site allocation only
Clawddnewydd – Land adj Crued yr Arwel	10	Site allocation only
Clawddnewydd – Land rear of Paradwys	10	Planning permission granted for 2 dwellings
Clocaenog – Nant y Celyn	8	Site allocation only
Cyffylliog – Land to the rear of Llys Heulog	5	Site allocation only
Cynwyd – Maes Glyndwr	16	Development completed
Cynwyd – Land adj Bryn Gwynt	15	Site allocation only
Dyserth – Land adj Glan Ffyddion Estate	99	Site allocation only
Eryrys – Gwalia House	17	Outline planning permission granted without specifying dwelling numbers
Eryrys – Canol y Cae	10	Site allocation only
Gellifor – Land at Peniarth	10	Site allocation only
Glyndyfrdwy – Land rear of New Inn Terrace	30	Site allocation only
Graigfechan – Land south of Tan y Graig	10	Outline permission granted with indicative number of 9 dwellings
Gwyddelwern – Bryn Llan	12	Site allocation only
Gwyddelwern – Land rear of Beuno Terrace	12	Site allocation only

Gwyddelwern – Land south of local school	24	Site under construction
Henllan – former Henllan Centre	30	Planning permission granted for 37 units, site is under construction
Henllan – Ty Coch	15	Planning permission granted for 15 dwellings
Llanarmon yn Ial – Land south of Cam yr Alyn	12	Outline permission granted with indicative number of 12 dwellings
Llanarmon yn Ial – Land rear of Maes Garmon Estate	34	Site allocation only
Llanbedr Dyffryn Clwyd – Land adj Troed y Fenlli	10	Site allocation only
Llanbedr Dyffryn Clwyd – Land rear of Llwyn Derw	10	Site allocation only
Llanbedr Dyffryn Clwyd – Land between The Rectory and Brakendene	3	Site allocation only
Llanbedr Dyffryn Clwyd – Land to the northwest of Maes Derwen	18	Site allocation only
Llanbedr Dyffryn Clwyd – Land adj to the Old Rectory	29	Site allocation only
Llandrillo – Land rear of Bodowen	20	Outline permission granted with indicative number of 10 dwellings
Llandyrnog – Land adj Maes Llan	25	Outline permission granted with indicative number of 40 dwellings
Llanfair Dyffryn Clwyd – Vicarage Field	25	Site allocation only
Llanfair Dyffryn Clwyd – Land rear of Bryn y Clwyd	20	Planning permission granted for 63 dwellings
Llanfair Dyffryn Clwyd – Land to the rear of Crossroads and Bron y Clwyd	39	
Llanferres – Rectory Lane	4	Site completed
Llanferres – Land rear of Bod Eryl	10	Site allocation only
Pentre Llanrhaeadr – Land rear of Maeshwylfa	10	Planning permission granted for 15 dwellings
Pentre Llanrhaeadr – Land rear of Dolwar	15	Site allocation only
Pentre Llanrhaeadr – Land adj to Dolwar	8	Site allocation only

Pŵllglas – Land south of A494	15	Site allocation only
Pŵllglas – Land at Minffordd	20	Site allocation only
Rhewl (nr Ruthin) – Hafod Ynys	20	Planning permission granted for 10 dwellings
Rhewl (nr Ruthin) – Land rear of Rhyd y Bull	20	Planning permission granted for 20 dwellings, site is under construction
Rhuallt – Land rear of Dyffryn Teg	13	Site allocation only
Rhuallt – Land west of Dyffryn Teg	12	Site allocation only
Rhuallt – Land south of Dyffryn Teg	19	Site allocation only
Trefnant – Land adj Maes Gruffydd	15	Site allocation only
Trefnant – Land rear of Maes yr Erwain	25	Site allocation only
Trefnant – Bryn Glas Hotel	16	Planning permission expired
Tremeirchion – Land rear of Llys y Twysog	10	Site allocation only
HAMLETS*		
Abbey Terrace (Llangollen)	3	3 units permitted in area of search
Aberwheeler	4	nil permitted in area of search
Bontuchel	2	nil permitted in area of search
Cefn Mairwen	3	nil permitted in area of search
Cwm	2	nil permitted in area of search
Derwen	5	5 units permitted in area of search
Graianrhyd	3	2 units permitted in area of search
Groesffordd Marli (incl. Cae Onnen)	4	nil permitted in area of search
Hendrerwydd	2	nil permitted in area of search
Hirwaen	2	2 units permitted in area of search
Llanelidan	4	nil permitted in area of search
Llangynhafal	2	1 units permitted in area of search
Llanrhaeadr yng Nghinmeirch	6	nil permitted in area of search
Llanrhydd	1	nil permitted in area of search
Llanynys	4	nil permitted in area of search
Loggerheads	1	nil permitted in area of search
Maeshafn	2	3 units permitted in area of search
Marian Cwm	2	nil permitted in area of search
Melin-y-Wig	4	nil permitted in area of search
Pant Pastynog	1	nil permitted in area of search
Peniel	1	nil permitted in area of search
Pentre Saron	1	nil permitted in area of search

Pentrecelyn	2	3 units permitted in area of search
Pentredwr	12	4 units permitted in area of search
Prion	3	nil permitted in area of search
Tafarn y Gelyn	3	2 units permitted in area of search
Y Green (Dinbych)	13	3 units permitted in area of search

* - figures include conversions, replacements, etc.

Source: Denbighshire County Council (2017)

Appendix II - Summary of LDP local policy performance

1.1 The purpose of the following table is to outline reasons for potentially proposing changes to individual local policies on the basis of policy performance in the Annual Monitoring Report and Officers' experience in Development Management. These changes are only indicative. Further amendments could be made on the basis of newly-emerging evidence. Information is also provided on the likelihood of conducting additional research to update the evidence base.

1.2 The following table 1 contains three principal 'Review Codes' to classify the anticipated changes:

- 1 - Significant concerns from findings of the AMR in terms of local policy effectiveness;
- 2 - Changes in legislation, policy, or TANs require amendments to achieve (local policy) compliance; and
- 3 - Contextual change, experience from applying local policy.

1.3 Table 1 Local policy performance

Local Policy	Comment	Review Code
<i>LDP theme: Respecting Distinctiveness</i>		
Policy RD1 – Sustainable development and good standard design	Consider extending policy application on planning proposals outside development boundaries; minor re-wording	3
Policy RD2 – Green Barriers	Council is in the process of reviewing Green Barriers	3
Policy RD3 – Extensions and alterations to existing dwellings	Local policy functions effectively in line with adopted SPG on 'Residential Development'	n/a
Policy RD4 – Replacement of existing dwellings	Minor amendments are likely, depending on new evidence	3
Policy RD5 – The Welsh language and the social and cultural fabric of communities	Ensure compliance with Technical Advice Note 20: Planning and the Welsh Language (2017)	2
<i>LDP theme: Building Sustainable Communities</i>		
Policy BSC1 – Growth Strategy for Denbighshire	See LDP Review report (section 4)	1
Policy BSC2 – Brownfield development priority	Re-consider the need for local policy, duplication of national policy?	3
Policy BSC3 – Securing infrastructure contributions from Development	Minor amendment to include reference to SPG on Planning Obligations	3

Policy BSC4 – Affordable Housing	See LDP Review report (section 4.25); test viability of 10% affordable housing contributions	1
Policy BSC5 – Key Strategic Site Bodelwyddan	Outline planning application has been approved in 2016	n/a
Policy BSC6 – Local connections affordable housing in hamlets	See LDP Review report (section 4.25);	1
Policy BSC7 – Houses in multiple occupation and self-contained flats	Consider local policy in light of new Use Class for HMOs	2
Policy BSC8 – Rural exception sites	See LDP Review report (section 4.25)	1
Policy BSC9 – Local connections affordable housing within small groups or clusters	See LDP Review report (section 4.25)	1
Policy BSC10 – Gypsy and traveller sites	See LDP Review report (section 5.9)	1
Policy BSC11 – Recreation and open space	Council is in the process of conducting an open space assessment which will inform a new local policy	3
Policy BSC12 – Community facilities	Minor amendments could be required	3
<i>LDP theme: Promoting a Sustainable Economy</i>		
Policy PSE1 – North Wales Coast Strategic Regeneration Area	See LDP Information Paper ‘Promoting a Sustainable Economy’ (July 2017), section 3.2	3
Policy PSE2 – Land for employment uses	Re-consider individual policy criteria	3
Policy PSE3 – Protection of employment land and buildings	Re-consider individual policy criteria	3
Policy PSE4 – Re-use and adaptation of rural buildings in open countryside	Re-consider individual policy criteria	3
Policy PSE5 – Rural economy	Re-consider individual policy criteria	3
Policy PSE6 – Retail economy	Local policy likely to be amended in light of updated evidence	3
Policy PSE7 – Proposals for new retail development	Local policy likely to be amended in light of updated evidence	3

Policy PSE8 – Development within town centres	Local policy likely to be amended in light of updated evidence	3
Policy PSE9 – Out of centre retail development	Local policy likely to be amended in light of updated evidence	3
Policy PSE10 – Local shops and services	Local policy likely to be amended in light of updated evidence	3
Policy PSE11 – Major new tourism developments	Re-consider individual policy criteria	3
Policy PSE12 – Chalet, static and touring caravan and camping sites	Local policy to be amended	3
Policy PSE13 – Coastal tourism protection zones	Relevance of local policy to be tested	3
Policy PSE14 – Outdoor activity tourism	Local policy functions effectively	n/a
Policy PSE15 – Safeguarding minerals	See LDP Review report (section 5.15)	1
Policy PSE16 – Mineral buffer zones	See LDP Review report (section 5.15)	1
Policy PSE17 – Future mineral extraction	See LDP Review report (section 5.15)	1
<i>LDP theme: Valuing Our Environment</i>		
Policy VOE1 – Key areas of importance	Local policy amendment to reflect provisions of Historic Environment (Wales) Act 2016 and Environment (Wales) Act 2016	2
Policy VOE2 – Area of Outstanding Natural Beauty and Area of Outstanding Beauty	Local policy functions effectively; amendments may be required with regard to the Area of Outstanding Beauty	3
Policy VOE3 – Pontcysyllte Aqueduct and Canal World Heritage Site	Local policy functions effectively	n/a
Policy VOE4 – Enabling development	Test local policy compliance with new national guidance provided in TAN24 (May 2017)	2
Policy VOE5 – Conservation of natural resources	Test local policy compliance with Environment (Wales) Act 2016	3
Policy VOE6 – Water management	Re-consider individual policy criteria	3

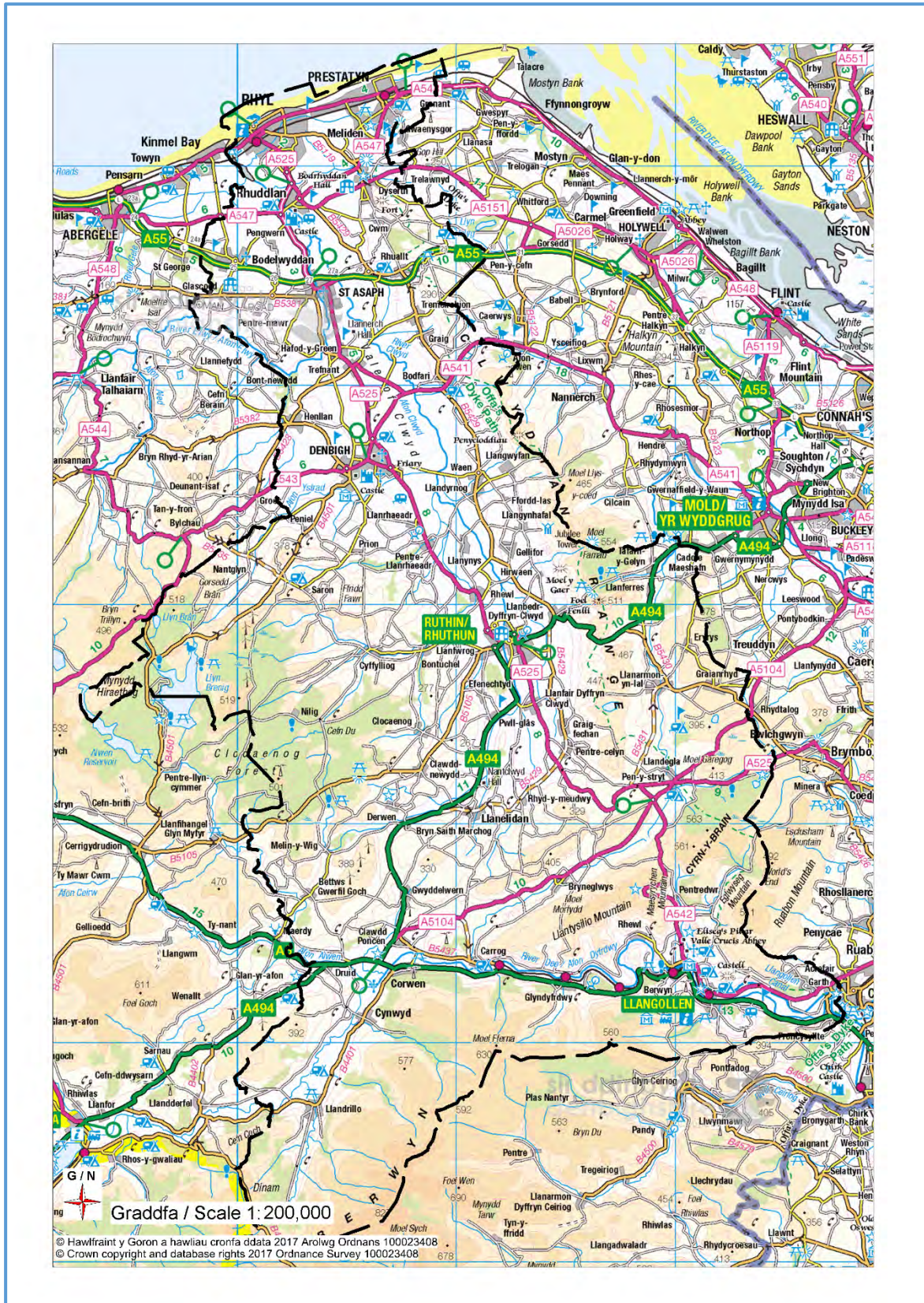
Policy VOE7 – Locations for waste management	See LDP Review report (section 5.15)	1
Policy VOE8 – Waste management outside development boundaries	See LDP Review report (section 5.15)	1
Policy VOE9 – On-shore wind energy	Local policy functions effectively	n/a
Policy VOE 10 – Renewable energy technologies	Local policy functions effectively	n/a
<i>LDP theme: Achieving Sustainable Accessibility</i>		
Policy ASA1 – New transport infrastructure	Re-consider individual policy criteria	3
Policy ASA2 – Provision of sustainable transport facilities	Could the local policy thrust achieved through different means?	3
Policy ASA3 – Parking standards	Local policy functions effectively	n/a

Denbighshire Local Development Plan 2006 - 2021

Information Paper: Respecting Distinctiveness

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Map 1 The County of Denbighshire in North Wales



1. Background

1.1 Purpose of the report

1.1.1 Denbighshire County Council (DCC) produced 'Information Papers' (IP) in support of the emerging Denbighshire Local Development Plan 2006 – 2021 (LDP) themes in August 2011. The purpose of these documents was to summarise baseline data, evidence and pertinent information regarding the development of the Deposit Local Development Plan. The LDP was subsequently adopted in 2013, containing the following themes:

- Respecting Distinctiveness (RD)
- Building Sustainable Communities (BSC)
- Promoting a Sustainable Economy (PSE)
- Valuing Our Environment (VOE) and
- Achieving Sustainable Accessibility (ASA)

1.1.2 The themes' abbreviation is reflected in the name of local policies to indicate common topics and ease of reference.

1.1.3 The Council is under the obligation to review its adopted land use plan at intervals not longer than four years from adoption in line with Section 69 of the Planning and Compulsory Purchase Act 2004. This includes the review of LDP Objectives, LDP Themes, and local policies on the basis of significant contextual change, significant concerns from the findings of the Annual Monitoring Report (AMR), and other legal responsibilities that have an effect on the performance of the LDP.

1.1.4 The Council has just started the process of reviewing the LDP. At this stage there are no draft revised LDP Objectives, LDP Themes, or local policies. The majority of text is concerned with legislation, strategies and programmes, statistical analyses, and policy performance as identified in the AMR, together with potential impact on adopted LDP policies. The Council's intention is these Information Papers will be 'living documents'; i.e. they are updated with evidence and information as the replacement LDP progresses through the individual stages of Plan production.

1.2 Introduction to the theme 'Respecting Distinctiveness'

This theme is concerned with safeguarding and enhancing the unique character of Denbighshire's City, towns and villages. This theme covers a range of different topic areas, including:

- Building design
- Physical and cultural distinction between settlements
- Protecting historic character
- Welsh language.

2. Policy Context

2.1 Introduction

2.1.1 There are a vast number of national policies and frameworks, regional plans, and local strategies that not only informed the production of the LDP but also have an impact on the delivery of individual development proposals. The purpose of this section is to review the document baseline, i.e. identify changes to existing documents, assess the effects of new or emerging documents, and highlight potential discrepancies with adopted local policies. This will be a crucial step before discussing local policy revision in light of changing local circumstances.

2.1.2 Local Development Plans in Wales are expected to integrate with other legislation, strategies, plans etc. without unnecessarily repeating national planning policy. National policy is laid out in Planning Policy Wales, which is supplemented by a number of Technical Advice Notes.

2.2 Well-being of Future Generations (Wales) Act 2015

2.2.1 The Well-being of Future Generations (Wales) Act 2015 came into force on the 1st of April 2016. It requires public bodies such as Denbighshire County Council to consider not only the present needs of local communities but also how their decisions affect people in the future. The Council is principally challenged to work towards all seven well-being goals contained in the Act: (1) A globally responsible Wales; (2) A prosperous Wales; (3) A resilient Wales; (4) A healthier Wales; (5) A more equal Wales; (6) A Wales of cohesive communities; and (7) A Wales of vibrant culture and thriving Welsh language.

2.2.2



Reinforced by the provisions of the Planning (Wales) Act 2015, the Council has a statutory duty to implement the principles of sustainable development in every decision-making process. This is achieved by adhering to locally set 'well-being objectives' to meet the seven nationally defined well-being goals.

2.2.3 Denbighshire County Council has developed the 'Well-being Impact Assessment' toolkit to comply with the provision of the Well-being of Future Generations (Wales) Act 2015 and the Planning (Wales) Act 2015. It is designed to assist the decision-maker in evaluating a specific proposal in light of the well-being goals. Accordingly, all elements contained in the replacement LDP will be subject to a

well-being impact assessment and, if required, subject to amendments in line with recommendations derived from the assessment.

2.3 National Planning Policy

- 2.3.1 National planning policy is set out in Planning Policy Wales (PPW), incorporating the previously published Minerals Planning Policy Wales in Chapter 14, and is supplemented by a series of Technical Advice Notes and Minerals Technical Advice Notes. The most relevant Technical Advice Notes which have been updated since adoption of the Local Development Plan in 2013 are outlined below. Welsh Government also publishes 'Policy Clarification Letters' that provide advice and guidance on specific topics.
- 2.3.2 Besides providing a framework for decision-making at the local level, national policy may directly be applicable to planning proposals that are determined by Welsh Ministers, by Planning Inspectors in planning appeals, or in the absence of any pertinent local policy.
- 2.3.3 Planning Policy Wales is the most significant source of information when drafting local policies. The Local Development Plan Manual sets out the requirement that LDP's should not repeat national policy but local planning authorities may wish to supplement them where local circumstances require a specific local policy interpretation. Table 1 identifies those national policies that were considered to be of relevance at the point of producing the LDP theme 'Respecting Distinctiveness' and associated local policies. It further serves as a baseline to identify any potential changes in national policy and the potential effects on the adopted local policy.
- 2.3.4 **Technical Advice Note 12: Design** (March 2016) complements Planning Policy Wales by providing further guidance on the role of local planning authorities in delivering good sustainable design. It emphasises that local planning authorities should not repeat national policy but should include clear robust policies on design in development plans which address local issues and set out the authority's design expectations. It states that plans can incorporate targeted design policies for major areas of change or protection, strategic sites or for certain types of development. Planning authorities are encouraged to explore opportunities to promote Welsh Government objectives of moving towards more sustainable and zero carbon buildings in Wales. Further advice is contained in WG Practice Guidance – Planning for Sustainable Buildings (2014).
- 2.3.5 **Technical Advice Note (TAN) 20: Planning and the Welsh Language** (October 2017) provides clarity regarding how Welsh language considerations should feed into the preparation of Development Plans. It highlights that the Sustainability Appraisal should assess evidence of the impacts of the spatial strategy, policies and allocations on the Welsh language. When producing LDPs it is possible to assess, through the Sustainability Appraisal, the cumulative and in-combination effects of many developments on the Welsh language across the plan area. This

provides an opportunity to consider effects on local communities and the broader plan area together, rather than considering language issues when an individual planning application is determined.

2.3.6 The recently published TAN20 (2017) is accompanied by Part B: Practice Guidance which provides further guidance on how and when consideration of the Welsh language might be embedded by local planning authorities in the process of preparing LDPs.

2.3.7 Various aspects of the LDP were assessed against the sustainability objective; to protect and enhance the Welsh Language and culture and Denbighshire Heritage Assets. Sites allocated in the Denbighshire LDP for specific land uses were screened with regard to potentially adverse effects on the Welsh language. The Sustainability Appraisal and responses to public consultation of the deposit Plan resulted in LDP policy RD 5 ‘The Welsh Language and the social and cultural fabric of communities’ which lays out thresholds and criteria when the local planning authority expects a Community Linguistic Statement or Community and Linguistic Impact Assessment to be submitted with a planning application. The policy seeks further more detailed analysis of impacts depending on the location and scale of development. TAN 20, paragraph 3.1.3 clarifies that planning applications should not routinely be subject to Welsh language impact assessments to avoid duplication with the site selection process as part of the Sustainability Appraisal during Plan production.

2.3.8 There is a potential conflict between LDP policy RD5 and TAN 20. Therefore, the Council will need to review its position with regard to RD 5.

2.3.9 Table 1 Links between national policy and the LDP theme ‘Respecting Distinctiveness’

National Policy (with reference to PPW Edition 9)	Where addressed in the LDP?	Any changes required to comply with National Policy	Comments
Green belts (PPW 4.8)	Policy RD 2: Green barriers	A full review of green barriers will be required as part of the LDP review process to comply with PPW paragraph 4.8.1	This policy also overlaps with the theme ‘Valuing our Environment’.
Promoting traditional and local distinctiveness (PPW 4.7, 4.11 & TAN 12)	Policy RD 1: Sustainable development & good standard design Policy RD 2: Green barriers	A review of policy RD1 will be required to ensure compliance with PPW section 4.11 and TAN12.	This policy also overlaps with the themes ‘Building Sustainable Communities’ and ‘Valuing

	Policies RD 3 & RD4: Extensions, alterations and replacement of existing dwellings Policy RD 5: The Welsh language and the social and cultural fabric of communities		our Environment’
Design considerations (PPW 4.10 & TAN 12), TAN21 (Waste)	Policy RD 1: Sustainable development & good standard design Policies RD 3 & RD4: Extensions, alterations and replacement of existing dwellings	TAN 21 (Waste) requires that facilities and space for collection, composting and recycling of waste materials should be incorporated into the design of any development. Policy RD1 should be reviewed to ensure appropriate policy framework in place to achieve this.	This policy overlaps with the themes ‘Building Sustainable Communities’ and ‘Valuing our Environment’.
Energy efficiency and conservation (PPW 4.11, 4.12 & TAN 12)	Policy RD 1: Sustainable development & good standard design Policies RD 3 & RD4: Extensions, alterations and replacement of existing dwellings	Policy RD1 should be reviewed to ensure compliance with PPW Section 4.12 and TAN12	This policy overlaps with the themes ‘Building Sustainable Communities’ and ‘Valuing our Environment’.
TAN 12 – Design (Incorporates elements of TAN22, which has been deleted) Also Practice guidance: Planning for sustainable buildings	Policy RD 1: Sustainable development & good standard design Policies RD 3 & RD4: Extensions, alterations & replacement of existing dwellings	Policy RD1 should be reviewed to ensure compliance with TAN12 and Practice Guidance	This policy overlaps with the themes ‘Building Sustainable Communities’ and ‘Valuing our Environment

	Elements of TAN12 are not repeated within the LDP, as they constitute national policy.		
Planning and the Welsh Language (PPW 4.13 & TAN 20 – Planning & the Welsh Language))	Policy RD 5: The Welsh language & the social and cultural fabric of communities The key points contained within the TAN are not repeated within the LDP, as they constitute national policy	Policy RD5 will need to be reviewed to ensure compliance with PPW & TAN20. Likely effects of the LDP on use of Welsh Language must be considered as part of the Sustainability Appraisal.	This policy overlaps with the theme ‘Building Sustainable Communities’

2.4 The Wales Spatial Plan

- 2.4.1 Originally published by Welsh Government (WG) in November 2004 and subsequently updated in July 2008, the document aimed to implement WG’s overall policy priorities as set out in One Wales: A Progressive Agenda for Wales. The focus was on linking up national, regional, and local activities; providing a national framework for planning. Its objective was to place a strong emphasis on the implementation of the ‘sustainable development’ principle in all public sector decision-making.
- 2.4.2 The Planning and Compulsory Purchase Act 2004 (section 62) places a duty on Welsh local planning authorities to have regard to the Wales Spatial Plan (WSP) when preparing their respective local development plan. That means that the WSP has served multiple purposes in the Denbighshire plan-making process: (1) it produced evidence; (2) it shaped local policies; (3) it ensured better engagement and governance between bodies; (4) it informed Plans; and hence (5) it aligned prospective investments in the area.
- 2.4.3 The Wales Spatial Plan demarks Wales into six sub-regions; with outlining their cross-border relationships. Individual parts of the County of Denbighshire have accordingly been assigned to the North East Wales region and Central Wales region. It was however recognised that there are also strong relations with the North West (Wales) region. All six sub-regions, i.e. spatial plan areas, are profiled by key settlements, inner-regional population distribution, socio-economic hubs, places of economic activities, etc.

- 2.4.4 To align the Denbighshire Local Development Plan with the Wales Spatial Plan, the Council took the decision to structure its land use plan in accordance with the five Wales Spatial Plan themes:
- Respecting Distinctiveness;
 - Building Sustainable Communities;
 - Promoting a Sustainable Economy;
 - Valuing our Environment; and
 - Achieving Sustainable Accessibility.
- 2.4.5 The Welsh planning system is currently in a phase of transition. There has been not only new primary legislation in Planning but also in the closely-related fields of built heritage and environmental protection. This led (and is likely to continue) to the introduction of subordinate regulations, national policy and guidance notes. A major change for strategic planning will be the introduction of a National Development Framework for Wales, which is going to replace the Wales Spatial Plan in about two years. Denbighshire will therefore need to have regard to the soon to be replaced Wales Spatial Plan whilst working towards compliance with the emerging National Development Framework when producing the replacement LDP for the County.
- 2.4.6 The main priorities of the Wales Spatial Plan for the theme ‘Respecting Distinctiveness’ are considered to be maintaining different character of places, encouraging sustainable design that reflects local distinctiveness, developing Wales as a bilingual society and preserving Wales’ historic environment. Detailed priorities are identified within the Wales Spatial Plan updates 2008.
- 2.4.7 Appendix 2 provides a breakdown of National Policy priorities, the LDP vision, objectives and how these have been addressed through policies and allocations.

2.5 National Development Framework for Wales

- 2.5.1 Derived from the provisions of the Planning (Wales) Act 2015, the National Development Framework for Wales will provide direction for Strategic and Local Development Plans and support the determination of Developments of National Significance. Whilst the Wales Spatial Plan was concerned with the ‘sustainable development’ principle, the National Development Framework for Wales is going further in implementing the provisions of the Well-being of Future Generations (Wales) Act 2015.
- 2.5.2 Welsh Government envisage that the introduction of a National Development Framework will provide a mechanism for the consideration of strategic issues such as the Welsh language on a wider than local basis, reflecting the patterns of Welsh language use in Wales.
- 2.5.3 The National Development Framework for Wales preparation process has just started with a call from Welsh Government for evidence and potential projects that could be considered for inclusion. Welsh Government are planning to

undertake consultation on the Issues, Options & Preferred Options for the National Development Framework in April 2018, with consultation on a draft Framework in July 2019, consideration by Welsh Government in April 2020 and publication of the final document anticipated in September 2020.

- 2.5.4 It is difficult to outline any effects of the emerging National Development Framework on the replacement LDP with very limited information available to the local planning authority at present.

2.6 Planning (Wales) Act 2015

- 2.6.1 For the first time the Planning (Wales) Act introduced legislative provision for the Welsh language in the planning system. Sections 11 and 13 of the Act refer to the Welsh language. The Planning (Wales) Act requires the Welsh language to be considered as part of the Sustainability Appraisal of all documents with development plan status: the National Development Framework, Strategic Development Plans and Local Development Plans. This aims to strengthen advice provided in existing policy (Technical Advice Note 20: Planning and the Welsh Language (2017), which encourages local planning authorities to consider Welsh language issues as part of the Sustainability Appraisal. Section 31 of the Act explains that impacts on the Welsh language should be a consideration in the determination of planning applications, as long as they are relevant to the application.

2.7 Welsh Language (Wales) Measure 2011

- 2.7.1 The Welsh Language (Wales) Measure 2011 secured official status for the Welsh language and an independent Welsh Language Commissioner's post was created as a result of this Measure. The Commissioner has a responsibility for promoting and facilitating use of the Welsh language. The Commissioner is also a consultee on LDPs, with the specific role of considering from an early stage the impact of LDP proposals and policies on the Welsh language.

2.8 Other relevant Plans and Strategies

- 2.8.1 There are a large number of plans and strategies which have the potential to impact on the Local Development Plan. The purpose of this section is to demonstrate how key plans and strategies have been taken into account during the development of this theme.
- 2.8.2 The Denbighshire Local Development Plan 2006 – 2021 was produced on the basis of national and regional plans, strategies or programmes current at that time. Some may have been superseded, withdrawn or have expired. The following paragraphs refer only to those documents that are of bearing in 2017.

2.9 Denbighshire's Corporate Plan 2017 – 2022: Working Together for the Future of Denbighshire

2.9.1 The Corporate Plan sets out the overarching priorities for the term of the Council. Its priorities are supported, implemented and delivered through a number of strategies of which the Local Development Plan is a crucial instrument. The following corporate priorities are of relevance to the LDP theme 'Respecting Distinctiveness':

- Everyone is supported to live in homes that meet their needs
- Communities are connected and have access to services and goods locally, online or through good transport links
- The Council works with people and communities to build independence and resilience
- The environment is attractive and protected, supporting well-being and economic prosperity
- Younger people want to live and work here and have the skills to do so

2.9.2 The Corporate Plan includes a commitment to supporting Welsh language and culture and aims to safeguard and promote the use of the Welsh Language throughout Denbighshire.

2.10 Denbighshire's Welsh Language Strategy 2017-2022

2.10.1 The Welsh Language Strategy sets out how the authority will promote and enhance the language over the next five years and was written in direct response to the implementation of the Welsh Language Standards. The strategy has been broken down into key themes – strategic planning of the Welsh language in Denbighshire, children and young people, business and the economy, community and internal administration within the Council.

2.10.2 The intention of the Strategy is to provide a clear statement of the Council's vision and aims for the Welsh Language in the County for the next 5 years:

- Denbighshire is a predominantly bilingual county with a rich culture and heritage. We are proud of this and want this pride to be reflected in our day to day interaction with communities, residents and with our staff.
- We are committed to ensuring that the principles of the Welsh Language Standards underpin the way we deliver services to the public; we want people to be able to access services through the language of their choice naturally, at all stages of their lives.
- We want to enhance the bilingual culture and ethos of the organisation, providing training and social opportunities for our staff to work in Welsh and increase their confidence in using the language in the workplace.
- We want to work with partners and the wider communities to ensure that Welsh is a thriving language in Denbighshire.
- We have an ambition to be sector leaders in the development of the Welsh Language in Wales.

- 2.10.3 The Council’s ambition is to halt the decline in the number of Welsh speakers in Denbighshire. As a result, the aim is to increase the number of Welsh speakers in Denbighshire by 0.5 % over the next five years, with a view to considering a longer term target to increase the number of Welsh speakers over the next 15 years. The Strategy emphasises that Welsh Language should form a key component of all policy making in all areas of the Council’s work, including planning, regeneration, education and social care.
- 2.10.4 The Welsh Language Strategy Theme 3: Community includes the vision of ‘Greater use of the Welsh language in Denbighshire communities’. It makes specific reference to the LDP and includes the following action: *‘As part of the review of the Local Development Plan, the Sustainability Appraisal and associated site assessment processes will assess the impacts of the plan’s spatial strategy, policies and allocations on the Welsh language. Where evidence indicates a detrimental impact, amendments to mitigation measures will be identified.’*

2.11 Adjacent Local Authorities

- 2.11.1 Whilst the Local Development Plan is concerned with Denbighshire, the policies and actions in adjacent local authorities have the potential to impact on the County. It is therefore essential that they are considered during the development of the replacement Denbighshire Local Development Plan. Denbighshire has a number of different neighbouring authorities, including Flintshire, Wrexham, Conwy, Gwynedd, Snowdonia National Park and Powys.
- 2.11.2 Adjacent authorities are at various stages of LDP preparation as indicated in Table 2 below.

2.11.3 Table 2 Adjacent Local Authority development plan progress

Local Planning Authority	LDP Stage (June 2017)
Flintshire CC	Strategic Options stage
Wrexham CBC	Pre-deposit stage
Conwy CBC	Review to commence 2017
Gwynedd Council	Awaiting Inspector’s report on Joint LDP
Ynys Mon	
Powys CC	Examination
Snowdonia National Park Authority	Review commenced

3. Baseline Review

3.1 Introduction

- 3.1.1 Whilst the previous section focussed on policy and strategic documents, the purpose of the following paragraphs is to analyse any changes that have taken place in the County since the Denbighshire Local Development Plan was adopted in June 2013. Both sections will provide crucial evidence for the forthcoming stages

of Plan production, when the Council will discuss proposed changes in greater detail.

- 3.1.2 The baseline information has been split into separate topics such as design, areas of protection, including green barriers, and Welsh language for ease of reference.

3.2 Sustainable development and design

- 3.2.1 Denbighshire has a number of attractive towns and villages, together with important heritage assets, which requires development design to be of the highest quality. This issue is addressed principally in the information paper which supports the theme 'Valuing our Environment'.

- 3.2.2 Due to the qualitative nature of assessing design quality current data to inform design policy is limited. Whilst there are examples of good design in recent developments, anecdotal evidence suggest that generally there has been little improvement in standards or quality over recent years. There is also a need to improve the extent to which new developments reflect local distinctiveness. Local Development Plan policies aimed to address this, particularly in light of the existing high quality built environment, the AONB and World Heritage Site designations.

- 3.2.3 Following adoption of the Local Development Plan, the Council has produced a number of site development briefs and supplementary planning guidance on subjects including: Residential Development, Trees and Landscaping and Open Space. These provide more detailed guidance with the aim of achieving better quality development within the County.

3.3 Areas of protection

- 3.3.1 Denbighshire has many areas of high quality landscape and biodiversity interest. The County has a high quality natural environment with conservation areas and protected wildlife species and habitats. Many of these have national or international recognition and protected status, such as the Clwyd Range Area of Outstanding Natural Beauty (AONB) and the Area of Outstanding Beauty (AOB). There are also several Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) covering parts of Denbighshire. Particularly, the area around the Llangollen Canal in the south east is designated by UNESCO as a World Heritage Site. Issues surrounding the protection of these areas are principally addressed in the Information Paper – 'Valuing our Environment'.

- 3.3.2 National planning policy in Wales requires local authorities to consider the need to identify green belts, green wedges or other similar local designations in development plans. The purposes of such designations are various but primarily are to maintain a physical distinction between settlements and to protect open areas of land, whether for recreation, agriculture, landscape or other purposes. The use of such designations is therefore important in contributing towards distinctiveness between settlements and preserving their setting.

3.3.3 The previous Denbighshire Unitary Development Plan designated 8 green barriers within the County. These were subsequently reviewed as part of the work on the Local Development Plan. Each green barrier was assessed against several criteria to see if continued designation was justified. As a result of this assessment, amendments were made to two green barriers. A new full review of green barriers will be required as part of the Local Development Plan review process to comply with Planning Policy Wales paragraph 4.8.1. Work has already started on a green barrier review, and the results of this work will inform the emerging replacement Local Development Plan.

3.4 Welsh language

3.4.1 The 2011 Census shows that 22,236 people in Denbighshire can speak Welsh, which equates to 24.6% of the population. The total number of Welsh speakers in 2001 was 23,760, which is 26.4% of the population. Over a ten year period there has been a drop of 1,524 in the number and 1.8% in the percentage of Welsh speakers in the County. The data shows that the highest percentages of Welsh speakers are found in the south-west of the county, in the electoral wards of Llandrillo (59.2%), Efenechtyd (53.7%), Llanrhaeadr yng Nghinmeirch (50.0%) and Llanfair Dyffryn Clwyd (48.3%). The electoral wards with the lowest percentages of Welsh speakers are the coastal areas of Prestatyn North (12.6%), Rhyl West (12.7%) and Rhyl East (13.0%). Further detail is set out in Appendix 1.

3.4.2 Table 3 below shows the electoral districts with the highest and lowest percentages of Welsh speakers in Denbighshire.

3.4.3 Table 3 Percentage of Welsh Speakers in DCC Electoral Districts

Electoral District	% Welsh Speakers (2011)
Llandrillo	59.2
Efenechtyd	53.7
Llanrhaeadr yng Nghinmeirch	50.0
Llanfair DC / Gwyddelwern	48.3
Corwen	47.9
Ruthin	41.7
Denbigh Lower	40.2
...	
Rhyl South West	13.7
Prestatyn South West	13.7
Rhyl East	13.0
Rhyl West	12.7
Prestatyn North	12.6

Source: Sbectrwm

3.4.4 Unlike the electoral departments with high percentages – which are mainly rural – the table below shows that the majority of electoral wards with the highest numbers are to be found in the market towns such as Corwen, Ruthin and Denbigh.

It therefore appears that these towns are very significant in terms of planning for the future of the language since they have relatively high numbers and percentages of Welsh speakers living in them; similarly wards such as Llanfair DC/Gwyddelwern and Efenechtyd that have fairly high percentages and numbers. Interestingly, there are 1,000 Welsh speakers living in the Rhyl South East ward although the percentage is relatively low (15.5%).

3.4.5 There were 9 electoral divisions that saw an increase in numbers between 2001 and 2011. In addition to those named, the electoral divisions of Bodelwyddan (+3), Llanarmon yn Iâl/Llandegla (+20), Rhyl South East (+5) and Ruthin (+23) saw increases within the space of a decade. Prestatyn North and South West saw the biggest increase, as outlined above.

3.4.6 Table 4 Total number of Welsh Speakers in Electoral Districts

Electoral District	Number of Welsh Speakers
Ruthin	2,195
Denbigh Lower	1,777
Rhyl South East	1,132
Llanfair DC / Gwyddelwern	1,044
Corwen	1,084
Denbigh Upper	998

Source: Sbectrwm

3.4.7 The ability to speak Welsh varies significantly according to age. As shown in the table below, according to the 2011 Census over 40% of 3-15 year-olds can speak Welsh in Denbighshire. Unfortunately this figure drops to 26% for the 15-30 age group and drops even further for the 30-50 age group (21.3%). The 50-70 age group contains the lowest percentage of Welsh speakers of all age groups at 18.3%. The 70+ age group is slightly higher with 22.4% who can speak Welsh. As can be seen, the highest percentages are in the 4-15 age group. This probably reflects the influence of the education system on the linguistic skills of school-aged children. The numbers in the 20-70 age groups are fairly constant and vary from 1,032 to 1,340. The average for all age groups is 1,174 Welsh speakers.

3.4.8 What is encouraging about the data is the significant increase in the percentage and numbers of Welsh speakers in the 3-4 age group, from 19.6% (417 in number) in 2001 to 27.6% (584) in 2011, an increase of 8% and 167 in number. This reflects the fact either that there are more parents or members of the extended family who speak Welsh at home with their children or that there are more children attending Ti a Fi groups or Welsh-medium nursery groups.

3.4.9 It is also worth noting that there is an increase in the proportion of 5-15 year-olds who can speak Welsh since 2001, from 42.8% to 46.25%. In terms of numbers there is a reduction in this group of 309, which reflects the fact that there are fewer children in those year groups compared with a decade earlier.

3.4.10 Table 5

Age Group	% Welsh Speakers 2001	% Welsh Speakers 2011	Number of Welsh Speakers 2001	Number of Welsh Speakers 2011
All those aged over 3 years	26.4	26.4	23,760	22,236
3 – 4 years	19.6	27.6	417	584
5 – 9 years	39.4	45.3	2,273	2,248
10 – 14 years	46.3	47.2	2,865	2,581
15 – 19 years	36.6	32.5	1,990	1,950
20 – 24 years	24.8	23.0	1,115	1,198
25 – 29 years	24.2	22.8	1,174	1,032
30 – 34 years	22.0	23.1	1,295	1,039
35 – 39 years	21.5	22.7	1,425	1,215
40 – 44 years	21.6	20.6	1,271	1,320
45 – 49 years	20.5	19.1	1,202	1,326
50 – 54 years	21.0	18.6	1,471	1,158
55 – 59 years	22.1	17.3	1,283	1,034
60 – 64 years	22.8	18.7	1,212	1,340
65 – 69 years	25.0	18.6	1,175	1,079
70 – 74 years	24.4	20.3	1,109	972
75 – 79 years	24.6	22.4	1,011	832
80+ years	26.9	24.6	1,472	1,328

Source: Sbectrwm

- 3.4.11 In line with guidance in place at the time, Local Development Plan policy requires smaller development proposals to submit a 'Community Linguistic Statement' and larger proposals to submit a more comprehensive 'Community Linguistic Impact Assessment'. Following adoption of the Local Development Plan, Supplementary Planning Guidance: Planning and the Welsh Language was produced to support this policy and define thresholds for 'small' and 'large' developments, in addition to providing guidance on the production of Community Linguistic Statements and Impact Assessments. The Supplementary Planning Guidance also specifies a variety of mitigation measures to support Local Development Plan policy. A Community Linguistic Impact Assessment was also carried out for Bodelwyddan Key Strategic Site.
- 3.4.12 Work on the replacement Local Development Plan will need to reflect updated guidance and national policy relating to the Welsh language, together with consideration of the most up to date statistics and data available. The Sustainability Appraisal and site assessment criteria should include the potential impact on Welsh language. The distribution of economic growth can also affect the social character and sustainability of communities. Policies to ensure that there is a sufficient level and range of economic opportunities, including sites and premises, to support and develop local communities, together with ensuring provision of adequate affordable housing, can also benefit the Welsh language.

4. Previous Annual Monitoring Reports

4.1 Introduction

4.1.1 Denbighshire County Council Local Development Plan 2006 – 2021 (LDP) was adopted on 4th June 2013. It provides a clear vision on how new development can address the challenges faced by the County and where, when and how much new development can take place up to 2021.

4.1.2 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, the Council is duty bound to produce an annual monitoring report for submission to Welsh Government (WG) by 31st October each year and ensure it is publicised on its website.

4.1.3 This section draws together the findings of local policy performance on the basis of the two annual monitoring reports that have already been submitted to Welsh Government in previous years. Every section below is complemented by a table providing an overview of indicators and trigger level. The last column is labelled 'Performance Summary'. If it contains the text 'Local policy review is not required' that means a local policy review would not be required as a result of the AMR.

4.2 Local policy performance

4.2.1 Subdivided into topics, each section below is supplemented by a table providing an overview of indicators and trigger levels. The last column is labelled 'Performance Summary'. If it contains the text 'Local policy review is not required' that means a local policy review would not be required as a result of the AMR. This does however not neglect a local policy review on the basis of other considerations such as, national policy.

Design

4.2.2 Local policy performance has been in line with the indicators and trigger levels that have been set in the LDP. There may be a need to review policies and indicators to reflect TAN12: Design and following the adoption of the Residential Development Supplementary Planning Guidance.

4.2.3 Table 6 LDP AMR - Design

LDP Policy	Indicator	Trigger Level	Performance Summary
RD 1 – Sustainable Development and Good Standard Design	Average density of residential development permitted	Average density of residential development permitted falling below 35 dwellings	Local policy review is not required

		per hectare unless justified by policy	
	Produce supplementary planning guidance regarding design	Supplementary planning guidance not produced by the end of 2013	Local policy review is not required

Welsh language

4.2.4 Local policy performance has been in line with the indicators and trigger levels that have been set in the LDP. However, there will be a need to review policies and indicators to due to changes in national guidance and legislation and following the adoption of the Planning and the Welsh Language Supplementary Planning Guidance. Review may also be required to reflect amendments to TAN 20 – Planning and the Welsh Language.

4.2.5 Table 7 LDP AMR – Welsh language

LDP Policy	Indicator	Trigger Level	Performance Summary
RD 5 – The Welsh Language and the Social and Cultural Fabric of Communities	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	Local policy review is not required based on AMR but will be required based on legislative changes
	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	Local policy review is not required
	Preparation and adoption of SPG	Adoption of SPG within 12 months of the adoption of the LDP	Local policy review is not required

5. Sustainability Appraisal and Habitats Regulations Appraisal

5.1 Introduction

5.1.1 There is a requirement for the Local Development Plan, a statutory land use plan to be subject to a Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA) and a Habitat Regulations Appraisal (HRA). In line with national

guidance, the Council incorporated both SA/ SEA assessments into a single document, i.e. 'The Sustainability Appraisal Report' The role of a Sustainability Appraisal (incorporating Strategic Environmental Appraisal) is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives. The Habitat Regulation Appraisal remains a separate document. The role of the Habitats Regulation Appraisal is to assess the likely impact of the Plan on the relevant European Designated Sites (protecting nature conservation site and species).

5.1.2 Whilst the overall sustainability of the Denbighshire LDP is regularly monitored as part of the LDP, this section looks at the greater framework of SA/SEA screening to identify any changes in the criteria that were used to assess individual LDP elements in the first place. As part of the LDP Annual Monitoring Report the outcomes of the development proposals permitted during the year and other evidence are assessed against the Sustainability Appraisal Framework in order to ensure that the Local Development Plan is delivering in harmony with the SA Objectives. The overall sustainability of the Denbighshire LDP is regularly monitored as part of the LDP Annual Monitoring Framework. The following section looks at the Sustainability Appraisal screening framework and Habitats Regulations Appraisal to identify any changes in the criteria that were used to assess individual LDP elements.

5.1.3 The replacement LDP will have to comply with the provisions of the Well-being of Future Generations (Wales) Act 2015. This will have an effect on how future SA/SEA assessments are conducted in support of the Plan. Further information will be made available as the replacement Plan progresses towards adoption.

5.2 Sustainability Appraisal (Scoping Report November 2017)

5.2.1 The LDP Manual (Edition 2 August 2015) requires Authorities who are undertaking a review of their LDP's to reconsider the Sustainability Appraisal Report. This reconsideration needs to be carried out alongside the drafting of the LDP Review Report. This is before the drafting of formal changes to the LDP takes place (Replacement LDP). The manual outlines what is required as part of the review and these steps have been outlined below:

- considering the conclusions of the Annual Monitoring of the SA Framework including monitoring whether there are significant effects of implementing the development plan;
- reviewing the SA Framework of the existing Denbighshire Local Development Plan:
 - SA Scoping - plans, policies and programmes and baseline information update;
 - consider the main changes nationally and locally since the adoption of the LDP;

- considering the SA Objectives in light of what changes are proposed in the LDP revision.

5.2.2 Appendix F, Sustainability Appraisal (Scoping Report) was issued as a draft for consultation alongside the LDP Review Report. The reconsideration did not consider that the new influences identified as part of the Denbighshire Review Report resulted in significant sustainability impacts. It did conclude that the SA Objectives all remain relevant to the current adopted Local Development Plan.

5.2.3 Natural Resources Wales, who are a statutory consultee on the Sustainability Appraisal of local land use plans, responded to the consultation on the Denbighshire LDP Reconsideration and Scoping Report (21st August 2017 – 20th October 2017). They supported the conclusions that the SA Objectives remain relevant to the current adopted Local Development Plan and welcomed that the current baseline had been amended to assist the monitoring and reconsideration. They have no objection to the Scoping Report's use in informing the SA Report as part of the replacement LDP preparation.

5.3 Habitat Regulations Assessment (Update November 2017)

5.3.1 The purpose of the Habitat Regulations Assessment (HRA) screening exercise, see Appendix G, was to look at previously conducted HRAs that were produced in support of the adopted LDP; identify changes to individual European sites, and look at the effectiveness of previously suggested avoidance, cancellation or mitigation measures. The exercise was not aimed at producing a new assessment for the adopted LDP but to learn from previous experience and identify changes likely to impact on future work.

5.3.2 There are no local policies and land allocations contained in the LDP that have caused significant effects on any European site since Plan adoption. Proposed measures to offset their occurrence are (where necessary) operational and effective. Further investigations must however be carried out to explore opportunities to improve the air quality in the south of the County; focussing on the reduction of nitrogen depositions.

5.3.3 The screening exercise highlighted that future HRAs have to have regard to the proposed extension to the 'Bae Lerpwl/ Liverpool Bay' SPA and new information emerging in support of the 'Coedwigoedd Dyffryn Alun / Alyn Valley Woods' SAC. These changes may have an effect on the formulation of local policy and potential forms of land use in the area.

6. References

Welsh Government (2016) Planning Policy Wales (Edition 9).

Welsh Government (2008) People, Places, Futures – The Wales Spatial Plan 2008 Update.

Welsh Government (2016) Technical Advice Note 12 – Design.

Welsh Government et al (2005) Planning and the Welsh Language: The Way Ahead.

Welsh Government (2017) Technical Advice Note 20 – Planning and the Welsh Language.

Welsh Government (2014) Technical Advice Note 20: Practice Guidance

Denbighshire County Council: Denbighshire’s Corporate Plan (2017- 2021)

Denbighshire County Council: Welsh Language Strategy (2017 – 2022)

Appendix 1 Information on Welsh language speakers in Denbighshire

Census Data – Population Numbers and Welsh Language Speakers by Community

Community Council	0-3	0-14	15-64	65+	Total Population 2011	Total Population 2001	% Born in Wales 2011	% Welsh Speakers 2011	% Welsh Speakers 2001	% Welsh Speakers 1991
Aberchwiler		22	176	100	298	332	52.7	27.6	33	37
Betws Gwerfil Goch		77	224	50	351	364	59.3	59.8	60	57
Bodelwyddan		411	1404	332	2147	2,103	57.4	17.9	18	17
Bodfari		43	197	87	327	334	51.4	21.7	27	32
Bryneglwys		47	254	68	369	351	50.7	36.0	50	51
Cefn Meiriadog		47	259	83	389	437	60.7	30.4	33	41
Clocaenog		53	167	34	254	232	64.6	54.4	49	56
Corwen		340	1525	460	2325	2,397	64.7	47.9	51	58
Cwm		79	244	55	378	387	65.6	27.5	31	31
Cyffylliog		83	316	96	495	489	58.8	52.9	61	59
Cynwyd		78	348	116	542	536	66.1	59.1	68	68
Denbigh		1568	5877	1541	8986	8,808	72.9	35.3	40	45
Derwen		71	261	94	426	456	58.0	46.7	43	41
Dyserth		470	1622	445	2537	2,565	60.3	20.2	21	23
Efenechtyd		132	403	120	655	610	66.0	54.6	54	51
Gwyddelwern		70	332	98	500	501	65.0	60.8	69	69
Henllan		136	560	166	862	743	66.7	42.4	45	44
Llanarmon yn Ial		167	638	257	1062	1,078	49.0	25.5	25	25
Llanbedr Dyffryn Clwyd		78	502	207	787	847	46.0	31.0	32	28

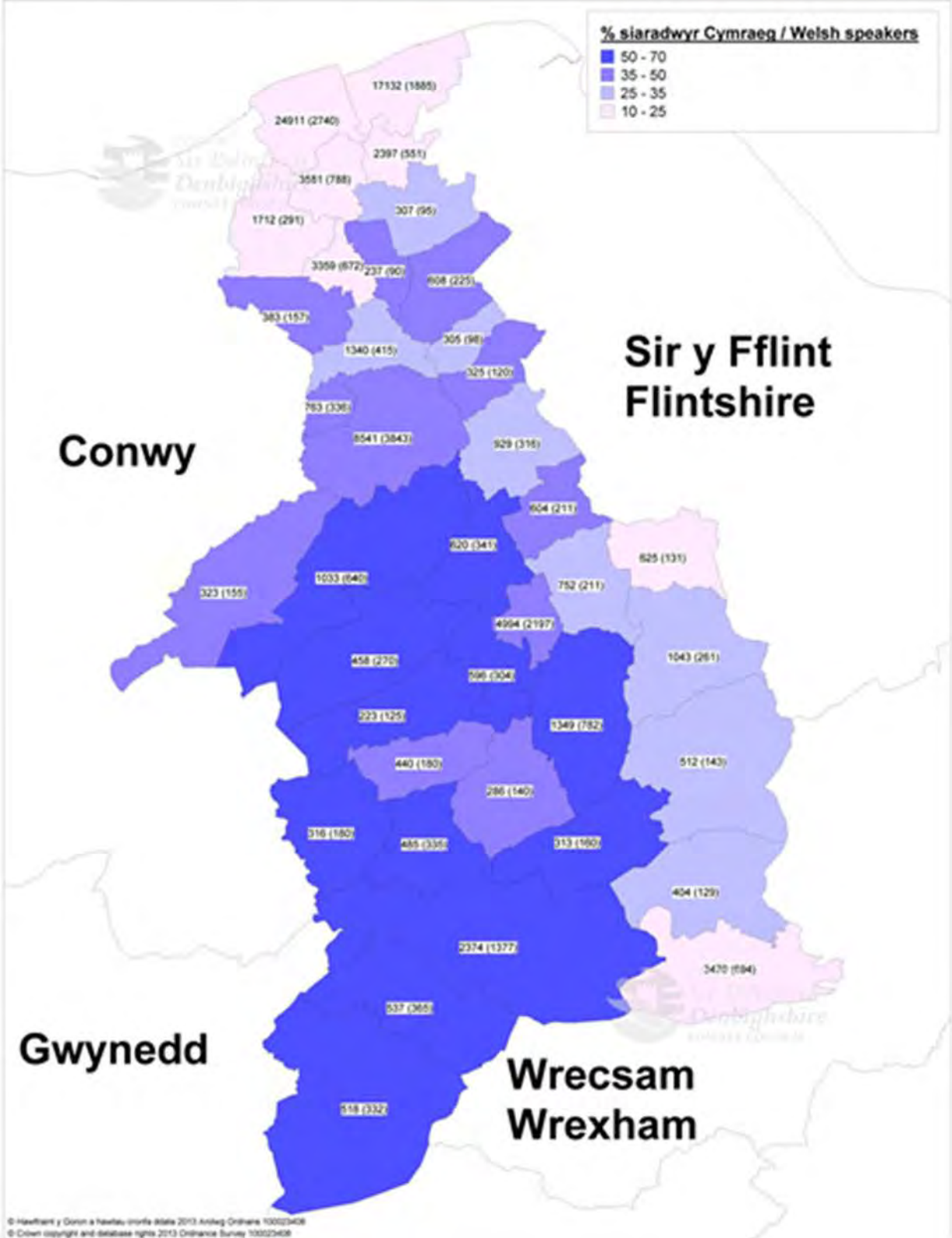
Llandegla		97	378	92	567	508	49.7	27.1	34	28
Llandrillo		80	355	145	580	584	61.2	59.2	61	64
Llandyrnog		199	691	206	1096	971	62.6	33.1	35	34
Llanelidan		47	219	39	305	317	53.4	44.9	44	49
Llanfair Dyffryn Clwyd		150	666	237	1053	1,058	60.0	47.7	50	58
Llanferres		111	577	139	827	678	40.7	20.1	21	21
Llangollen		473	2263	922	3658	3,404	59.3	19.5	19	20
Llangynhafal		86	387	161	634	660	59.9	37.2	37	35
Llanrhaeadr yng Nghimeirch		177	600	261	1038	1,095	69.7	51.2	61	62
Llantysilio		47	278	96	421	476	52.0	24.7	26	32
Llanynys		157	488	117	762	779	68.4	47.8	52	55
Meliden		436	1207	423	2066	217	48.7	15.1	19	14
Nantglyn		38	240	45	323	335	57.3	41.7	50	48
Prestatyn		3082	10912	4587	18,581	18,497	48.7	15.1	16	11
Rhuddlan		542	2213	954	3709	5,220	63.8	19.8	22	22
Ruthin		933	3333	1195	5461	4,298	67.8	41.7	43	44
St Asaph		528	2060	767	3355	3,492	63.8	22.9	24	20
Trefnant		245	906	430	1581	1,386	60.7	28.0	33	31
Tremeirchion		111	459	133	703	633	59.6	32.0	31	37
Waen		31	160	50	241	254	62.2	24.4	34	38
Rhyl		4651	15793	4705	25,149	24,887	54.7	14.2	15	11
Denbighshire		15757	58287	19690	93734	93,102	58.1	24.6		



Scale: 1: 160000
Date: 22/10/2013
Map Sheet:

1991

Cyfanswm Poblogaeth (Poblogaeth Siaradwyr Cymraeg)
Total Population (Welsh Speaking Population)





Scale: 1: 160000
 Date: 23/10/2013
 Map Sheet:

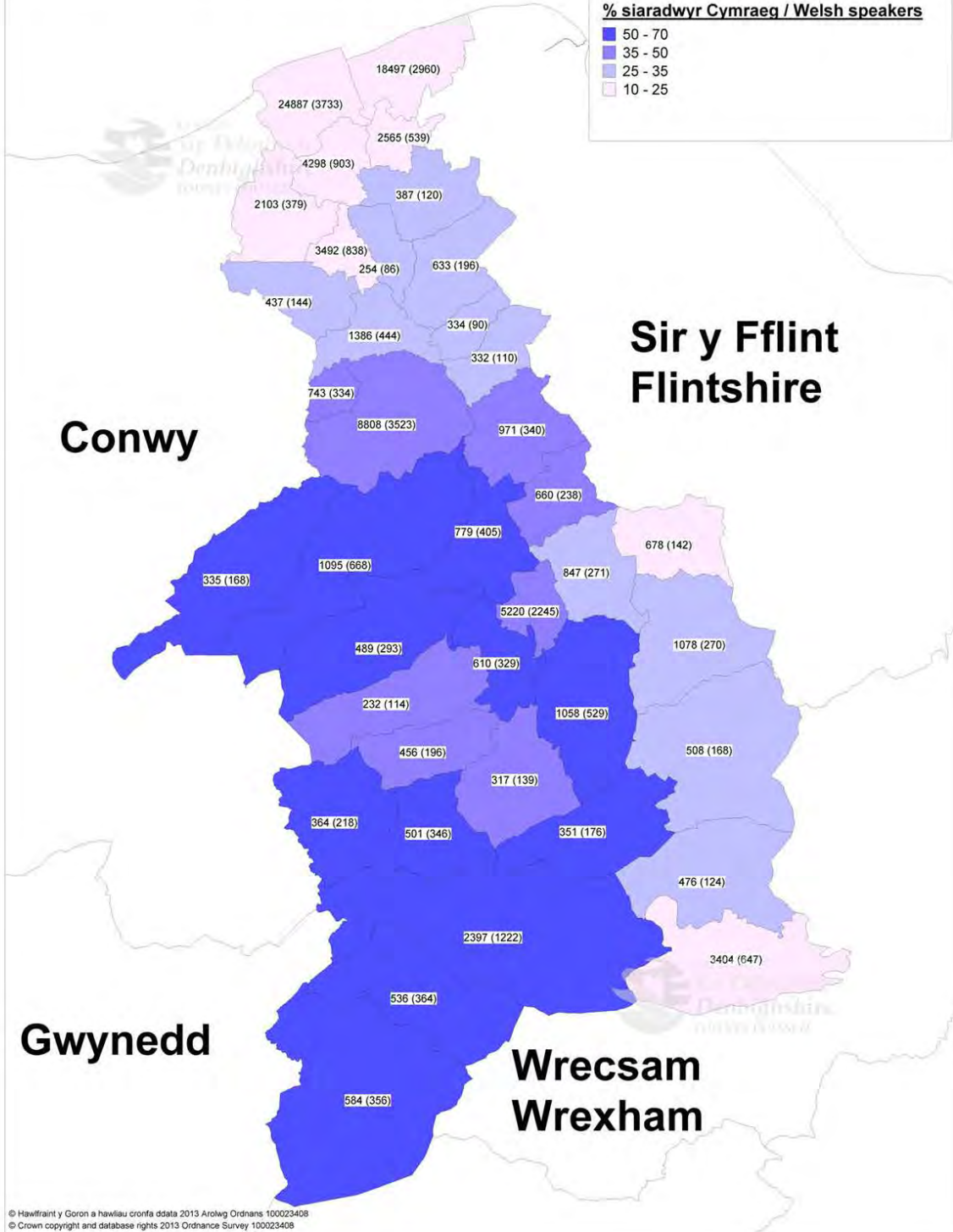
2001

Cyfanswm Poblogaeth (Poblogaeth Siaradwyr Cymraeg)
 Total Population (Welsh Speaking Population)



% siaradwyr Cymraeg / Welsh speakers

- 50 - 70
- 35 - 50
- 25 - 35
- 10 - 25



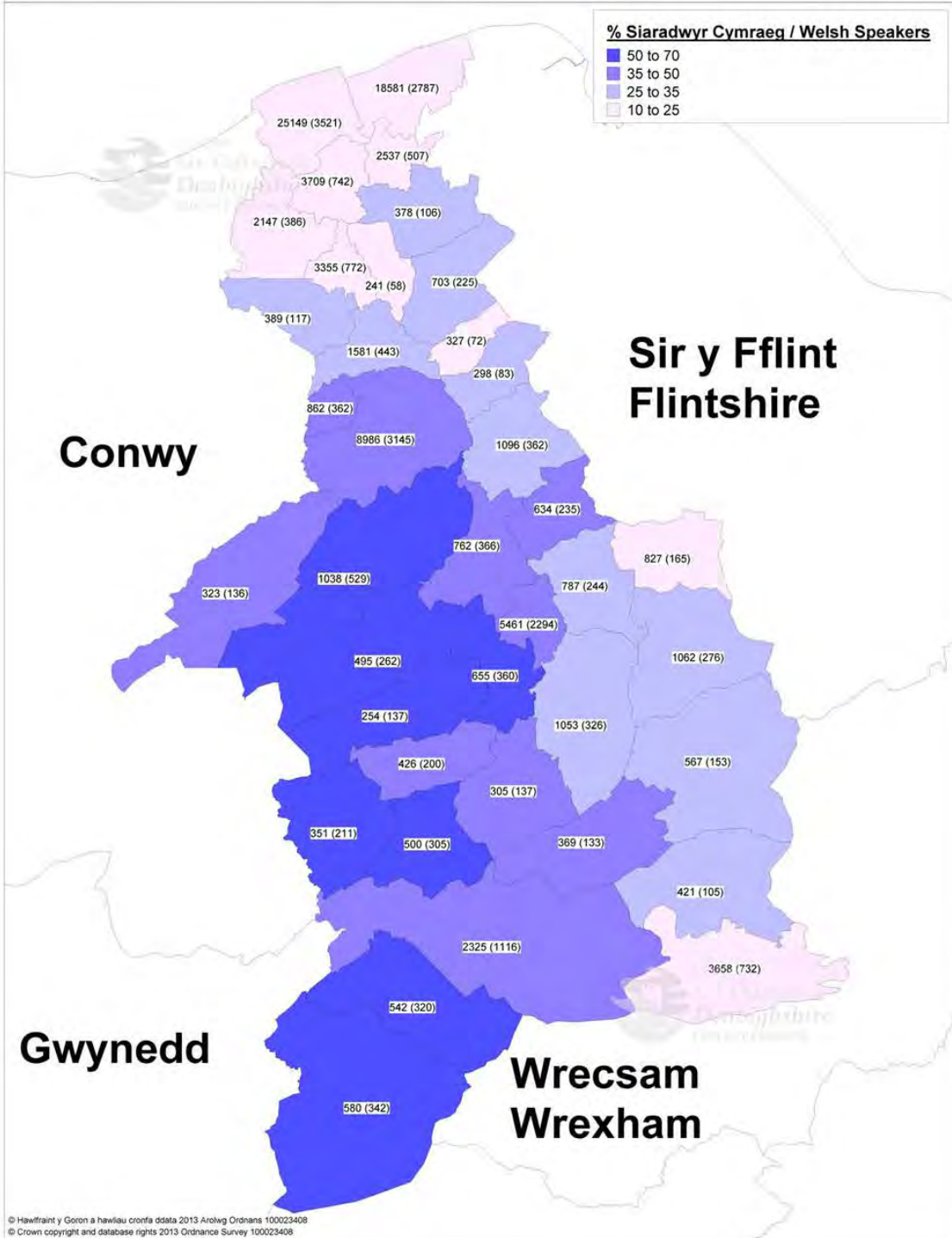
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Scale: 1: 160000
Date: 23/10/2013
Map Sheet:

2011

Cyfanswm Poblogaeth (Poblogaeth Siaradwyr Cymraeg)
Total Population (Welsh Speaking Population)



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Appendix 2 Links from Wales Spatial Plan and National Policy to Denbighshire LDP – Respecting Distinctiveness

<i>Wales Spatial Plan Priority</i>	<i>National Policy (PPW Edition 9 and Technical Advice Notes (TANs))</i>	<i>LDP Vision</i>	<i>LDP Objective</i>	<i>Local policy</i>	<i>Land allocations</i>
Area: All Wales					
Conserving and nurturing built heritage and spaces to promote sense of identity	PPW 4.8 – Green barriers PPW 4.7 – Locating new development PPW 6.4, 6.5 – Historic environment PPW 4.12 – Planning for sustainable buildings PPW 4.11 – Good design TAN 12 – Design	“...the high quality environment will continue to have been protected and enhanced through directing development towards existing centres...design standards will have been improved, enhancing the high quality natural and built environment..”	Objective 14: Design Objective 16: Areas of protection	RD 1 – Sustainable development & good standard design RD 2 – Green barriers RD 3 – Extensions, alterations & replacement of existing dwellings	Green barriers
Promote the Welsh language to achieve bilingual communities	PPW 4.13 – Supporting the Welsh TAN 20 – Planning and the Welsh Language	“...full recognition that we have a strong Welsh language and culture that should be maintained and protected throughout the County	Objective 7: Welsh language	RD 5 – Welsh language & social and cultural fabric of communities	N/A
Promote distinctiveness through sustainable	PPW 4.12 – Planning for sustainable buildings	“...the high quality environment will continue to have been protected	Objective 14: Design	RD 1 – Sustainable	N/A

and good design initiatives	PPW 4.11 – Good design TAN 12 – Design	and enhanced...new development sites will demonstrate high levels of sustainable development...design standards will have been improved, enhancing the high quality natural and built environment..."		development & good standard design RD 3 – Extensions and alterations to dwellings RD 4 - Replacement of existing dwellings	
Area : North East Wales					
Building upon a diverse nature, historic environment and high quality landscape	PPW 4.8 – Green barriers PPW 4.7 – Locating new development PPW 6.4, 6.5 – Historic environment PPW 4.12 – Planning for sustainable buildings PPW 4.11 – Good design TAN 12 – Design	"...the high quality environment will continue to have been protected and enhanced...new development sites will demonstrate high levels of sustainable development...design standards will have been improved, enhancing the high quality natural and built environment..."	Objective 14: Design Objective 16: Areas of protection	RD 1 – Sustainable development & good standard design RD 2 – Green barriers RD 3 – Extensions and alterations to dwellings RD 4 - Replacement of existing dwellings	Green barriers
Foster and capitalise on the Welsh language as an element of cultural heritage	PPW 4.13 – Supporting the Welsh language TAN 20 – Planning & the Welsh language	"...full recognition that we have a strong Welsh language and culture that should be maintained and protected throughout the County."	Objective 7: Welsh language	RD 5 – Welsh language & social and cultural fabric of communities	N/A

Denbighshire Local Development Plan

Information Paper: Building Sustainable Communities

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Appendix 1 – National and Local Policy Links

Appendix 2 – Affordable Housing Outturn 2006 - 2016

1. Background

1.1 Purpose of this document

1.1.1 Denbighshire County Council (DCC) produced 'Information Papers' (IPs) in support of the emerging five Denbighshire Local Development Plan 2006 – 2021 (LDP) themes in August 2011. The purpose of these documents was to summarise baseline data, evidence and pertinent information regarding the development of the Deposit Local Development Plan. The LDP was subsequently adopted in 2013, containing the following themes:

- Respecting Distinctiveness (RD)
- Building Sustainable Communities (BSC)
- Promoting a Sustainable Economy (PSE)
- Valuing Our Environment (VOE), and
- Achieving Sustainable Accessibility (ASA).

The themes' abbreviation is reflected in the name of local policies to group related topics and ease of reference.

1.1.2 DCC is under the obligation to review its adopted land use plan at intervals not longer than four years from adoption in line with Section 69 of the Planning and Compulsory Purchase Act 2004. This includes the review of LDP Objectives, LDP Themes, and local policies on the basis of significant contextual change, significant concerns from the findings of the Annual Monitoring Report (AMR), and other legal responsibilities that have an effect on the performance of the LDP.

1.1.3 The Council has just started the process of reviewing the LDP. At this stage there are no draft revised LDP Objectives, LDP Themes, or local policies. The majority of text is concerned with legislation, strategies and programmes, statistical analyses, and policy performance as identified in the AMR, together with potential impact on adopted LDP policies. The Council's intention is these Information Papers will be 'living documents'; i.e. they are updated with evidence and information as the replacement LDP progresses through the individual stages of Plan production.

1.2 Introduction to the theme 'Building Sustainable Communities'

1.2.1 Building Sustainable Communities (BSC) is concerned with the provision of housing and employment opportunities along with regeneration, tackling deprivation and adapting to climate change.

Housing is one of the key factors that influence people's health and well-being. Providing opportunities for the right scale and mix of housing to meet the needs of a growing population, including the provision of affordable housing are key considerations for the Local Development Plan.

The theme BSC includes a range of topic areas but is not limited to:

- Housing growth strategy for Denbighshire, including housing allocations in city, towns and villages;
- Provision of affordable housing;
- Securing infrastructure contributions from development;
- Brownfield development priority;
- Recreation and open space; and
- Community facilities.

2. Policy Context

2.1 Introduction

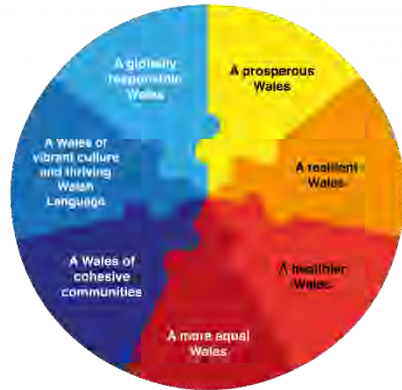
2.1.1 There are a vast number of national policies and frameworks, regional plans, and local strategies that did not only inform the production of the LDP but also have an impact on the delivery of individual development proposals. The purpose of this section is to review the document baseline, i.e. identify changes to existing documents, assess the effects of new or emerging documents, and highlight potential discrepancies with adopted local policies. This will be a crucial step before discussing local policy revision in light of changing local circumstances.

2.1.2 Local Development Plans in Wales are expected to integrate with other legislation, strategies, plans etc. without unnecessarily repeating national planning policy. National policy is laid out in Planning Policy Wales, which is supplemented by a number of Technical Advice Notes.

2.2 Well-being of Future Generations Act

2.2.1 The Well-being of Future Generations (Wales) Act 2015 came into force on the 1st of April 2016. It requires public bodies such as Denbighshire County Council to consider not only the present needs of local communities but also how their decisions affect people in the future. The Council is principally challenged to work towards all seven well-being goals contained in the Act: (1) A globally responsible Wales; (2) A prosperous Wales; (3) A resilient Wales; (4) A healthier Wales; (5) A more equal Wales; (6) A Wales of cohesive communities; and (7) A Wales of vibrant culture and thriving Welsh language.

2.2.2 Reinforced by the provisions of the Planning (Wales) Act 2015, the Council has a statutory duty to implement the principles of sustainable development in every decision-making process. This is achieved by adhering to locally set 'well-being objectives' to meet the seven nationally defined well-being goals.



Denbighshire County Council has developed the 'Well-being Impact Assessment' toolkit to comply with the provision of the Well-being of Future Generations (Wales) Act 2015 and the Planning (Wales) Act 2015. It is designed to assist the decision-maker in evaluating a specific proposal in light of the well-being goals. Accordingly, all elements contained in the replacement LDP will be subject to a well-being impact assessment and, if required, subject to amendments in line with recommendations derived from the assessment.

2.3 National Planning Policies

- 2.3.1 National planning policy is set out in Planning Policy Wales (PPW), incorporating the previously published Minerals Planning Policy Wales in Chapter 14, and is supplemented by a series of Technical Advice Notes and Minerals Technical Advice Notes. Welsh Government frequently publishes so-called 'Policy Clarification Letters' that provide advice and guidance on specific topics.
- 2.3.2 Besides providing a framework for decision-making at the local level, national policy may directly be applicable to planning proposals that are determined by Welsh Ministers, by Planning Inspectors in planning appeals, or in the absence of any pertinent local policy. It further serves as a baseline to identify any changes in national policy and the likely effects on the replacement LDP.
- 2.3.3 PPW is the most significant source of information when drafting local policies. The Local Development Plan Manual sets out the requirement that LDP's should not repeat national policy but local planning authorities may wish to supplement them where local circumstances require a specific local policy interpretation. Table 1 identifies those national policies that were considered to be of relevance at the point of producing the LDP theme 'Building Sustainable Communities' and associated local policies. It further serves as a baseline to identify any potential changes in national policy and the potential effects on the adopted local policy.
- 2.3.4 **Technical Advice Note 1: Joint Housing Land Availability Studies (2015)** provides guidance on the preparation of Joint Housing Land Availability Studies. The purpose of these Studies is to provide an agreed statement of residential land availability for development planning and development management purposes. It reflects the Welsh Government national policy requirement for local planning authorities to ensure sufficient land is genuinely available to provide a 5 year supply of land for housing. The TAN sets out how land supply must inform the strategy

contained in the development plan and its subsequent monitoring through Annual Monitoring Reports.

- 2.3.5 **Technical Advice Note 2: Planning & Affordable Housing** (2006) provides guidance on the role of the planning system in delivering affordable housing. The purpose of these Studies is to provide an agreed statement of residential land availability for development planning and development management purposes. It reflects the Welsh Government national policy requirement for local planning authorities to ensure sufficient land is genuinely available to provide a 5 year supply of land for housing. The TAN sets out how land supply must inform the strategy contained in the development plan and its subsequent monitoring through Annual Monitoring Reports.
- 2.3.6 **Technical Advice Note 6: Planning for Sustainable Rural Communities** (2010) provides guidance on how the planning system can support sustainable rural communities. It provides advice on areas including sustainable rural communities and economies, rural affordable housing, rural enterprise dwellings, one planet developments, sustainable rural services and sustainable agriculture.
- 2.3.7 **Technical Advice Note 16: Sport, Recreation and Open Space** (2009) provides guidance regarding planning for sports, recreation and open space provision as part of new development proposals. It provides advice relating to this area including on the preparation of Open Space Assessments, the keeping of existing facilities, the provision of new facilities and the planning for allotments and spaces for children's and young people's play. The TAN discusses development management issues regarding the design of facilities and spaces, and noise and accessibility. It also considers how planning agreements can help to ensure the provision and maintenance of facilities.
- 2.3.8 **Technical Advice Note 18: Transport** (2007) describes how to integrate land use and transport planning. It explains how transport impacts should be assessed and mitigated. It includes advice on transport related issues when planning for new development including integration between land use planning and transport, location of development, parking and design of development.
- 2.3.9 **Circular 30/2007 'Planning for Gypsy and Traveller Caravan Sites'** provides guidance on the planning aspects of finding sustainable sites for Gypsies and Travellers and how local authorities and Gypsies and Travellers can work together to achieve this aim.

Table 1 Link between national planning policy and the LDP theme ‘Building Sustainable Communities’

National Policy (with reference to PPW Edition 9)	Where addressed in the LDP?	Any changes required to comply with National Policy?	Comments
<p>Sustainable Settlement Strategy: locating new development (para. 4.7)</p> <p>Settlement Strategy (para 9.2.5)</p> <p>Need for affordable housing (para 9.2.14)</p> <p>Technical Advice Note 1 – Joint Housing Land Availability Studies 2012</p> <p>Technical Advice Note 2, Planning and Affordable Housing 2006</p> <p>Technical Advice Note 6, Planning for Sustainable Rural Communities 2010</p> <p>Technical Advice Note 18 – Transport 2007</p>	<p>BSC 1: Growth Strategy for Denbighshire</p> <p>BSC 2: Brownfield Land priority.</p> <p>BSC 4: affordable Housing</p> <p>BSC 5: Key Strategic Site – Bodelwyddan</p> <p>BSC 6 – Local Connections</p> <p>affordable housing in hamlets</p> <p>BSC 8: Rural exceptions sites</p> <p>BSC 9: Local Connections</p> <p>affordable housing within small groups or clusters</p>	<p>There is no requirement to change local policies in light of national policy.</p>	<p>There is an overlap with all LDP themes as the Growth Strategy lies at the heart of the Plan.</p>
<p>Development in the countryside (4.7.7 & 4.7.8)</p> <p>Technical Advice Note 1 – Joint Housing Land Availability Studies 2012</p>	<p>BSC 1: Growth Strategy for Denbighshire</p> <p>BSC 6 – Local Connections</p> <p>affordable housing in hamlets</p> <p>BSC 8: Rural exceptions sites</p> <p>BSC 9: Local Connections</p>	<p>BSC 1: Villages and hamlets will need to be reassessed to check accessibility by non-car modes in light of changes to public transport services.</p>	<p>Local policies are supported and applied in combination with LDP theme ‘Promoting a Sustainable Economy’.</p>

Technical Advice Note 2, Planning and Affordable Housing 2006	affordable housing within small groups or clusters		
Technical Advice Note 6, Planning for Sustainable Rural Communities 2010			
Preference for the re-use of land (Para 4.9)	BSC 2: Brownfield Land priority.	There is no requirement to change local policies in light of national policy.	Local policies are applied in combination with LDP themes 'Promoting a Sustainable Economy', 'Valuing Our Environment', and 'Respective Distinctiveness'.
Need for affordable housing (para 9.2.14) Technical Advice Note 2, Planning and Affordable Housing 2006 Technical Advice Note 6, Planning for Sustainable Rural Communities 2010	BSC 4: affordable Housing BSC 6 – Local Connections affordable housing in hamlets BSC 8: Rural exceptions sites BSC 9: Local Connections affordable housing within small groups or clusters	There is no requirement to change local policies in light of national policy.	
Securing infrastructure provision (PPW 3.5)	Policy BSC 3: Securing infrastructure in new developments	There is no requirement to change local policies in light of national policy.	This policy also overlaps with the themes 'Promoting a Sustainable Economy' and 'Valuing our Environment'.
Technical Advice Note 16 – Sport, Recreation and Open Space 2009	Policy BSC 11: Recreation and Open Space.	There is no requirement to change local policies in light of national policy.	This policy also overlaps with the theme 'Valuing our Environment'.
Circular 30/2007 'Planning for Gypsy and Traveller Caravan Sites'	Policy BSC 10 – Gypsy and Traveller sites	Will be dependent on the content of the revised	

Revised draft currently out for consultation		circular currently at the consultation stage.	
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2.4 Wales Spatial Plan

- 2.4.1 Originally published by Welsh Government (WAG) in November 2004 and subsequently updated in July 2008, the document aimed to implement WG’s overall policy priorities as set out in *One Wales: A Progressive Agenda for Wales*. The focus was on linking up national, regional, and local activities; providing a national framework for planning. Its objective was to place a strong emphasis on the implementation of the ‘sustainable development’ principle in all public sector decision-making.
- 2.4.2 The Planning and Compulsory Purchase Act 2004 (section 62) places a duty on Welsh local planning authorities to have regard to the Wales Spatial Plan when preparing their respective local development plan. That means that the WSP has served multiple purposes in the Denbighshire plan-making process: (1) it produced evidence; (2) it shaped local policies; (3) it ensured better engagement and governance between bodies; (4) it informed Plans; and hence (5) it aligned prospective investments in the area.
- 2.4.3 The Wales Spatial Plan demarks Wales into six sub-regions; with outlining their cross-border relationships. Individual parts of the County of Denbighshire have accordingly been assigned to the North East Wales region and Central Wales region. It was however recognised that there are also strong relations with the North West (Wales) region. All six sub-regions, i.e. spatial plan areas, are profiled by key settlements, inner-regional population distribution, socio-economic hubs, places of economic activities, etc.
- 2.4.4 To align the Denbighshire Local Development Plan with the Wales Spatial Plan, the Council took the decision to structure its land use plan in accordance with the five WSP themes:
- Building Sustainable Communities;
 - Promoting a Sustainable Economy;
 - Valuing Our Environment;
 - Achieving Sustainable Accessibility; and
 - Respecting Distinctiveness;
- 2.4.5 The Welsh planning system is currently in a phase of transition. There has been not only new primary legislation in Planning but also in the closely-related fields of built heritage and environmental protection. This led (and is likely to continue) to the introduction of subordinate regulations, national policy and guidance notes. A major change for strategic planning will be the introduction of a National Development Framework for Wales, which is going to replace the Wales Spatial Plan in about two years. Denbighshire will therefore need to have regard to the soon to be replaced WSP whilst working towards compliance with the emerging National Development Framework when producing the replacement LDP for the County.

- 2.4.6 The main priorities of the Wales Spatial Plan for the theme Building Sustainable Communities that were considered was the identification of a growth 'Hub' centred around Rhyl, St Asaph, Bodelwyddan and Prestatyn. This led to the allocation of the Key Strategic Site at Bodelwyddan, a mixed use allocation for around 1,700 houses and 26 hectares of employment land plus a new primary school and a range of community facilities.

A realistic scale of growth needed to be considered and a need for the coastal resorts to improve their leisure offer. Denbigh, Ruthin, Corwen and Llangollen were identified as a primary settlement cluster. Detailed priorities were identified within the Wales Spatial Plan updates 2008.

2.5 National Development Framework for Wales

- 2.5.1 Derived from the provisions of the Planning (Wales) Act 2015, the National Development Framework for Wales (NDFfW) will provide direction for Strategic and Local Development Plans and support the determination of Developments of National Significance. Whilst the WSP was concerned with the 'sustainable development' principle, the NDFfW is going further in implementing the provisions of the Well-being of Future Generations (Wales) Act 2015.

- 2.5.2 The National Development Framework for Wales preparation process has just started with a call from Welsh Government for evidence and potential projects that could be considered for inclusion. Welsh Government are planning to undertake consultation on the Issues, Options & Preferred Options for the National Development Framework in April 2018, with consultation on a draft Framework in July 2019, consideration by Welsh Government in April 2020 and publication of the final document anticipated in September 2020.

- 2.5.3 It is difficult to outline any effects of the emerging NDFfW on the revised LDP with very limited information available to the local planning authority at present.

2.6 Other Relevant Plans and Strategies

- 2.6.1 There are a large number of plans and strategies which have the potential to impact on the Local Development Plan. The purpose of this section is to demonstrate how key plans and strategies have been taken into account during the development of this theme.

- 2.6.2 The Denbighshire Local Development Plan 2006 – 2021 was produced on the basis of national and regional plans, strategies or programmes current at that time. Some may have been superseded, withdrawn or have expired. The following paragraphs refer only to those documents that are of bearing in 2017.

2.7 Denbighshire County Council: Corporate Plan 2017 – 2022: Working Together for the Future of Denbighshire

2.7.1 The Corporate Plan sets out the overarching priorities for the term of the Council. Its priorities are supported, implemented and delivered through a number of strategies whereof the Local Development Plan and the Housing Strategy are crucial instruments. The following corporate priorities are of relevance to the LDP theme 'Building Sustainable Communities':

- Everyone is supported to live in homes that meet their needs
- The Council works with people and communities to build independence and resilience
- The environment is attractive and protected, supporting well-being and economic prosperity
- Younger people want to live and work here and have the skills to do so.

2.7.2 The Corporate Plan includes a commitment to supporting Welsh language and culture and aims to safeguard and promote the use of the Welsh Language throughout Denbighshire.

2.8 **Denbighshire's Housing Strategy 2016 - 2021**

2.8.1 Ensuring access to good quality housing is a key priority for the Council and fundamental to the well-being of Denbighshire's residents. The Housing Strategy provides the framework for addressing this. The intention of the Housing Strategy is to provide a clear statement of the Council's vision and aims for housing in the County for the next 5 years. It sets out the key challenges and issues affecting the County and what the Council intends to do to help overcome these challenges.

2.8.2 The strategy contains aims relevant to the LDP:

- increase the supply of new homes of all types and tenures as identified in the Local Housing Market Assessment;
- Gypsy and Traveller accommodation needs are identified and addressed;
- Improve the supply of affordable housing and work with partners to maximise affordable housing development;
- Improve the control of the use of holiday caravan parks for residential purposes.

2.9 **Population and Household Projections**

2.9.1 The overall growth and spatial strategy in the adopted LDP was informed by a number of studies and projections of population and household growth provided by Welsh Government. These included Denbighshire Population and Household Projections (Roger Tym & Partners 2005), Welsh Government Household Projections 2006 and 2008 based. The data sources outlined above informed the 500 dwellings per year that was agreed as the growth level in the Local Development Plan. The growth level in the Local Development Plan was still below the estimated annual requirement from the WG population projections but this took into account the environmental capacity of the County and the ability of the construction industry locally to build at any higher rate.

The high levels of population and household growth anticipated by these projections has not materialised. Net in migration levels to the County have dropped significantly from those used to inform the 2008 based projections. Information on the latest population and household projections and the potential implications for the replacement LDP can be found in Section 3 Baseline Review.

2.10 Local Housing Market Assessment (Glyndwr University 2011), this study looked at housing need, demand and affordability and will be updated in 2018.

2.11 Affordable Housing Viability Study (District Valuers Office 2009) A study examining the viability of delivering affordable housing in Denbighshire across a variety of sites under differing market conditions. This study concluded that in 2013 10% affordable housing was viable on new residential development sites. This work will be updated to inform the replacement LDP.

2.12 Denbighshire Joint Housing Land Availability Studies, an annual report that provides evidence as to the number of housing completions within the County, along with projections of anticipated numbers in future years.

2.13 Adjacent Local Authorities

Whilst the Local Development Plan is concerned with Denbighshire, the policies and actions in adjacent local authorities have the potential to impact on the County. It was therefore essential that these were considered during the development of the Local Development Plan. Denbighshire has a number of different neighbouring authorities, including Flintshire, Wrexham, Conwy, Gwynedd, Snowdonia National Park and Powys.

2.13.1 Cross-border working was an integral part of the Local Development Plan process. This was most clearly evidenced in the north Wales regional apportionment exercise. Adjacent authorities are at various stages of LDP preparation as indicated in Table 2 below:

Table 2 – Adjacent Local Authority development plan progress

Authority	LDP Stage¹
Flintshire CC	Strategic Options stage
Wrexham CBC	Pre-deposit stage
Conwy CBC	Review to commence 2017
Gwynedd Council	Awaiting Inspector’s report on Joint LDP
Ynys Mon	
Powys CC	Examination
Snowdonia National Park Authority	Review commenced

¹ Correct as of June 2017

3. Baseline Review

3.1 Introduction

3.1.1 Whilst the previous section focussed on policy and strategic documents, the purpose of the following paragraphs is to analyse any changes that have taken place in the County since the Denbighshire Local Development Plan was adopted in June 2013. Both sections will provide crucial evidence for the forthcoming stages of Plan production, when the Council is going to discuss proposed changes in greater detail.

3.1.2 The baseline information has been split into separate topics such as: population and household projections; growth strategy; spatial strategy; delivery of affordable housing; open space and community facilities for ease of reference.

3.2 Population and Household Projections

3.2.1 The adopted Denbighshire LDP 2006 – 2021 was initially informed by specialist population and household projections for the County² for the period 2001 – 2021 that used the 2001 Census results as the baseline. The results of this study indicated that based on the previous 10 year migration trend (1992 – 2002 of 860 persons per annum) that the household growth in the County was likely to increase by 21% (8,546 households) in the period 2001 – 2021. This overall growth translated into an annual household growth of 427 per annum. This work formed the starting point of the development of the Local Development Plan strategy with regard to housing needs.

3.2.2 In 2009, Welsh Government released population and household projections by local authority area, based on the 2006 mid-year estimates. These projections were prepared using a revised methodology based on a 5 year migration trend. Concern was expressed regarding the short time period used for migration as this represented a period of high movement which has resulted in projections that are significantly higher than any previously produced. The 2006 based projections resulted in a projected annual requirement of 653 dwellings per annum for the LDP.

In 2010 WG released 2008 based population and household projections which indicated an annual need for around 530 dwellings.

3.2.3 The 2006 based projections showed a higher anticipated level of growth in both population and households. There was a change in the methodology between the two sets of projections which went some way towards explaining this difference. The 2008 based projections used a lower starting point and also lower migration rates than those used for the 2006 based figures. Some of this change was accounted for in more accurate data becoming available on the movement of students.

3.2.4 The data sources outlined above informed the 500 dwellings per year (7,500 over the LDP period 2006 – 2021) that was agreed as the growth level in the Local Development

² Denbighshire Population and Household Projections – Roger Tym & Partners 2005

Plan. The growth level in the Local Development Plan was still below the estimated annual requirement from the WG population projections but this took into account the environmental capacity of the County and the ability of the construction industry locally to build at any higher rate.

3.3 Updated Population and Household Projections

3.3.1 Population and household change is made up of natural change; the balance between births and deaths within the population and net migration based on the numbers of people moving in and out of the County. Population and household projections use data on past trends and then roll forward that trend to predict what could potentially happen in the future. It should be noted that these assume elements of population change remain the same and also take no account of any major policy changes that may influence population change.

3.3.2 Migration

3.3.3 Net migration into Denbighshire is the major component of population and household change in the County. The rate of net migration can fluctuate significantly over a relatively short period of time. A drop in migration rates is often seen during a period of poor economic growth. The global economic downturn has had a significant effect upon migration rates into Denbighshire.

3.3.4 Population and Household Change

Table 3 below shows the projected population growth for Denbighshire

Table 3 Projected Annual Population Growth³

Rounded	Annual Population Growth
2008-based 5 year migration trend	590
2011- based 5 year migration trend	353
2015-based 5 year migration trend	120
2015-based 10 year migration trend	270
2015-based 15 year migration trend	410

3.3.5 The figures above clearly illustrate that the projected population growth using the most recent; 2015 based projections is significantly below the 2008 based figures that the current LDP was based on. This will have an impact on projected household growth and the dwelling requirement for the replacement LDP.

3.3.6 Household Change

3.3.7 If population levels remained static there would still be an increase in the number of households in the County as new households are created by young people leaving

³ Source: Corporate Research and Information Unit, Conwy County Borough Council 2017

home or through family breakdown. Table 4 below shows the projected household growth in the County.

3.3.8 **Table 4 Projected Annual Household Growth⁴**

Rounded	Annual Household Growth
2008-based 5 year migration trend	500
2011- based 5 year migration trend	193
2015-based 5 year migration trend	100
2015-based 10 year migration trend	150
2015-based 15 year migration trend	220

3.3.9 The projected household growth going forward for Denbighshire ranges from a fifth to just under half that predicted for the adopted LDP. Table 5 below translates this into a projected dwelling requirement for the replacement LDP. When converting household projections to dwelling requirements, an allowance for vacant dwellings and second/holiday homes of about 5.1% is made⁵. This is because there is a need to provide more dwellings than there are households to allow for churn within the housing market and to make a provision for potentially ‘hidden’ households to be accommodated. This is in line with past trends⁶ and is applied to the whole of the dwelling stock. Welsh Government recommends a notional average allowance across Wales of about 4%, with a range between 1.5% and 8% depending on local evidence⁷.

3.3.10 **Table 5 Projected Annual Dwelling Requirement⁸**

Rounded	Denbigh-shire
2008 - based 5 year migration trend	530
2011 – based 5 year migration trend	200
2015 - based 5 year migration trend	100
2015 - based 5 year migration trend	160
2015 - based 5 year migration trend	230

3.3.11 The 2015 based projections will form the starting point for the development of the growth strategy for the replacement LDP.

3.4 Progress in Delivering Housing Growth

⁴ Source: Corporate Research and Information Unit, Conwy County Borough Council 2017

⁵ 4.3% for the 2008-based projections

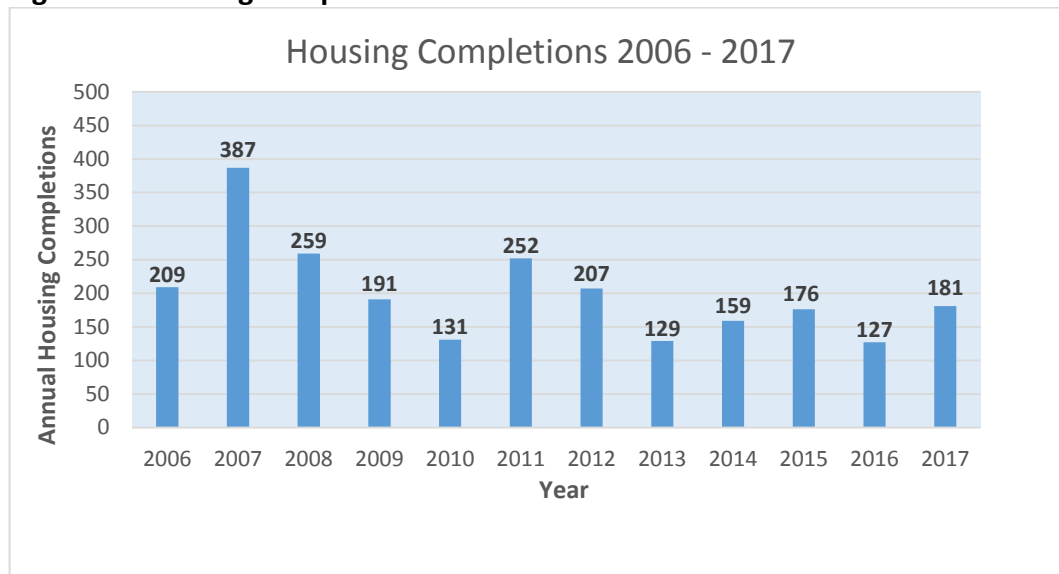
⁶ 2001 and 2011 Censuses of Population give rates of 4.3% and 5.1% respectively

⁷ Welsh Government response to Cardiff Local Development Plan session on housing, 15th January 2015

⁸ Source: Corporate Research and Information Unit, Conwy County Borough Council 2017 Household to dwelling conversion rate of 94.9% used (2011 Census).

3.4.1 The current LDP 2006 - 2021 was adopted in 2013 approximately half way through the plan period. The chart below shows the level of housing completions from the start of the plan period in 2006⁹.

Figure 1 – Housing Completions 2006 - 2017



3.4.2 The completion rates have not reached the 500/annum required to meet the growth target in the current LDP in any year prior to, or since adoption in 2013. A total of 2,243 dwellings have been completed since 2006 at an average of 204 per annum. Discussions with developers and landowners have indicated that demand in the area for new housing is low and that completion rates reflect this demand and also the wider economic downturn being experienced nationally.

3.4.3 The growth strategy for the current LDP will need to be reassessed in light of the revised population and household projections; and the growth levels that have been demonstrated as deliverable to date.

3.5 Distribution of Growth

3.5.1 The LDP Strategy and Policy BSC 1 ‘Growth Strategy for Denbighshire’ identified a settlement hierarchy for the County.

A **Key Strategic Site** was identified at Bodelwyddan along the A55 corridor. This key site was expected to deliver around 1,700 houses and 26 hectares of employment land along with a range of community facilities.

A series of **Lower Growth Towns** including Rhyl; Prestatyn; St Asaph; Denbigh; Ruthin and Corwen were identified. Rhuddlan and Llangollen were added to this tier in the hierarchy following additional housing allocations during the Examination stage of the LDP process. These Lower Growth Towns function as local or regional service centres

⁹ Source: Denbighshire Joint Housing Land Availability Studies 2006 - 2017

and were expected to make a significant contribution to the meeting the housing needs of the County.

31 **Villages** were identified with housing allocations to meet primarily local needs. 27 **Hamlets** were identified as sustainable settlements that could provide limited opportunities for affordable, local needs housing to be developed under Policy BSC 6 – ‘Local connections affordable housing in hamlets’.

The remainder of the County is considered to be Open Countryside. Contributions to the housing total in these areas would be limited to infill development and the conversion of rural buildings. Policies BSC 9 ‘Local connections Affordable Housing within small groups or clusters’ and PSE 4 – ‘Re-use and adaptation of rural buildings in open countryside’ are relevant here.

3.5.2 Table 6 below illustrates the distribution of housing completions over the LDP plan period broken down into the settlement hierarchy tiers.

3.5.3 **Table 6 Housing Completions by Settlement Hierarchy**

LDP Growth Strategy	Number of Completions	Percentage (rounded)
Key Strategic Site Bodelwyddan	0	0
Lower Growth Towns, incl Bodelwyddan general, Llangollen & Rhuddlan	1648	73
Villages	241	11
Hamlets	28	1
Open Countryside	326	15
Total	2243	100

3.5.4 The delivery of housing has been very much in-line with the settlement hierarchy identified in the current LDP. Over 70% of new housing has been delivered in the Lower Growth Towns, as the main service centres within the County; these are the most sustainable locations for new development as they offer a range of easily accessible services and facilities.

3.5.5 Spatial Strategy

3.5.6 The current LDP Spatial Strategy concentrated growth into the north of the County; this was defined as the A55 corridor and the coastal area. A Key Strategic Site was identified at Bodelwyddan along the A55 corridor under LDP Policy BSC 5. This site was to deliver around 1,700 new houses, 26 hectares of employment land and a range of community facilities.

3.5.7 Analysis of the spatial distribution of housing completions over the LDP plan period (2006 to date) is shown in Table 7 below:

Table 7: Spatial Distribution of Housing Completions

Location	Number of Completions	Percentage (rounded)
North of the County	1220	54
Central Area	728	32
South of the County	295	13
Total	2243	99

3.5.8 The majority of housing development 54% has been located in the north of the County which is in-line with the spatial strategy in the current LDP.

3.5.9 The geographical distribution and breakdown across the settlement hierarchy of new housing delivery has been in line with the current LDP strategy. This demonstrates that the spatial strategy is fundamentally sound and has been effective in delivering growth in a planned manner.

3.6 Bodelwyddan Key Strategic Site

3.6.1 A Key Strategic Site was identified at Bodelwyddan along the A55 corridor under LDP Policy BSC 5. This site was to deliver around 1,700 new houses, 26 hectares of employment land and a range of community facilities. A site development brief¹⁰ for the site was adopted in July 2014 and outline planning permission was granted in March 2016 under code [40/2013/1585](#).

3.7 Affordable Housing

3.7.1 Technical Advice Note 2 – Planning and Affordable Housing 2006 requires local authorities to include an affordable housing target in their development plans and indicate how this target will be achieved using identified policy approaches. Local Housing Market Assessments provide the evidence base for policies to deliver both market and affordable housing.

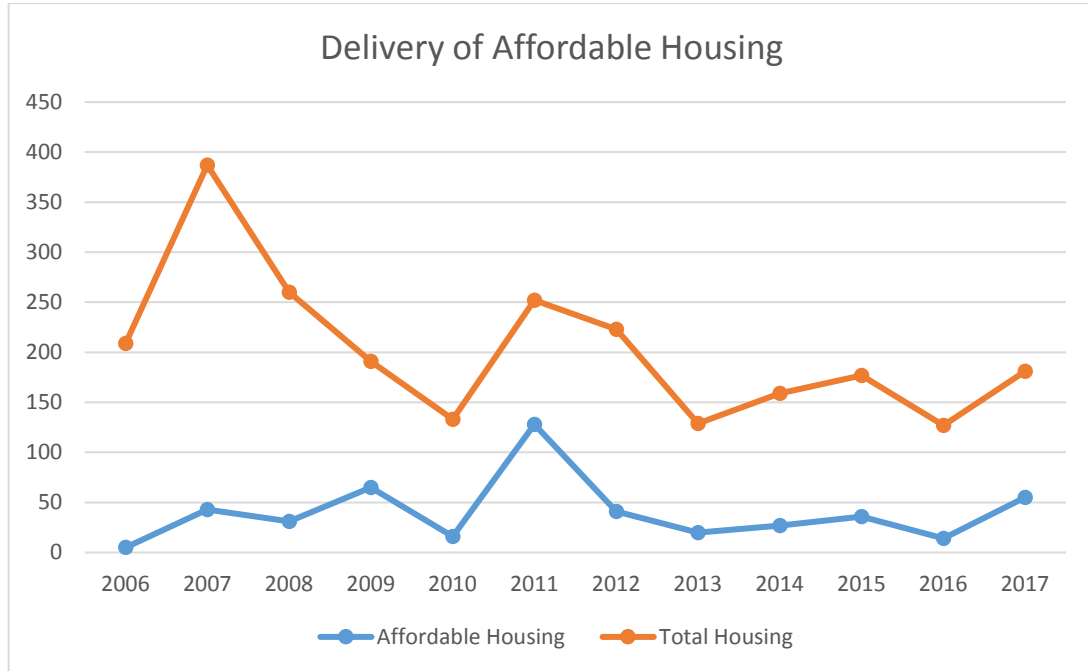
3.7.2 There is an identified need for affordable housing across the County, the Denbighshire Local Housing Market Assessment will be updated in 2018 to inform the target for delivery in the replacement LDP. Policy BSC 4 ‘Affordable Housing’ set out the target of 2,250 – 3,000 affordable homes being delivered across the plan period 2006 – 2021. 10% affordable housing is currently sought on all development sites of 3 or more units either by on-site provision on sites of more than 10 units or via a financial contribution on sites of 3-9 units. The policy allows for an increase in the percentage of affordable housing sought should house sales prices rise 10% above the 2009 base prices. This level of contribution sought was set following the results of the Affordable Housing Viability Study (District Valuers Office 2009). This study will be updated to inform the level of contributions that can be sought in the replacement LDP.

3.7.3 Affordable Housing in Rural Areas

¹⁰ [http://www.denbighldp.co.uk/Webfiles/SPG/Bodelwyddan%20-%20Adopted%20Site%20Development%20Brief%20\(English\).pdf](http://www.denbighldp.co.uk/Webfiles/SPG/Bodelwyddan%20-%20Adopted%20Site%20Development%20Brief%20(English).pdf)

- 3.7.4 In rural areas housing developments are usually small in scale and many may fall below the threshold of 3 units. In these areas a different approach was considered.
- 3.7.5 **Rural Exceptions Sites** – Policy BSC 8 outlines that all settlements which have development boundaries can make use of the ‘rural exceptions’ policy to provide 100% affordable housing. The policy was made more flexible by enabling ‘Exceptions’ sites to come forward where there are sites within the boundary that are undeveloped provided it could be established that these sites were unlikely to come forward. No rural exceptions sites have come forward over the plan period to date and the replacement LDP should consider whether this policy is still required.
- 3.7.6 **Hamlets Policy** – Policy BSC 6 apportioned a level of growth to each of the identified settlements and stated that all housing developments would need to be affordable to meet local needs. Given the scattered nature of many of the County’s hamlets, this policy identified an Area of Search in and around the existing settlement where development would be allowed. By tying housing to local need this policy sought to ensure that the needs of local people were given priority and that rural housing made a contribution to affordable housing. A total of 3 affordable housing units have been delivered through this policy since adoption in 2013. Given the limited number of new homes that this policy has delivered and the problems experienced by applicants in securing finance for developing homes tied to local connections affordable housing this policy should be reviewed for the replacement LDP.
- 3.7.7 **Infill Policy** – Policy BSC 9 expanded on National Policy that allows for the development of very limited new housing within existing small groups and clusters. In order to ensure that local people can continue to live in rural areas all infill developments were to be restricted to affordable housing to meet local needs. Similar to the Hamlets policy above this policy has delivered very few new houses and should be critically reviewed for the replacement LDP.
- 3.7.8 The graph below shows the delivery of affordable housing in relation to the total numbers of new dwellings delivered via the planning system. A total of 481 affordable housing units have been delivered since 2006 through the planning system which is below the target of 2,250 in policy BSC 4. It must stressed however that as the total number of overall housing completions is well below the 500 per annum required in the current LDP, the percentage of affordable housing delivered is 21%. This is twice the 10% required by policy BSC 4. The Council also delivers affordable housing through mechanisms other than the Local Development Plan. These include use of Social Housing Grant, work on bringing empty homes back into use and work with housing partners such as registered social landlords. A total of 691 affordable housing units have been delivered in Denbighshire since 2006. The table in Appendix 2 sets out the Affordable Housing Outturn 2006 – 2016.

Figure 2 – Affordable Housing Delivery



3.8 Gypsy and Traveller Accommodation

- 3.8.1 A comprehensive understanding of Gypsy and Traveller accommodation needs and issues is essential to make properly planned provision and avoid the problems associated with ad hoc or unauthorised encampments. An accommodation assessment and strategy to meet the need which, if identified, will greatly strengthen the ability of local authorities to respond swiftly and firmly to inappropriate unauthorised developments and encampments and help to avoid future unauthorised camping and development.
- 3.8.2 The assessment of Gypsy and Traveller accommodation needs, and the duty to make provision for sites where the assessment identifies need, became a statutory requirement under the Housing (Wales) Act 2014. The Denbighshire 2016 Gypsy and Traveller Accommodation Assessment (GTAA) Report was approved by Welsh Government in March 2017, and concluded that there is a need for a residential site and transit site or stopping place in the north of the County and under the provisions of the Housing (Wales) Act, the Council is required to address this need.
- 3.8.3 This matter is considered to be a regional issue given the movement of Gypsies and Travellers along principal roads in North Wales and the limited amount of finance provided by Welsh Government. New national guidance on Gypsy and Traveller – Site Capital Grant specifies that local authorities are ‘encouraged to consider a regional approach in relation to the development of new Gypsy and Traveller transit sites’. Having received approval from Welsh Government on the Gypsy and Traveller accommodation needs assessment, the Council is working towards addressing the identified needs through site provision.

3.9 Brownfield Development Priority

3.9.1 The current LDP contains a policy relating to a preference for the re-use of brownfield land. Policy BSC 2 brownfield Development priority covers this. Three specific sites were identified under this policy:

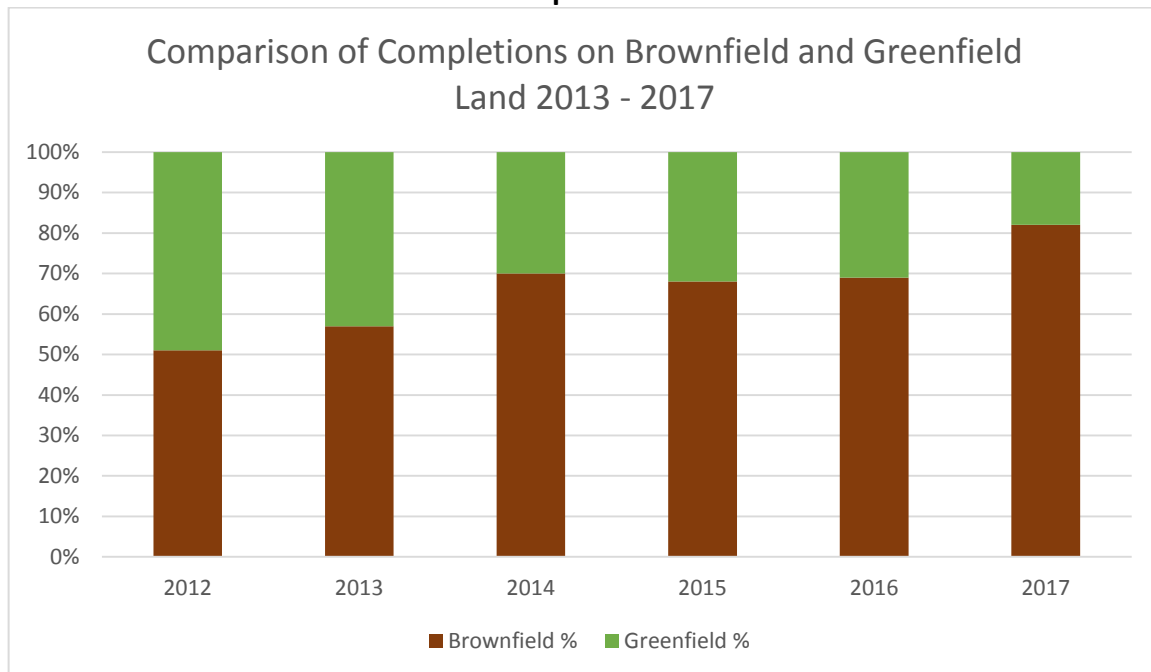
Rhuddlan Triangle: A site development brief was prepared and adopted for this site and a new supermarket is currently under construction on part of the site.

Former Ocean Plaza, Rhyl: site currently under construction for a major new retail development for Rhyl.

Prestatyn Former Gas Works: part of the site is currently being redeveloped for a supermarket.

3.9.2 Table 8 below illustrates the percentage of housing completions that have taken place on green and brown field land over the current LDP plan period.

Table 8: Brown and Greenfield Land Completions 2013 - 2017



3.9.3 Policy BSC 2 'Brownfield development priority' has delivered between 51% and 82% of new housing development on brownfield sites since adoption of the current LDP in 2013.

3.10 Securing Infrastructure Contributions in New Developments

3.10.1 Policy BSC 3 requires developments to make infrastructure contributions where necessary. These can include contributions for affordable housing, open space, education and transport amongst others. Supplementary Planning Guidance 'Planning

Obligations’ was adopted in 2016 which provides detailed guidance on the requirements and mechanisms for securing infrastructure contributions.

3.11 Recreation and Public Open Space

3.11.1 Technical Advice Note 16: Sport, Recreation and Open Space (2009) requires that local authorities produce an open space assessment based on local needs and an audit of current provision. The Council’s recently completed assessment highlights the areas of the County that are both deficient and sufficient in open space when compared to the standards set out by Fields in Trust (FIT, 2016). The results from the assessment will go towards informing new County Standards for open space.

3.11.2 It is important to note that whilst no open space has been lost to new development during the plan period, the assessment shows an overall lack of certain types of open space across Denbighshire including; provision for children and young people, outdoor sports facilities and public parks and gardens. However, due to the rural nature of the County, it is sufficient in amenity greenspace and natural and semi natural greenspace.

3.11.3 The quality of sites was also assessed through an extensive consultation process and site audits. This process highlighted areas which were in need of attention and investment to help improve the appeal and usability of open space areas. Studies have shown that the creation and enhancement of greenspace can improve the mental and physical well-being of vulnerable groups. The assessment therefore identifies that there is a need to safeguard existing open space and wherever possible provide new open space.

3.11.4 A new Supplementary Planning Guidance Note: Recreational Public Open Space (2017) has been produced following this assessment. It outlines the revised thresholds for provision of open space in new developments at 30 or more dwellings. New policy will need to reflect these revised thresholds. The requirements for open space provision can be found in the Table 9 below:

3.11.5 **Table 9: Requirements for open space provision**

Type of open space	Threshold for on-site provision	Threshold for financial contributions
Outdoor sport, including playing pitches	200 or more dwellings	1- 200 dwellings
Children’s equipped playspace	30 or more dwellings	1 – 30 dwellings
Children’s informal space	30 or more dwellings	1 – 30 dwellings

3.11.6 The Policy BSC 11 Recreation and Open Space has benefitted the rural areas of the County, as all developments, regardless of size, are required to make a contribution to open space provision. There is a strong preference for on-site provision in the policy, which needs to be reviewed. This would ensure that it is not favoured over contributions towards nearby off-site open space sites and improvements to existing sites which may have a wider benefit to the residents of the area.

3.11.7 The Supplementary Planning Guidance Note also sets out guidelines for the design and layout of new open space to ensure that areas of open space are a planned and integral component of the residential layout. These guidelines provide best practice examples of open space sites and facilities which aim to encourage usage and create enhanced experiences for the residents who may be impacted by new developments.

3.12 Community Facilities

The policy sought to support proposals to develop new community facilities and services in order to help make communities more sustainable and improve community cohesion. Existing community facilities were to be protected and alternative uses not considered unless it could be clearly demonstrated that the facility was unviable. This policy was linked to other policies such as BSC 3 – Securing Infrastructure in New Developments where financial contributions or development of actual facilities may be required as an integral part of new developments.

4. Annual Monitoring Framework for the LDP

4.1 Introduction

4.1.1 Denbighshire County Council Local Development Plan 2006 – 2021 (LDP) was adopted on 4th June 2013. It provides a clear vision on how new development can address the challenges faced by the County and where, when and how much new development can take place up to 2021.

4.1.2 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, the Council is duty bound to produce an annual monitoring report for submission to Welsh Government (WG) by 31st October each year and ensure it is publicised on its website.

4.1.3 This section draws together the findings of local policy performance on the basis of LDP annual monitoring reports that have already been submitted to Welsh Government in previous years.

4.2 Performance of local policies in LDP theme ‘Building Sustainable Communities’

4.2.1 All of the published Annual Monitoring Reports (AMR) have indicated that the level of housing growth provided for in the LDP has not been achieved. Levels of completions and permissions are significantly below the 500 per annum anticipated. The high anticipated growth rate and lower levels of delivery have resulted in Denbighshire being unable to demonstrate a 5 year housing land supply. This places the County at risk from speculative development and a move away from a plan-led development management system. The delivery of affordable housing has also fallen below the levels anticipated as it is generally provided as a percentage of market housing on sites. The AMR have concluded that the growth strategy and policies BSC 1, BSC 4, BSC 6, BSC 8 and BSC 9 should be reviewed in the replacement LDP.

4.2.2 Each section below is complemented by a table providing an overview of indicators and trigger levels. The last column is labelled ‘Performance Summary’. If it contains the text ‘Local policy review is not required’ that means a local policy review would not be required as a result of the AMR.

4.2.3 Growth Strategy for Denbighshire

4.2.4 The baseline review section above highlights the changes in population and household forecasts that have emerged since adoption of the current LDP in 2013. There is a significant reduction (around 50%) in these forecasts and the resulting dwelling requirements that will inform the development of the replacement LDP. The reduction in the growth levels experienced in Denbighshire in the current LDP period from that which was predicted has led to the delivery of housing growth being lower than anticipated. The lower levels of overall housing growth have also impacted on the delivery of affordable housing over the current LDP period. Table 10 below presents an overview of monitoring indicators and trigger levels as set out in the Annual Monitoring Framework.

4.2.5 **Table 10: LDP AMR – Growth Strategy (incl affordable housing)**

LDP Policy	Indicator	Trigger Level	Performance Summary
BSC 1 - Growth Strategy for Denbighshire	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	Planning permissions granted and completions have been significantly lower than the target levels required to meet the growth strategy in the current LDP. The housing land supply has fallen below 5 years since adoption in 2013. The growth strategy and local policies should be reviewed for the replacement LDP.
	Maintain 5 year housing land supply	Less than 5 years housing land supply	
BSC 4 – Affordable Housing; BSC 6 – Hamlets; BSC 8 – Rural Exception Sites;	Increase the number of new affordable dwellings built in the County.	In the case of both indicators: Less than 165 affordable dwellings permitted per year for 3 consecutive years in Phase 2 and less than	Planning permissions granted and completions have been significantly lower than the target levels

BSC 9 – Local Connections Affordable Housing within Small Groups		225 per year for 3 consecutive years in Phase 3	required to meet the affordable housing targets in the current LDP. The growth strategy and local policies should be reviewed for the replacement LDP.
BSC 10 – Gypsy & Traveller Sites	Meeting the needs of gypsies and travellers	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	The Denbighshire 2016 Gypsy and Traveller Accommodation Assessment (GTAA) Report was approved by Welsh Government in March 2017. This has superseded the indicator and monitoring mechanism in the current LDP and AMR. Local policy review and pertinent monitoring mechanisms should be reviewed in the replacement LDP.

4.2.6 Brownfield Development Priority

Analysis of completions data in relation to new residential development indicates that a significant proportion is taking place on brownfield land. An average of 69% since LDP adoption. The re-use of brownfield sites in existing settlements and conversions has contributed significantly to this. Table 11 below presents an overview of monitoring indicators and trigger levels as set out in the Annual Monitoring Framework.

4.2.7 Table 11 – LDP AMR – Brownfield Development Priority

LDP Policy	Indicator	Trigger Level	Performance Summary
BSC 2 – Brownfield Development Priority	The amount of new development granted planning	Decrease below 60% for housing and employment	Development on brownfield land has averaged more than 60% and local

	permission on brownfield sites	(excluding Bodelwyddan KSS)	policy review is not required for the replacement LDP.
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5. Sustainability Appraisal and Habitats Regulations Appraisal

5.1 Introduction

5.1.1 There is a requirement for the Local Development Plan, a statutory land use plan to be subject to a Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA) and a Habitat Regulations Appraisal (HRA). In line with national guidance, the Council incorporated both SA/ SEA assessments into a single document, i.e. 'The Sustainability Appraisal Report'. The role of a Sustainability Appraisal (incorporating Strategic Environmental Appraisal) is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives. The Habitat Regulation Appraisal remains a separate document. The role of the Habitats Regulation Appraisal is to assess the likely impact of the Plan on the relevant European Designated Sites (protecting nature conservation site and species).

5.1.2 Whilst the overall sustainability of the Denbighshire LDP is regularly monitored as part of the LDP, this section looks at the greater framework of SA/SEA screening to identify any changes in the criteria that were used to assess individual LDP elements in the first place. As part of the LDP Annual Monitoring Report the outcomes of the development proposals permitted during the year and other evidence are assessed against the Sustainability Appraisal Framework in order to ensure that the Local Development Plan is delivering in harmony with the SA Objectives. The overall sustainability of the Denbighshire LDP is regularly monitored as part of the LDP Annual Monitoring Framework. The following section looks at the Sustainability Appraisal screening framework and Habitats Regulations Appraisal to identify any changes in the criteria that were used to assess individual LDP elements.

5.1.3 The replacement LDP will have to comply with the provisions of the Well-being of Future Generations (Wales) Act 2015. This will have an effect on how future SA/SEA assessments are conducted in support of the Plan. Further information will be made available as the replacement Plan progresses towards adoption.

5.2 Sustainability Appraisal (Scoping Report November 2017)

5.2.1 The LDP Manual (Edition 2 August 2015) requires Authorities who are undertaking a review of their LDP's to reconsider the Sustainability Appraisal Report. This reconsideration needs to be carried out alongside the drafting of the LDP Review Report. This is before the drafting of formal changes to the LDP takes place (Replacement LDP). The manual outlines what is required as part of the review and these steps have been outlined below:

- considering the conclusions of the Annual Monitoring of the SA Framework including monitoring whether there are significant effects of implementing the development plan;
- reviewing the SA Framework of the existing Denbighshire Local Development Plan:
 - SA Scoping - plans, policies and programmes and baseline information update;
 - consider the main changes nationally and locally since the adoption of the LDP;
 - considering the SA Objectives in light of what changes are proposed in the LDP revision.

5.2.2 Appendix F, Sustainability Appraisal (Scoping Report) was issued as a draft for consultation alongside the LDP Review Report. The reconsideration did not consider that the new influences identified as part of the Denbighshire Review Report resulted in significant sustainability impacts. It did conclude that the SA Objectives all remain relevant to the current adopted Local Development Plan.

5.2.3 Natural Resources Wales, who are a statutory consultee on the Sustainability Appraisal of local land use plans, responded to the consultation on the Denbighshire LDP Reconsideration and Scoping Report (21st August 2017 – 20th October 2017). They supported the conclusions that the SA Objectives remain relevant to the current adopted Local Development Plan and welcomed that the current baseline had been amended to assist the monitoring and reconsideration. They have no objection to the Scoping Report's use in informing the SA Report as part of the replacement LDP preparation.

5.3 **Habitat Regulations Assessment (Update November 2017)**

5.3.1 The purpose of the Habitat Regulations Assessment (HRA) screening exercise, see Appendix G, was to look at previously conducted HRAs that were produced in support of the adopted LDP; identify changes to individual European sites, and look at the effectiveness of previously suggested avoidance, cancellation or mitigation measures. The exercise was not aimed at producing a new assessment for the adopted LDP but to learn from previous experience and identify changes likely to impact on future work.

5.3.2 There are no local policies and land allocations contained in the LDP that have caused significant effects on any European site since Plan adoption. Proposed measures to offset their occurrence are (where necessary) operational and effective. Further investigations must however be carried out to explore opportunities to improve the air quality in the south of the County; focussing on the reduction of nitrogen depositions.

5.3.3 The screening exercise highlighted that future HRAs have to have regard to the proposed extension to the 'Bae Lerpwl/ Liverpool Bay' SPA and new information emerging in support of the 'Coedwigoedd Dyffryn Alun / Alyn Valley Woods' SAC. These changes may have an effect on the formulation of local policy and potential forms of land use in the area.

6. References

National

Well-being of Future Generations (Wales) Act 2015

Welsh Government (2013): National Development Framework

Welsh Government (2008): People, Places, Futures - The Wales Spatial Plan 2008 Update

Welsh Government (2016): Planning Policy Wales, Edition 9

Welsh Government (2015) Technical Advice Note 1: Joint Housing Land Availability Studies

Welsh Government (2006) Technical Advice Note 2: Planning and Affordable Housing

Welsh Government (2010) Technical Advice Note 6: Planning for Sustainable Rural Communities

Welsh Government (2009) Technical Advice Note 16: Sport, Recreation and Open Space

Welsh Government (2007) Technical Advice Note 18: Transport

Housing (Wales) Act (2014) – Gypsy & Traveller Obligation

Circular 30/2007: Planning for Gypsy and Traveller Caravan Sites

Town and Country Planning (Use Classes) Order 1987 (as amended) – changes to HMO status

Local

Denbighshire County Council: Denbighshire's Corporate Plan (2017- 2021)

Denbighshire's Housing Strategy 2016 - 2021

Denbighshire population and household projections (Roger Tym & Partners) 2005

Denbighshire Local Housing Market Assessment (Glyndwr University 2011)

Affordable Housing Viability Study (District Valuer 2009)

Denbighshire Joint Housing Land Availability Studies

Population, household and dwelling forecasts – Conwy CBC 2017

Denbighshire LDP Annual Monitoring Reports

APPENDIX 1

Links from Wales Spatial Plan and National Policy to Denbighshire LDP – ‘Building Sustainable Communities’

WSP Priority	National Policy ¹¹	LDP Vision	Objective	Policy	Allocations
All-Wales:					
Retain balanced communities by ensuring access to affordable housing – to buy or to rent- in locations which are convenient for local work and services and by ensuring a range of housing types are available in high quality environments.	PPW 4.7 – Sustainable settlement strategy PPW 4.7 – Locating new development PPW 4.9 preference for re-use of land TAN 1 – Joint Housing Land Availability Studies 2015 TAN 2 – Planning & Affordable Housing 2006 TAN 6 – Planning for Sustainable Rural Communities 2010 TAN 15 – Development & Flood Risk 2004 TAN 18 – Transport 2007	“...That Denbighshire, through sustainable development, will have a vibrant urban coast, with thriving market towns and rural areas. The housing and employment needs of the County will be met, the high quality environment protected and enhanced and a high quality of life maintained for all communities..... The demographic profile of the County may have been influenced through the provision of an adequate supply of quality housing... Rhyl will be an attractive place to live and work with improved housing stock... focussing development	Objective 1: Population and community Objective 13: Mixed Use Development	BSC 1: Growth Strategy for Denbighshire BSC 4: Affordable Housing BSC 5: Key Strategic Site – Bodelwyddan BSC 6: Local Connections Affordable Housing in Hamlets BSC 7: Houses in Multiple Occupation and Self Contained Flats BSC 8: Rural Exceptions Sites BSC 9: Local Connections Affordable Housing within Small groups or Clusters BSC 10: Gypsy & Traveller Sites.	Key Strategic Site at Bodelwyddan. Housing allocations in Lower Growth Areas and villages. Definition of areas of search for hamlets.

¹¹ PPW Edition 9 2016

		opportunities onto brown field sites within the current town limits... Bodelwyddan will have become a much expanded settlement serving much of the housing and employment needs of the north of the County...			
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North East Wales area:

Strengthen key hubs including Rhyl/Prestatyn/St Asaph/Bodelwyddan hub as a focus for investment in future employment, housing, retail, leisure and services. Outside the hubs, strong sustainable communities will be fostered within coastal, border and rural towns and villages to provide locally accessible jobs and services.	PPW 4.7 – Locating new development TAN 1 – Joint Housing Land Availability Studies 2015 TAN 2 – Planning & Affordable Housing 2006	“... Bodelwyddan will have become a much expanded settlement serving much of the housing and employment needs of the north of the County. The employment allocations at Bodelwyddan and St Asaph will be supporting the regeneration of Rhyl and also providing attractive opportunities for inward investment and expansion of high quality businesses within the County. ...”	Objective 1: Population and community Objective 13: Mixed Use development	BSC 1: Growth Strategy for Denbighshire BSC 2 – Brownfield Development Priority BSC 4: Affordable Housing BSC 5: Key Strategic Site – Bodelwyddan BSC 6: Local Connections Affordable Housing in Hamlets BSC 7: Houses in Multiple Occupation and Self Contained Flats BSC 8: Rural Exceptions Sites BSC 9: Local Connections Affordable Housing	Key Strategic Site at Bodelwyddan. Housing allocations in Lower Growth Areas and villages. Definition of areas of search for hamlets. Identification and protection of recreational areas Community facility sites.
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				<p>within Small groups or Clusters BSC 10: Gypsy & Traveller Sites. BSC 11: Recreation & Open Space BSC 12: Community Facilities</p>	
<p>Focus on areas in need of regeneration</p>	<p>PPW 4.9 – Preference for re-use of land</p>	<p>“...The employment allocations at Bodelwyddan and St Asaph will be supporting the regeneration of Rhyl... Rhyl will be an attractive place to live and work with improved housing stock and a reduction in the levels of multiple deprivation currently seen. The LDP will play a part in this by encouraging regeneration through support for the initiatives arising from the Strategic Regeneration Area designation and by focussing development opportunities onto brown field sites within the current town limits. The retail performance</p>	<p>Objective 2 & 3: Economy & Jobs Objective 4: Retail Objective 5 & 6 Transport Objective 12: Infrastructure</p>	<p>BSC 1: Growth Strategy for Denbighshire BSC 2 – Brownfield Development Priority BSC 3: Securing Infrastructure in new Developments BSC 7: Houses in Multiple Occupation and Self Contained Flats BSC 11: Recreation and Open Space BSC 12 – Community Facilities</p>	<p>Limited new allocations in Rhyl, Prestatyn, Denbigh, Llangollen where brown field land has been identified.</p> <p>Prestatyn Gas Works and Rhuddlan Triangle allocated as brown field priority sites.</p> <p>Identification and protection of recreational areas</p> <p>Community facility sites.</p>

		of Rhyl will have been improved through the re-development of the Queen's Arcade, reinforcing its role as a sub-regional shopping centre. ."			
Enhancing links between areas of opportunity and areas of need.	PPW 4.7 – Sustainable settlement strategy PPW 4.7 – Locating new development PPW 4.9 preference for re-use of land PPW 8.6 Transport	Transport linkages between the A55 corridor and the coast will have been improved through the increased viability of public transport services due to the rise in population in this area.	Objectives 2 & 3: Economy & Jobs Objectives 5 & 6: Transport Objective 12: Infrastructure Objective 13: Mixed Use Development	BSC 2: Brownfield Development Priority BSC 3: Securing infrastructure in new developments. BSC 5: Key Strategic Site – Bodelwyddan BSC 7 – Houses in Multiple Occupation & Self Contained Flats BSC 12 – Community Facilities	Key Strategic Site at Bodelwyddan.

Central Wales area:

Building on key centres, improving linkages and spreading benefit to wider hinterlands and rural communities. Enhancing attractiveness as a place to live and work sustainably.	PPW 4.7 – Sustainable settlement strategy PPW 4.7 – Locating new development PPW 4.9 preference for re-use of land	The market towns of Denbigh, Ruthin and Corwen will have been strengthened through the development of new market and affordable housing and employment sites to meet local needs. Llangollen will have been supported in its role as an important	Objective 1: Population & Community Objective 12: Infrastructure Objective 16: Areas of Protection	BSC 1: Growth Strategy for Denbighshire BSC 2 – Brownfield Development Priority BSC 3: Securing infrastructure in new developments BSC 4: Affordable Housing BSC 6: Local Connections	Housing allocations in Lower Growth Areas and villages. Definition of areas of search for hamlets. Identification and protection of recreational areas Community facility sites.
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		tourism hub through the protection and enhancement of the town and its wider environment.		Affordable Housing in Hamlets BSC 8: Rural Exceptions Sites BSC 9: Local Connections Affordable Housing within Small groups or Clusters BSC 11: Recreation & Open Space BSC 12: Community Facilities	
Enabling appropriate and integrated growth and development in rural communities.	PPW 4.7 – Sustainable settlement strategy PPW 4.7 – Locating new development TAN 6 – Planning for Sustainable Rural Communities 2010	The rural areas will be more sustainable having been allowed an appropriate level of growth to help to support rural services and facilities. Progress will have been made on meeting affordable housing needs for local people	Objective 1: Population & Communities Objectives 2 & 3 : Economy & Jobs Objective 4: Retail Objective 5: Transport Objective 7: Welsh Language Objective 8: Public Open Space Objective 12: Infrastructure Objective 16; Areas of Protection	BSC 1: Growth Strategy for Denbighshire BSC 2 – Brownfield Development Priority BSC 3: Securing infrastructure in new developments BSC 4: Affordable Housing BSC 6: Local Connections Affordable Housing in Hamlets BSC 8: Rural Exceptions Sites BSC 9: Local Connections Affordable Housing within Small groups or Clusters	Housing allocations in Lower Growth Areas and villages. Definition of areas of search for hamlets. Identification and protection of recreational areas Community facility sites.

				BSC 11: Recreation & Open Space BSC 12: Community Facilities	
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Appendix 2 – Affordable Housing Outturn 2006 – 2016

Year	S106 LCHO	SHG							Commuted Sums	Welsh Housing Partnership (RSL Partners)	Empty Homes (Non-SHG)	Homelessness Leases	Private Developer (Intermediate Rent)	HFG II	Total
		Empty Homes (SHG)	Social Rent	Intermediate Rent	Home buy	Extra Care	Mortgage Rescue	WG Special Funding (SRA, SCIF)							
2006/07	20	0	41	0	8	0	0	0	0	0	0	0	0	0	69
2007/08	18	0	5	0	8	0	0	0	0	0	0	0	0	0	31
2008/09	12	0	12	0	2	59	0	0	1	0	0	0	0	0	86
2009/10	2	0	6	0	1	0	4	6	2	0	0	0	2	0	23
2010/11	9	0	46	0	0	59	1	38	1	0	1	0	0	0	155
2011/12	4	0	13	9	0	21	1	1	1	4	1	0	3	0	58
2012/13	7	3	29	4	0	0	2	2	2	5	5	0	2	0	61
2013/14	0	4	3	0	5	0	1	3	0	2	3	0	0	0	21
2014/15	0	8	20	0	0	0	0	9	0	3	2	22	10	0	74
2015/16	0	8	0	6	7	0	0	0	0	2	2	10	0	22	57
2016/17	2	15	11	1	3	0	0	4	0	3	0	17	0	0	56
Total	74	38	186	20	34	139	9	63	7	19	14	49	17	22	691

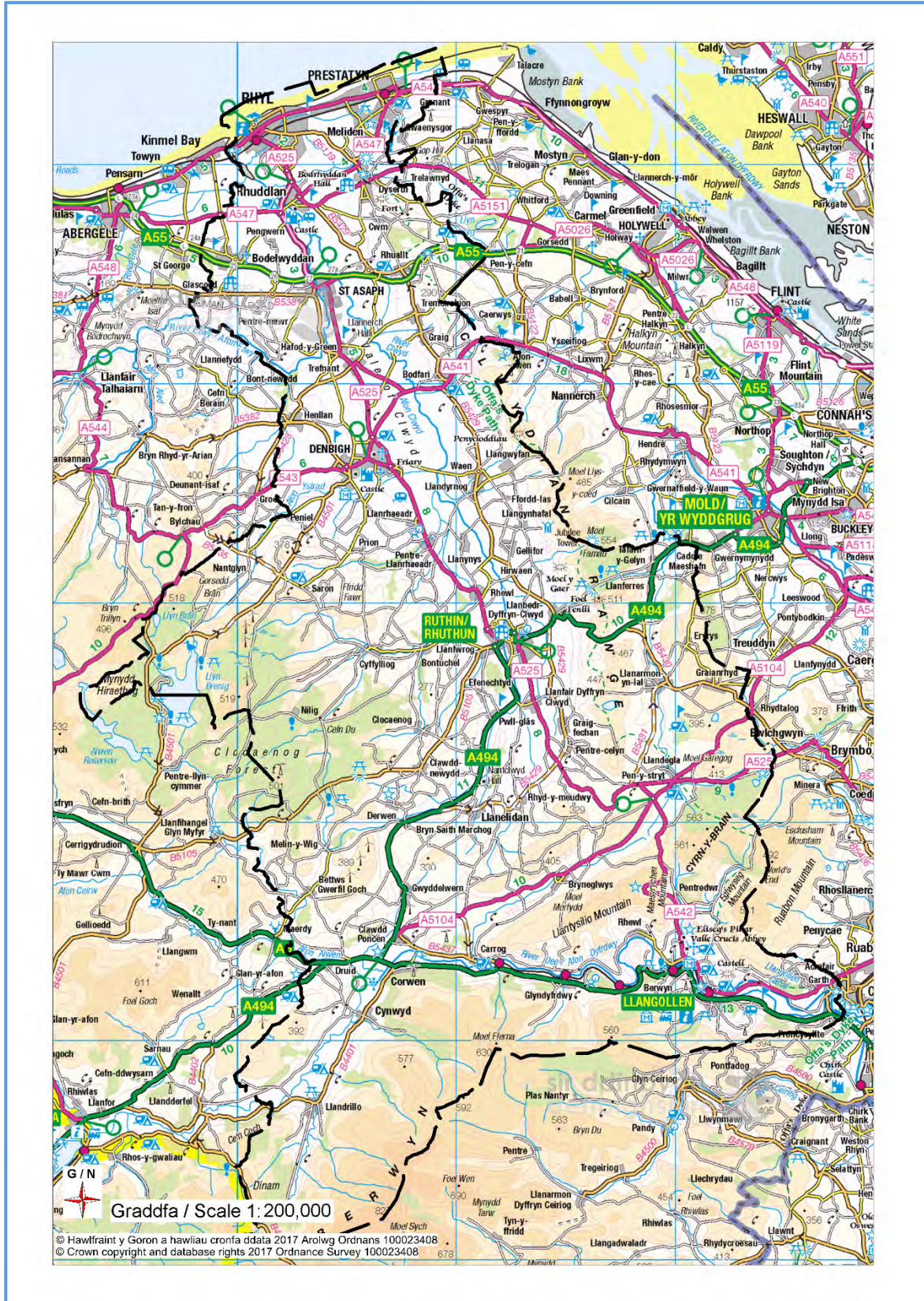
Denbighshire Local Development Plan 2006 -2021

Information Paper: Promoting a Sustainable Economy

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Map 1 The County of Denbighshire in North Wales



1. Background

1.1 Purpose of the document

1.1.1 Denbighshire County Council (DCC) produced ‘Information Papers’ (IPs) in support of the emerging five Denbighshire Local Development Plan 2006 – 2021 (LDP) themes in August 2011. The purpose of these documents was to summarise baseline data, evidence and pertinent information regarding the development of the Deposit Local Development Plan. The LDP was subsequently adopted in 2013, containing the following themes:

- Respecting Distinctiveness (RD)
- Building Sustainable Communities (BSC)
- Promoting a Sustainable Economy (PSE)
- Valuing Our Environment (VOE), and
- Achieving Sustainable Accessibility (ASA).

The themes’ abbreviation is reflected in the name of local policies to group related topics and ease of reference.

1.1.2 DCC is under the obligation to review its adopted land use plan at intervals not longer than four years from adoption in line with Section 69 of the Planning and Compulsory Purchase Act 2004. This includes the review of LDP objectives, LDP themes, and local policies on the basis of significant contextual change, significant concerns from the findings of the Annual Monitoring Report (AMR), and other legal responsibilities that have an effect on the performance of the LDP.

1.1.3 The Council has just started the process of reviewing the LDP. At this stage there are no draft revised LDP objectives, LDP themes, or local policies. The majority of text is concerned with legislation, strategies and programmes, statistical analyses, and policy performance as identified in the AMR, together with potential impact on adopted LDP policies. The Council’s intention is that these Information Papers are ‘living documents’; i.e. they are updated with evidence and information as the revised LDP progresses through the individual stages of Plan production.

1.2 Introduction to the theme ‘Promoting a Sustainable Economy’

1.2.1 Promoting a Sustainable Economy (PSE) is concerned with supporting the local economy in Denbighshire. It is not limited to providing a range of employment opportunities but addresses deprivation, regeneration activities and adaptation. The theme is broadly subdivided into the following topics:

- Local Economy (focussing on employment premises);
- Retail economy;
- Visitor economy (tourism); and
- Minerals.

1.2.2 Local policies within this theme are not only designed to support well-established, traditional businesses but also provide the planning framework for start-up entities and economic growth sectors. The thrust is to move towards a balanced

population structure and encouraging the retention of younger, skilled, and economically active members of society. In return, retaining younger people has crucial implications for strengthening the cultural and linguistic character of the County.

2. Policy Context

2.1 Introduction

2.1.1 The Well-being of Future Generations (Wales) Act 2015 came into force on the 1st of April 2016. It requires public bodies such as Denbighshire County Council to consider not only the present needs of local communities but also how their decisions affect people in the future. The Council is principally challenged to work towards all seven well-being goals contained in the Act: (1) A globally responsible Wales; (2) A prosperous Wales; (3) A resilient Wales; (4) A healthier Wales; (5) A more equal Wales; (6) A Wales of cohesive communities; and (7) A Wales of vibrant culture and thriving Welsh language.

2.1.2 Reinforced by the provisions of the Planning (Wales) Act 2015, the Council has a statutory duty to implement the principles of sustainable development in every decision-making process. This is achieved by adhering to locally set 'well-being objectives' to meet the seven nationally defined well-being goals.

2.1.3 Denbighshire County Council has developed the 'Well-being Impact Assessment' toolkit to comply with the provision of the Well-being of Future Generations (Wales) Act 2015 and the Planning (Wales) Act 2015. It is designed to assist the decision-maker in evaluating a specific proposal in light of the well-being goals. Accordingly, all elements contained in the replacement LDP will be subject to a well-being impact assessment and, if required, subject to amendments in line with recommendations derived from the assessment.

2.1.4 There are a vast number of national policies and frameworks, regional plans, and local strategies that did not only inform the production of the LDP but also have an impact on the delivery of individual development proposals. The purpose of this section is to review the document baseline, i.e. identify changes to existing documents, assess the effects of new or emerging documents, and highlight potential discrepancies with adopted local policies. This will be a crucial step before discussing local policy revision in light of changing local circumstances.

2.1.5 Local Development Plans in Wales are expected to integrate with other legislation, strategies, plans etc. without unnecessarily repeating national planning policy. National policy is laid out in Planning Policy Wales, which is supplemented by a number of Technical Advice Notes.

2.2 National Policy

- 2.2.1 National planning policy is set out in Planning Policy Wales (PPW), incorporating the previously published Minerals Planning Policy Wales in Chapter 14, and is supplemented by a series of Technical Advice Notes and Minerals Technical Advice Notes. Welsh Government frequently publishes 'Policy Clarification Letters' that provide advice and guidance on specific topics.
- 2.2.2 PPW is the most significant source of information when drafting local policies. The Local Development Plan Manual sets out the requirement that LDP's should not repeat national policy but local planning authorities may wish to supplement them where local circumstances require a specific local policy interpretation. Table 1 identifies those national policies that were considered to be of relevance at the time of producing the LDP theme 'Promoting a Sustainable Economy' and associated local policies. It further serves as a baseline to identify any changes in national policy and the likely effects on the local plan.
- 2.2.3 National planning policy has not markedly changed with respect to minerals to date, with the exception of Minerals Planning Policy Wales being incorporated into PPW, however, there were no actual policy changes as a result. Since the adoption of the LDP the UK Government has indicated the phasing out of coal fired power stations by 2025. This will have a significant impact on the demand for indigenous coal. Whilst this is of limited significance to the LDP due to the limited distribution of shallow coal within the County, it is understood that a review of mineral planning policy is imminent to address this with changes likely to be focussed on coal, oil, gas and safeguarding respective areas.
- 2.2.4 Technical Advice Note 4: Retail and Commercial Development (November 2016) complements Planning Policy Wales in setting out Welsh Governments objectives for retail and commercial centres. It provides policy interpretation and guidance on the tests of retail need and sequential approach to development, detailed requirements for a retail impact assessments and the advantages of carrying regularly out 'health checks'. Local Planning Authorities (LPAs) are encouraged to produce local policies on retail that are sufficiently flexible to cater for changes in customers' needs, shopping patterns and allow for complementary forms of land use to maintain the viability and viability of High Streets.
- 2.2.5 Technical Advice Note 23: Economic Development (February 2014) provides advice on various subjects relating to developing high local economic planning objectives, assessing the economic benefits of new development, and economic development in rural areas. It also sets out how economic development should be considered throughout the Local Development Plan process. Further information on the determination of employment land supply and employment land monitoring is provided in an additional practical guidance note.

2.2.6 Table 1 Link between national and local policy

National Policy (with reference to PPW Edition 9)	Where addressed in the LDP?	Any changes required to comply with National Policy?	Comments
Sustainable Settlement Strategy: locating new development (para. 4.7)	PSE 1: North Wales Coast Strategic Regeneration Area; PSE 2: Land for employment uses	PSE 1 needs to be reviewed due to factual changes (see section 3.2).	There is an overlap with all LDP themes as the Growth Strategy lies at the heart of the Plan.
Sustainable Economic Development (Chapter 7 and Technical Advice Note 23)	PSE 1: North Wales Coast Strategic Regeneration Area; PSE 2: Land for employment uses; PSE 3: Protection of employment sites and buildings; PSE 4: Re-use and adaptation of redundant rural buildings in open countryside; PSE 5: Rural economy	PSE 1 needs to be reviewed due to factual changes (see section 3.2). There is no requirement to change other local policies in light of national policy.	Local policies are applied in combination with LDP themes 'Building Sustainable Communities', 'Valuing Our Environment', and 'Respective Distinctiveness'.
New locations for hazardous development and special industrial uses (para. 7.6.4)	PSE 2: Land for employment uses	There is no requirement to review local policy in light of national policy.	Local policy is supported and applied in combination with LDP theme 'Valuing Our Environment'.
Retail and Commercial Development (Chapter 10 and Technical Advice Note 4)	PSE 6: Retail economy; PSE 7: Proposals for new retail development; PSE 8: Development within Town Centres; PSE 9: Out of centre retail development; PSE 10: Local shops and services	There is no requirement to review local policies in light of national policy.	Local policies support LDP theme 'Building Sustainable Communities'.
Agricultural Development Proposals (para. 7.6.5 and Technical Advice Note 6)	PSE 4: Re-use and adaptation of rural buildings in open countryside; PSE 5: Rural economy	There is no requirement to review local policies in light of national policy.	Local policy is supported and applied in combination with LDP theme 'Building Sustainable Communities' and 'Valuing Our Environment'.

Tourism (para. 11.1 and Technical Advice Note 13)	PSE 1: PSE 1: North Wales Coast Strategic Regeneration Area; PSE 11: Major new tourism developments; PSE 12: Chalet, static and touring caravan and camping sites; PSE 13: Coastal tourism protection zones; PSE 14: Outdoor activity tourism	PSE 1 needs to be reviewed due to factual changes (see section 3.2).	Local policy is supported and applied in combination with LDP theme 'Building Sustainable Communities', 'Respecting Distinctiveness' and 'Valuing Our Environment'.
Minerals (Chapter 14 and Minerals Technical Advice Notes 1 and 2)	PSE 15: Safeguarding Minerals; PSE 16: Mineral Buffer Zones; PSE 17: Future Mineral Extraction	Whilst local policies broadly comply with national policy, review is required to reflect replaced or updated Welsh Government targets.	Local policy is supported and applied in combination with LDP theme 'Respecting Distinctiveness' and 'Valuing Our Environment'.

2.3 Wales Spatial Plan (Update 2008)

- 2.3.1 Originally published by the Welsh Assembly Government (WAG) in November 2004 and subsequently updated in July 2008, the document aimed to implement WAG's overall policy priorities as set out in One Wales: A Progressive Agenda for Wales. The focus was on linking up national, regional, and local activities; providing a national framework for planning. Its objective was to place a strong emphasis on the implementation of the 'sustainable development' principle in all public sector decision-making.
- 2.3.2 The Planning and Compulsory Purchase Act 2004 (Section 62) places a duty on Welsh local planning authorities to have regard to the Wales Spatial Plan (WSP) when preparing their local development plan. That means that the WSP has served multiple purposes in the Denbighshire plan-making process: (1) it produced evidence; (2) it shaped local policies; (3) it ensured better engagement and governance between bodies; (4) it informed Plans; and hence (5) it aligned prospective investments in the area.
- 2.3.3 The Wales Spatial Plan demarks Wales into six sub-regions; with outlining their cross-border relationships. Individual parts of the County of Denbighshire have accordingly been assigned to the North East Wales region and Central Wales region. It was however recognised that there are also strong relations with the North West (Wales) region. All six sub-regions, i.e. spatial plan areas, are profiled

by key settlements, inner-regional population distribution, socio-economic hubs, places of economic activities, etc.

- 2.3.4 To align the Denbighshire Local Development Plan with the Wales Spatial Plan, the Council took the decision to structure its land use plan in accordance with the five WSP themes:
- Respecting Distinctiveness;
 - Building Sustainable Communities;
 - Promoting a Sustainable Economy;
 - Valuing Our Environment; and
 - Achieving Sustainable Accessibility.
- 2.3.5 The WSP stipulates that employment-related property development should be located near public transport and close to housing and infrastructure developments. There is also concern that out-of-town retail development risks undermining the regeneration and viability of town centres as well as contributing to unsustainable traffic patterns.
- 2.3.6 The vision for the North East Wales sub-region is for ‘an area harnessing the economic drivers on both sides of the border, reducing inequalities and improving the quality of its natural and physical assets.’ Broadening the economic base is considered to be of importance for providing high quality employment opportunities in Denbighshire.
- 2.3.7 A key element of the spatial strategy is developing and supporting strategic hubs, including one around Rhyl – St Asaph – Bodelwyddan – Prestatyn as a focus for investment in employment, housing retail, leisure and services. The A55 trunk road and the rail network are seen as key in linking opportunities between the regions and creating more employment growth.
- 2.3.8 Appendix 1 identifies how the priorities set out in the Wales Spatial Plan have been taken into consideration and where applicable where they have been addressed through local policies and land allocations in the Denbighshire LDP.
- 2.3.9 The Welsh planning system is currently in a phase of transition. There has been new primary legislation in Planning and also in the closely-related fields of built heritage and environmental protection. This led (and is likely to continue) to the introduction of subordinate regulations, national policy and guidance notes. A major change for strategic planning is the introduction of a National Development Framework for Wales, which is going to replace the Wales Spatial Plan in 2021. Denbighshire is therefore challenged to have regard to the provisions of the WSP whilst working towards compliance with the emerging National Development Framework when producing the revised LDP for the County.

2.4 National Development Framework for Wales

2.4.1 Derived from the provisions of the Planning (Wales) Act 2015, the National Development Framework for Wales (NDFfW) will provide direction for Strategic and Local Development Plans and support the determination of developments of national significance. Whilst the WSP was concerned with the ‘sustainable development’ principle, the NDFfW is going further in implementing the provisions of the Well-being of Future Generations (Wales) Act 2015.

2.4.2 The NDFfW preparation process has just started with a call from Welsh Government for evidence and potential projects that could be considered for inclusion. Welsh Government are planning to undertake consultation on the Issues, Options & Preferred Options for the NDF in April 2018, with consultation on a draft Framework in July 2019, consideration by Welsh Government in April 2020 and publication of the final document anticipated in September 2020.

2.4.3 It is difficult to outline any effects of the emerging NDFfW on the revised LDP with very limited information available to the local planning authority at present.

2.5 Plans, Programmes and Strategies with relevance to LDP theme

2.5.1 There are a large number of plans and strategies which have the potential to impact on the Local Development Plan. The purpose of this section is to demonstrate how key plans and strategies have been taken into account during the development of this theme.

2.5.2 The Denbighshire Local Development Plan 2006 – 2021 was produced on the basis of national and regional plans, strategies or programmes current at that time. Some may have been superseded, withdrawn or have expired. The following paragraphs refer only to those documents that are of bearing in 2017.

Denbighshire County Council:

Corporate Plan 2017 – 2022: Working Together for the Future of Denbighshire

2.5.3 The Corporate Plan sets out the overarching priorities for the term of the Council. Its priorities are supported, implemented and delivered through a number of strategies whereof the Local Development Plan and the Housing Strategy are crucial instruments. The following corporate priorities are of relevance to the LDP theme ‘Promoting a Sustainable Economy’:

- The Council works with people and communities to build independence and resilience;
- The environment is attractive and protected, supporting well-being and economic prosperity; and
- Younger people want to live and work here and have the skills to do so

2.5.4 The Replacement Plan will provide an opportunity to strengthen the link between the Corporate Plan and the LDP theme ‘Promoting a Sustainable Economy’.

*Denbighshire County Council:
Economic & Community Ambition Strategy 2013 – 2023*

- 2.5.5 The Economic & Community Ambition Strategy (ECAS) has been developed to explain how the Council will achieve the corporate priority ‘Developing the local economy’. Its overarching aim is to help businesses go from strength to strength; offering good quality, well-paid and rewarding jobs for local communities; and providing residents with a means to enjoy a good quality of life in towns and rural areas.
- 2.5.6 There are six themes contained in the document that detail the Council’s ambition, selected actions and monitoring measures.
- Infrastructure for growth;
 - Supported and connected businesses;
 - Opportunities for growth;
 - High quality skilled workforce;
 - Vibrant towns and communities; and
 - Well promoted Denbighshire.
- 2.5.7 Whilst local policies on employment land allocations and protection address opportunities for (spatial) growth and the provision of infrastructure, local policies on retail aim to maintain and enhance the vibrancy and vitality of towns and communities. The LDP accordingly symbolises the spatial dimension of the ECAS by allocating land for employment use, retail development, and community facilities.

Denbighshire Business Demand Study (January 2015)

- 2.5.8 The purpose of this study was to provide an appraisal of the rural economy in Denbighshire, looking primarily at supply and demand for employment premises. It did exclude the settlements of Rhyl, Prestatyn, Meliden and Dyserth. The research suggested that some of the allocated employment sites are unlikely to be delivered due to marginal viability. This would have to be substantiated by further viability testing on individual sites.
- 2.5.9 Reflecting the requirements of Planning Policy Wales and Technical Advice Note 23 it is recommended that the Council considers where viability might be of concern the methods of addressing financial gaps. In the absence of gap funding options one method of boosting values could be to secure an element of higher value mixed-use development as an (ancillary) part of a larger scheme. In this context, higher value uses means retail options primarily aimed at meeting local business needs. In addition to boosting development value a well serviced business park will be more attractive to potential occupiers than one which offers nothing but land and property.

- 2.5.10 The Council will consider the Study's recommendation when reviewing individual site allocations and inviting members of the public to submit candidate site with a greater emphasis on viability from the start of the process.

Denbighshire: Growth Sector Infrastructure Study (August 2016)

- 2.5.11 The Growth Sector Infrastructure Study looked in detail on premises at St Asaph Business Park by focussing on representatives operating in the advanced manufacturing sector, biotechnology and life-sciences sectors. Its objective was to ascertain the correct land requirements for the chosen growth sectors and to develop a more detailed understanding of the nature of demand for accommodation including the quantity and size of accommodation needed for indigenous growth incubator companies and potential locator companies.
- 2.5.12 Key findings of the study point out that many of the existing businesses are broadly content with the quality and suitability of the premises. Some businesses were however reviewing their property needs or were likely to be doing so in the very near future. A key issue for them was the limited availability of additional storage and distribution facilities to complement their laboratory and light manufacturing space.
- 2.5.13 The premises available on St Asaph Business Park are predominantly office space. This type is relatively expensive to re-configure and use for light manufacturing or storage purposes. It is therefore limiting the attraction of St Asaph Business Park to tech businesses that need more flexible space. Study participants were also of the opinion that the site is also held back by poor public transport services, very poor mobile phone coverage, a limited leisure offer and poor visibility/signage.

Regional Employment Land Strategy for North Wales - Strategy Document (June 2014)

- 2.5.14 The strategy builds upon the short term priorities identified in the 'North Wales Economic Ambition: A Strategy for Change' which recognises Inward Investment and Enterprise as two key economic drivers. Central to this is a need to understand the role and function of strategic employment sites across the region and planning clear investment priorities to ensure adequate supply of strategic employment land over the strategy period.
- 2.5.15 The document has identified a number of strategic sites across North Wales that offer potential for key sector investment in the short, medium and long term. There are two regionally-important employment land sites in Denbighshire: Bodelwyddan Key Strategic Site and St Asaph Business Park. Both are predestined for a focus on advanced manufacturing, building on the existing investment in the Optoelectronics / photonics industry at St Asaph.
- 2.5.16 Besides identifying strategic sites, the report sets out a number of recommendations that can support the delivery of individual sites and create the

business environment required for growth. It is recommended that all North Wales local planning authorities should include within the local development plans sufficiently flexible policies in order to support new strategic employment land coming forward should it be considered essential to support a programme or a potential investor with specific site requirements.

A Growth Vision for the Economy of North Wales (July 2016)

- 2.5.17 This is a single, joined-up vision for economic and employment growth for North Wales; based on a number of local strategies and programmes aiming for economic growth and infrastructure improvements at different locations in the region. It stresses the importance of collaboration and partnership in achieving its aims as set out in the vision:
- To improve the economic, social, environmental, and cultural wellbeing of North Wales;
 - To support and retain young people in the region's communities;
 - To address worklessness and inactivity across the region;
 - To support and enable private sector investment in the region to boost economic productivity and to improve the economic and employment performance of North Wales.
- 2.5.18 Coordinated by the North Wales Economic Ambition Board, the Vision is supported by Denbighshire County Council as well as the other five local authorities, regionally-important higher education institutes and the North Wales Business Council.
- 2.5.19 The document identifies three high value economic clusters that are likely to benefit from further funding programmes and could form part of a Growth Deal proposal with the United Kingdom and Welsh Governments.
- (1) The *energy cluster* will have expertise around energy generation, low carbon technologies and processes, with businesses well-equipped to exploit opportunities as a result of investment in Wylfa Newydd, Trawsfynydd Small Modular Reactors and off-shore wind, biomass and tidal energy projects.
 - (2) Anchor companies in the *advanced manufacturing cluster* will be supplied by SME's within the region with a reputation for high quality. Growth will be driven in particular by Enterprise Zones (such as Deeside Enterprise Zone), as well as new investment in the Northern Gateway, Deeside; St. Asaph Business Park; Parc Bryn Cegin, Bangor and Parc Cybi, Holyhead.
 - (3) The *digital cluster* will be the engine room for growth in North Wales, building on the competitive advantages in terms of academia, quality of life and outstanding natural beauty, and a quality infrastructure. Creative industries, software development, health technology and financial science will all be part of such a cluster, building their own momentum for growth.
- 2.5.20 The forecasted growth rate for the regional economy is 1.9% between 2016 and 2035 – based on current trends – and the value of the economy would increase by 56% in less than 20 years. It is also estimated that such growth levels will generate

at least an additional 120,000 new employment opportunities. Such levels of growth will not only impact on the local infrastructure but have also implications for additional residential site allocations to be included in the forthcoming Local Development Plans.

- 2.5.21 Having set out a strong growth vision for the area, key partners have agreed to pursue the establishment of a new regional body that is equipped with new responsibilities and powers on key decisions that affect the region. Besides carrying out the functions of a regional transport authority and a business support and trade team, the newly-formed body could also incorporate strategic land use planning. It is argued that the process of identifying the supply of land required for housing and economic growth could be done better regionally and strategically, as well as identifying strategic sites.

Denbighshire Retail Study 2013: Retail Capacity (June 2013)

- 2.5.22 The study was produced by the Corporate Research Department of Conwy County Borough Council (CCBC) together with the Planning Policy Service in Denbighshire to provide an update on the retail requirements put forward by Roger Tym and Partners in 2003 and 2006. It took into account population changes, estimated population growth generated through residential development as set out in the LDP and already approved retail developments.
- 2.5.23 All calculations and recommendations contained in the document are based on the assumption that the LDP population growth is realised and tourism growth continues at its 2013-level. It was conclusively indicated that there is likely to be a modest increase in convenience and comparison capacity in the County in the long term.
- 2.5.24 Whilst a number of retail developments were granted planning permission under the current Local Development Plan, the LDP has not delivered the anticipated number of dwellings since Plan adoption. Population growth remains well behind the 2011 Welsh Government population projections that were used to determine the LDP requirements.
- 2.5.25 Those divergent trends have led to the commissioning of a new retail capacity study that provides an overview for 2018. Depending on the findings contained in the document, the Council may have to revise the retail hierarchy and consider further land allocations in the forthcoming LDP.

Denbighshire Destination Management 2013 – 2017

- 2.5.26 Derived from the provisions of the 'Partnership for Growth: The Welsh Government Strategy for Tourism 2013 – 2020', the Council aims to develop a thriving visitor economy in Denbighshire which celebrates the unique strengths of the place, supports jobs, generates business opportunities and improves the range

and qualities of amenities available for visitors and local people whilst including safeguards for sustaining the local environment.

- 2.5.27 A Destination Management Plan is a shared statement of intent to manage a destination over a stated period of time, articulating the roles of different stakeholders and identifying clear actions that they will take. Hence the document sets out five priorities:
- Create an effective model to ensure a coordinated approach to destination management;
 - Ensure Town and Area Plans connect with the Destination Management Plan;
 - Make destination management relevant to the business community;
 - Audit our tourism product to set baseline data;
 - Promote Denbighshire through the North East Wales brand to the business community; and
 - Develop a coordinated approach to events that feeds into Denbighshire County Council's Events Strategy 2014-2020.

2.6 **Adjacent Local Planning Authorities**

- 2.6.1 Whilst the Local Development Plan is concerned with Denbighshire, the policies and land allocations contained in adjacent LPAs' local plans have the potential to impact on the County. It is therefore essential that they are considered during the development of the replacement Denbighshire Local Development Plan.
- 2.6.2 *Snowdonia National Park* – Snowdonia National Park Authority is currently in the process of reviewing the Eryri Local Development Plan. Having regard to the development strategy and economic ambitions, it is acknowledged that most employment opportunities have been from adventure tourism and this is likely to continue with more emphasis placed on health and well-being services. Hosting the Snowdonia Enterprise Zone, two sites are allocated in the LDP, will create further employment opportunities and assist in replacing those lost from previous activities on the sites.
- 2.6.3 The LPA's evidence on retail has shown that vacancy rates are increasing and that alternative uses may be desirable for vacant premises in the Service Centres and Service Settlements. There are two settlements where Denbighshire residents are likely to drive for shopping - Y Bala and Betws y Coed (prevailing tourism based retail core). It is noted that Bala has been identified as a location for a supermarket as it is one of the most suitable and sustainable location and accessible by most means of transport in the eastern part of Snowdonia National Park.
- 2.6.4 *Conwy County Borough Council* – Similar to Denbighshire, Conwy is in the process of reviewing its Local Development Plan that was adopted in October 2013. The local plan identified the following employment land requirements with regard to sustained economic growth: There is a need for a maximum of up to approximately 20.5 hectares, with a contingency level of up to 22.5 hectares of employment land to meet the population change predictions. To contribute to the reduction in out-

commuting levels, a further 15.5 hectares of employment land, with a contingency level up to 17 hectares will be accommodated. The strategic hub of Conwy, Llandudno Junction, Colwyn Bay and the accessible and sustainable location of Abergele will be utilised in meeting this need.

- 2.6.5 The Conwy LDP acknowledges that the regional centre of Llandudno and other important town centres within the Plan area experience pressure from non-retail uses. There is a need to maintain and, where appropriate, enhance Llandudno as the retail centre for the region, promote the regeneration of Colwyn Bay, as well as other retail centres and, where possible, enhance the overall vitality, attractiveness and viability of the centres through a more diverse shopping experience.
- 2.6.6 Analogous to the Denbighshire visitor economy, the tourism sector results in an increase in unemployment over the winter months in Conwy. There is a need to encourage and, where possible, safeguard the tourism sector, particularly in the coastal resorts, and exploit tourism potential, especially relating to the natural and built environment, in order to encourage all year round tourism.
- 2.6.7 *Flintshire Council* – Flintshire Council is in the process of completing the Strategic Options (Growth and Spatial Options) stage of its emerging Local Development Plan. Produced in 2015, the LDP topic paper on economic development recognises the County’s role as a key focal point for the wider regional economy of North Wales and the Northwest of England, providing for example, ‘high value’ manufacturing employment at Deeside Industrial Park and Broughton.
- 2.6.8 The Council also acknowledges that in previous development plans it has become practice to over-allocate employment land in order to provide for a range of employment sites by location, size and type to allow for a degree of flexibility. A robust review of existing sites is needed alongside an assessment of the amount and the type of sites likely to be required over the Plan period, in order to determine whether existing sites are still capable of meeting the needs of modern employers.
- 2.6.9 It is envisaged that the emerging LDP will promote town centres as the principal location for new retail, office, leisure, health and other related development, based on a sequential approach to the selection of sites. The LDP is also going to focus development into existing town centres to generate greater choice in facilities and create more reasons why people should visit these centres.
- 2.6.10 *Wrexham County Borough Council* – The local planning authority produced a number of topic papers that support the production of the Deposit LDP, which will be subject to public consultation in Autumn 2017. The LDP growth option proposed by the Council results in a housing requirement of 10,650 dwellings over the LDP period (2013 -2028). In terms of economic impact the proposed growth option would equate to a jobs growth of some 7,550 over the LDP period, and a resultant employment land requirement of approximately 52.9 hectares.

- 2.6.11 It is argued with regard to the Council's preferred Strategy and Growth Option to discuss proposals for key strategic sites including an area of search for an employment site at Wrexham Industrial Estate. While sites that do not have a reasonable prospect of being used for economic development can be deallocated, the LDP needs to safeguard suitable existing employment sites/allocations.
- 2.6.12 Once published, the Wrexham Deposit LPD will set out a clear strategy for retail development and a framework for the future of town, district and village centres. Similar to the settlement hierarchy, the existing hierarchy of centres and their function for surrounding areas will be established with clearly identifiable roles. Actions need to be developed to respond to the pressure and opportunities resulting from substantial changes to the sector. Retail is going to underpin town centres but policies should encourage a diversity of uses in centres. Mixed-use developments of retail, entertainment, restaurants and housing are encouraged.
- 2.6.13 *Powys Council* – Powys' Local Development Plan was subject to examination by an independent Planning Inspector in Spring 2017. Changes occurring during the examination process are likely to be consulted on in Summer 2017. Proposals contained in the emerging local plan are unlikely to have an impact on Denbighshire because of the topography and landscape designations along the Counties' boundary, for example Area of Outstanding Natural Beauty and two European protected sites for nature conservation.
- 2.6.14 *Gwynedd Council* – Gwynedd Council and the Isle of Anglesey County Council have decided to prepare a Joint Local Development Plan for Anglesey and the Gwynedd Local Planning Authority Area. Both Councils anticipate adopting the Plan in July 2017. The Plan strategy broadly expects the anticipated transformational economic change arising from the unique scale of major infrastructure projects on the Isle of Anglesey and the Island's Enterprise Zone status will be the biggest driver of spatial and social change over the Plan (2011 - 2026).
- 2.6.15 It is stated that the assignment of Enterprise Zone status to the island of Anglesey complements the existing Anglesey Energy Island Programme. Nine key sites on the Island have been identified in respect of being subject to focussed support. The Welsh Government has also identified the Snowdonia Enterprise Zone, which, although located in the Snowdonia National Park, could help spread prosperity beyond the Park's administrative boundaries.
- 2.6.16 Whilst not within the immediate vicinity of the County border, regionally important developments in Gwynedd and on the Isle of Anglesey are likely to have an impact on the local economy in Denbighshire. There is an opportunity to benefit from an increased number of SMEs that are going to operate within the economic environment created around those employment 'hubs'.
- 2.6.17 The LDP's Settlement Strategy recognises that city and town centres are vital elements of the local economy and they continue to provide a focal point for

communities. It is therefore important to ensure that there is a planning framework which safeguard and enhance the position of town centres as locations for retail and commercial services. A retail study undertaken in 2013 highlighted the strong influence of Bangor as a sub-regional retail centre. It also recognised that the area is serviced by a retail hierarchy which includes centres outside the Plan area, for example Llandudno and Chester.

3. Baseline Review

3.1 Introduction

3.1.1 Whilst the previous section focussed on policy and strategic documents, the purpose of the following paragraphs is to analyse any changes that have taken place in the County since the Denbighshire Local Development Plan was adopted in June 2013. Both sections will provide crucial evidence for the forthcoming stages of Plan production, when the Council is going to discuss proposed changes in greater detail.

3.1.2 The baseline information has been split into separate topics such as, employment land allocations and retail, for an easy reference and improved user-friendliness.

3.2 North Wales Coast Strategic Regeneration Area

3.2.1 The Denbighshire Local Development Plan 2006 – 2021 (LDP) contains local policy PSE1 which was included to support development proposals aiming to address deprivation and offering wider economic benefits for local communities within the framework of Welsh Government's (WG's) North Wales Coast Strategic Regeneration Area (NWCSRA) programme.

3.2.2 The Welsh Government's 'North Wales Coast Strategic Regeneration Area' funding programme finished in March 2014¹ but the previously identified problems and disadvantages are still prevalent in the area. It is the overall aim of the adopted LDP to address matters such as supporting economic diversity within our town centres and the provision of high quality houses.

3.2.3 Whilst the original funding programme does not exist anymore, the principal objectives that were underlining the former NWCSRA are mirrored in Denbighshire County Council corporate documents and strategies, for example the Corporate Plan 2012 – 2017 and the Economic and Community Ambition Strategy 2013 – 2023. Both documents express the need for employment generating activities, high quality houses for members of the local community, support for tourism, and addressing deprivation in the County. The general thrust and aim of local policy PSE1 is therefore still relevant.

¹ Link: <http://gov.wales/topics/housing-and-regeneration/regeneration/strategicareas/northwalescoast/?lang=en>

- 3.2.4 Unlike the WG programme, Denbighshire’s corporate documents are not confined to the North Wales Coast area but cover the entire County. They positively extend beyond the spatial limitations of PSE 1, i.e. the A55 corridor and the coastal area. If prospective applicants wish to refer to local policy PSE1 in order to support their planning proposal the Council would encourage them to demonstrate how the development will support individual strategies and action programmes outlined in the Council’s corporate documents.
- 3.2.5 There is an opportunity to consider the thrust and wording of local policy PSE 1 as part of the LDP revision process; to reflect above changes and reduce the dependency on a specific WG regeneration programme.

3.3 Local economy

Economic Overview

- 3.3.1 There are approximately 94,700 people living in Denbighshire in 2015, the area of which is 844 square kilometres. This has been an increase of about 770 people since 2011. The population density is 112 people per sq.km but the distribution differs significantly within the county with an urbanised coastal strip around the seaside towns of Prestatyn and Rhyl, and a predominantly inland rural area with a number of locally important market towns and main villages south of the A55 transport corridor.
- 3.3.2 About 55,500 of the 94,700 residents (or 58.6%) were of working age (aged 16yrs to 64yrs) in the County. The percentage of 58.6% is lower than the 61.9% for Wales, and well below the 63.3% for Great Britain. Model based unemployment in Denbighshire was estimated at 4.6% or 1,900 people in the year to December 2016. This includes a wider range of people than the narrower Job Seekers Allowance figures, which have been affected in the last few years by the gradual introduction of Universal Credit. Unemployment in the County continued to rise after the financial crisis into the year ending December 2013, but has fallen in each period since then.

3.3.3 Table 2 Unemployment rate (model based)

	2009	2010	2011	2012	2013	2014	2015	2016
Denbighshire	7.2	8.4	7.4	7.3	7.8	6.4	5.2	4.2
Wales	8.2	8.3	8.3	8.3	7.9	6.8	5.9	4.6

Source: Unemployment Rate 2009-2016; Nomis, © Crown Copyright

- 3.3.4 The number of active businesses in Denbighshire in 2015 (the most recent measurement point) was 3,330 businesses; this is an increase of 80 active businesses on the previous year and 175 businesses since 2006 (see table 3). The year-on-year changes since 2006 tell a story of the challenging economic circumstances that were in operation at the time. There was an increase in businesses up until 2008 before decreases thereafter. The increase witnessed in

2013 was the first increase since 2008 and could potentially signal an improved economic landscape.

3.3.5 Table 3 Number of Active Businesses in Denbighshire (2006 – 2015)

Year	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Total	3155	3225	3320	3260	3195	3135	3115	3195	3250	3330

Source: Statistics Wales, © Crown Copyright

3.3.6 Gross Value Added (GVA) measures the size of the economy of an area at NUTS3 level. This is a European Union unit of geography that represents small groups of local authorities. Local authority figures have been estimated by assuming they are the same as the figures for the NUTS3 area level. This is the reason why Conwy and Denbighshire are grouped and have the same GVA per head. In 2015, which is the most recently available measurement point the GVA per head in Denbighshire was £15,978 per annum (see table 4). This is an increase of £2,390 from 2006 figures. However, GVA should always be treated with caution as they can be distorted by commuting flows between local authorities and across the Welsh-English border.

3.3.7 Table 4 Gross Value Added per Head in Denbighshire (2006 – 2015)

Year	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
GVA per head	13,588	13,933	14,294	13,709	13,636	14,063	14,917	15,217	15,278	15,978

Source: Statistics Wales, © Crown Copyright

3.3.8 Each industry is coded in accordance with the 1992 Standard Industrial Classification. The type of work done by an employee defines the occupation group and what an enterprise does defines the industry. The two most dominant industries regarding employment in Denbighshire are Retail/ car repair (6,000 people) services and the health sector (10,000 people) (see table 5). The dominance of the health sector is further underlined when comparing the % of employee by industry in Denbighshire (27) with the figures for Wales (16.2) and Great Britain (13.3).

3.3.9 Table 5 Employee jobs by industry in Denbighshire (2015)

Employee Jobs by Industry	Denbighshire (total number)	Denbighshire (%)	Wales (%)	Great Britain (%)
Mining And Quarrying	0	0.0	0.1	0.2
Manufacturing	3,500	9.5	12.0	8.3
Electricity, Gas, Steam And Air Conditioning Supply	75	0.2	0.9	0.4
Water Supply; Sewerage, Waste Management And Remediation Activities	225	0.6	1.1	0.7
Construction	2,000	5.4	4.2	4.6

Wholesale And Retail Trade; Repair Of Motor Vehicles And Motorcycles	6,000	16.2	15.9	15.8
Transportation And Storage	1,000	2.7	3.6	4.7
Accommodation And Food Service Activities	3,500	9.5	7.6	7.2
Information And Communication	300	0.8	1.7	4.2
Financial And Insurance Activities	400	1.1	2.3	3.6
Real Estate Activities	600	1.6	1.2	1.7
Professional, Scientific And Technical Activities	1,750	4.7	5.1	8.4
Administrative And Support Service Activities	1,500	4.1	6.4	8.9
Public Administration And Defence; Compulsory Social Security	1,750	4.7	7.1	4.4
Education	3,500	9.5	10.4	9.2
Human Health And Social Work Activities	10,000	27.0	16.2	13.3
Arts, Entertainment And Recreation	600	1.6	2.7	2.4
Other Service Activities	600	1.6	1.5	2.0

Source: ONS Business Register and Employment Survey; © Crown Copyright

Deprivation

3.3.10 The Welsh Index of Multiple Deprivation (WIMD) measures relative deprivation across a range of themes such as income, health, access to services, community safety, employment, etc. This information is based on the Lower Super Output Areas (LSOAs) that cover the whole of Wales. There are a total of 1,909 LSOAs. An area is classified as deprived if it has a concentration of people experience any of those forms of deprivation.

3.3.11 Table 6 Number of Denbighshire LSOAs in top 10% (190 in total) most deprived in Wales, by deprivation domain

Deprivation Domain	Number	As % of all LSOAs
Income	8	13.8%
Employment	7	12.1%
Health	6	10.3%
Education	5	8.6%
Access to services	8	13.8%
Community Safety	8	13.8%
Physical environment	1	1.7%

Housing	8	13.8%
Overall Index	8	13.8%

Source: Conwy and Denbighshire Public Services Board

3.3.12 Multiple Deprivation in West and South West Rhyl is among the highest in Wales and includes unemployment, low incomes, and poor educational outcomes amongst other things. Other parts of Rhyl, notably the South and East are less deprived and more prosperous. In addition to the historic decline of the tourism industry, Rhyl has suffered from a declining town centre retail offer in recent years. Recent investments have focused on physical regeneration and also the development of Rhyl High School. Parts of Upper Denbigh / Henllan suffer also from multiple deprivation and are included in the North Denbighshire Communities First area. There are high levels of unemployment, low household incomes and poor health and education outcomes. The LDP will continue to support regeneration activities, corporate strategies and planning matters aiming to tackle deprivation in the County.

Employment Land

3.3.13 The evidence base for the emerging Local Development Plan concluded that an employment land supply of about 50 ha was required up to 2021. This figure was arrived at on the basis of amalgamating three employment projection models, set out in the study undertaken by the University of Bangor in 2007. This study concluded that in terms of any forward planning contingency Denbighshire should be planning on the basis of around 3 ha per annum – which is about 45 ha over the plan period (rounded up to 50 ha for the LDP). Table 7 lists all the new employment land allocations in Lower Growth Towns. Much of the commercial demand for employment land was focussed in the northern part of the County, in particular the A55 corridor because of proximity to:

- quick access to the motorway network in the northwest of England and to the enterprise zone at Deeside;
- Trans- European Network
- major centres of population in the County and along the North Wales coast;
- existing employment sites, for example, St Asaph Business Park;
- the regional hospital ‘Ysbyty Glan Clwyd’ in Bodelwyddan; and
- the North Wales coast main railway line providing links to Manchester, London and Cardiff.

3.3.14 Table 7 New employment land allocations in Lower Growth Towns

Settlement	Employment Allocation	Hectares	Comments
Bodelwyddan	Key Strategic Site	26	Outline planning application (incl. Section 106) approved in March 2016
Rhyl	--	0	Demand for employment land is satisfied by using
Prestatyn	--	0	

			vacant or underused premises on existing sites
St Asaph	St Asaph Business Park	14	Demand for office accommodation is addressed by using existing facilities
Denbigh	Colomendy North	8	No progress; site has been allocated for employment use since 2002; consider de-allocating site
Ruthin	Lon Parcŵr	5.5	Demand for employment land is satisfied by using vacant or underused premises on existing sites
Corwen	Ty'n Llidiart	6	Land has been taken up for economic development in June 2017

Source: Denbighshire Local Development Plan 2006 – 2021, p 42

- 3.3.15 In line with the Local Development Plan Spatial Strategy the majority of new employment land was located within the Key Strategic Site identified under local policy BSC 5 at Bodelwyddan, and at the St Asaph Business Park. New employment land allocations have additionally been identified in the lower growth towns as shown on the LDP proposals maps. The aim was to provide a variety of sites in different locations. Besides new land allocations, the local plan emphasises the protection of existing employment premises for potential future re-use.
- 3.3.16 The Local Development Plan recognises that traditional rural buildings make an important contribution to the quality of the landscape in Denbighshire and securing new uses for buildings that have become redundant can help to preserve them. Local policy PSE 4 seeks to ensure that reuse for employment use will always be the first priority in line with national guidance. A key priority is the need to sustain rural employment throughout the County. The policy requires the demonstration of a business case for development, in order to establish the benefits of the scheme in relation to sustaining local employment and the rural economy. The benefits include provision of local employment opportunities, use of locally sustainable sources for any raw materials, scope to sell local produce, and provision of services to local communities.
- 3.3.17 The Council carries out annual reviews of the employment land in the County. This exercise focusses on the availability of employment land, land take up and completion rates. All information relate to land allocations that are shown on the LDP Proposals Maps. The survey focuses on 31 employment sites; referring to land allocations contained in the LDP under LDP Policy PSE2, BSC2, and BSC5. It hence

measures changes relating to business premises on sites that were already contained in previous land use plans.

3.3.18 Table 8 Land take up per LDP policy 2006 – 2016

<i>LDP policy</i>	2008	2009	2010	2011	2012	2013	2014	2015	2016
PSE 2	5.2	4.4	9.1	0.0	3.3	0.0	7.95	0.00	2.21
BSC 2	0.0	0.0	1.4	0.0	0.0	0.1	0.00	0.00	0.0
BSC 5	0.0	0.0	0.0	0.0	0.0	0.0	0.00	0.00	0.0

3.3.19 Land take up has been rather slow in the last five years, with the exception of 2014, due to the number of vacant offices and industrial units available in Denbighshire. I.e. the existing stock can satisfy demand from businesses without translating demand into new land requirements.

3.3.20 Table 9 Completions per LDP policy 2007 – 2016

<i>LDP policy</i>	2008	2009	2010	2011	2012	2013	2014	2015	2016
PSE 2	4.8	9.5	0.0	0.0	0.2	1.9	0.00	0.8	0.0
BSC 2	0.0	0.0	0.0	0.3	0.0	0.0	2.89	0.0	0.0
BSC 5	0.0	0.0	0.0	0.0	0.0	0.0	0.00	0.0	0.0

3.3.21 Reflecting on the low land take up rates as shown in table 9, the amount of completed employment land has been very low over the last nine years. There is however an indication that annual completion rates might rise based on 2014 figures.

3.3.22 Employment land delivery crucially depends on the viability of the proposed development and the potential value of land for alternative uses. The Council has been challenged to release individual sites for alternative uses such as retail and residential use. Approximately 2.1 ha of employment land was lost to residential use at Warren Drive in Prestatyn and approximately 2.75ha of employment land was lost to a mixed-use scheme at Ffordd Derwen in Rhyl. Whilst local policy BSC 2 does not prevent a change of use on brownfield land, retail uses have been established in Rhuddlan and Prestatyn on land that was previously in traditional employment use.

3.3.23 Confirming the results of the ‘Denbighshire: Growth Sector Infrastructure Study (August 2016)’ (see paragraphs 2.5.11 – 2.5.13), the Council regularly receives business enquires that would require changes to the B1 and B2 Use Class restrictions on parts of St Asaph Business Park. [Further information on land uses falling into the B Use Classes can be found in the Town and Country Planning (Use Classes) Order 1987 (as amended) for Wales.] Since St Asaph Business Park has been identified as strategic employment site for a multitude of economic activities, there is a need to review the wording of local policy PSE 2 regarding scope to accommodate future demand for alternative use within the B Use Classes.

3.3.24 The Council is going to carry out a substantial review of allocated employment land in the County, i.e. land currently shown as 'PSE 2' on the LDP Proposals Maps. It will stress viability, site infrastructure and potential constraints such as flood risk. This information will inform the review of both PSE 2 and PSE 3, which addresses the protection of employment premises.

3.4 **Retail economy**

3.4.1 Retail plays an important economic role within the County; being one of the largest employers of people locally. The majority of retail facilities is located in the eight main settlements: Rhyl, Prestatyn, Rhuddlan, St Asaph, Denbigh, Ruthin, Corwen and Llangollen. Small-scale retail is also supported in the villages which can play a vital economic and social role to their local communities.

3.4.2 Although historically focussing on retail it has been acknowledged that town centres fulfil a multitude of functions not only for residents but day-visitors and holiday-makers alike. Planning Policy Wales (PPW) encourages local planning authorities to focus on town centre diversification with retailing remaining a principal function. They are considered to be the most sustainable locations for new retail development because town centres can be accessed by a larger number of people using public transport.

3.4.3 PPW seeks to reinforce town centres as the most appropriate location for new retail development, whilst recognising the important role that small scale retail development in rural areas can play. It requires developers to satisfied the three tests for retail proposals: (1) retail need – quantitative and/ or qualitative; (2) sequential approach to site selection; and (3) retail impact assessment. The purpose is to demonstrate that it will not have a detrimental impact on the health of existing town and city centres.

3.4.4 Roger Tym & Partners provided the Council with a Denbighshire Retail & Leisure Study in 2003 which was updated in 2006 and included forecasts of floorspace requirements for both the comparison and convenience retail sectors up to 2011. The recommendations outlined in the document were a source for informing the production of local policy and the retail hierarchy.

3.4.5 National policy (PPW Edition 9 – paragraph 10.2.3) requires local development plans to establish a hierarchy of town centres, which is set out in table 10 for Denbighshire as included in the LDP. The County's retail hierarchy was established to identify the strategic role to be performed by the main centre. The aim was to direct large scale retail development towards Rhyl. The town also functions as a tourist resort, and whilst its importance has declined in recent years this role will further be reinforced through redevelopment of its marine quarter around the harbour.

3.4.6 Other town centres within Denbighshire were considered to be of local importance, although Prestatyn and Llangollen have a strategic role in terms of

tourism, of which retail can play a part. The Local Development Plan aims to support the tourism role that Prestatyn and Llangollen play by encouraging the development of tourism related retail and niche retail.

3.4.7 Table 10 Retail Hierarchy in Denbighshire (local policy PSE 6)

Position	Type of Centre	Settlement
Sub-Regional Centre	Rhyl provides a wide range of facilities and services that fulfil a function as a focus for both the local community and public transport services. The centre serves a sub-regional catchment area which the LDP aims to enhance.	Rhyl
Town Centres	Provides a range of facilities and services that fulfil a function as a focus for both the local community and public transport services.	Prestatyn, Ruthin, Llangollen, Denbigh
District Centres	Groups of shops usually containing at least one food supermarket or superstore, and non-retail services such as banks, building societies and restaurants.	St Asaph, Corwen, Rhuddlan
Local Centres	Small grouping usually comprising a newsagent, a general grocery store, a sub-post office and occasionally a pharmacy, a hairdresser and other small shops of a local nature.	Villages and Hamlets

3.4.8 A further retail capacity study was commissioned in 2013 to take into account the population change and new retail developments as outlined in the Deposit Local Development Plan. Whilst providing a comprehensive update the 2013 document did not take account of the largest change in the retail development of the County – ‘Parc Prestatyn’ shopping park which includes a number of national retail-chains such as, Tesco, M&S, Next, SportDirect and River Island. This development has greatly increased the attractiveness of the town as a retail centre, but at the same time has seen the closure of some key anchor retailers in Rhyl.

3.4.9 Since Plan adoption, retail development, primarily convenience, has also taken place at the former ‘Station Yard’ site in Denbigh, on the former print-works in Llangollen, at the ‘Rhuddlan Triangle’ site and the former ‘Gas Works’ site in central Prestatyn. Development is under construction on land that was either allocated under local policy PSE 7 ‘Proposals for new retail development’ or BSC 2 ‘Brownfield development priority.

3.4.10 There are a number of out-of-town centre retail developments that provide an important contribution to the County’s overall retail offer, for example Tweedmill Factory outlet and Clwyd Retail Park. The LDP did not contain any proposal for further expansion due to the potential impact on the town and city centres of Rhyl, Rhuddlan and St Asaph. Nevertheless, the Tweedmill Factory outlet has sought

some improvements to the existing premises and, hence, diversified the retail offer within its existing space.

3.4.11 The Council is currently in the process of commissioning a new study to understand the effects of the new developments on the retail hierarchy, the local sector and any demand for further land allocations. This information is going to be used to inform future local policy in the County.

3.4.12 The Council undertakes regular surveys of the main town centres, identifying vacancy rates and nature of use (see chart 1 below and table 11). This information is useful because it gives an indication of the health of the town and the level of retail uses within the town.

Chart 1 Denbighshire Town Centre Vacancy Rates (2006 – 2016)

3.4.13

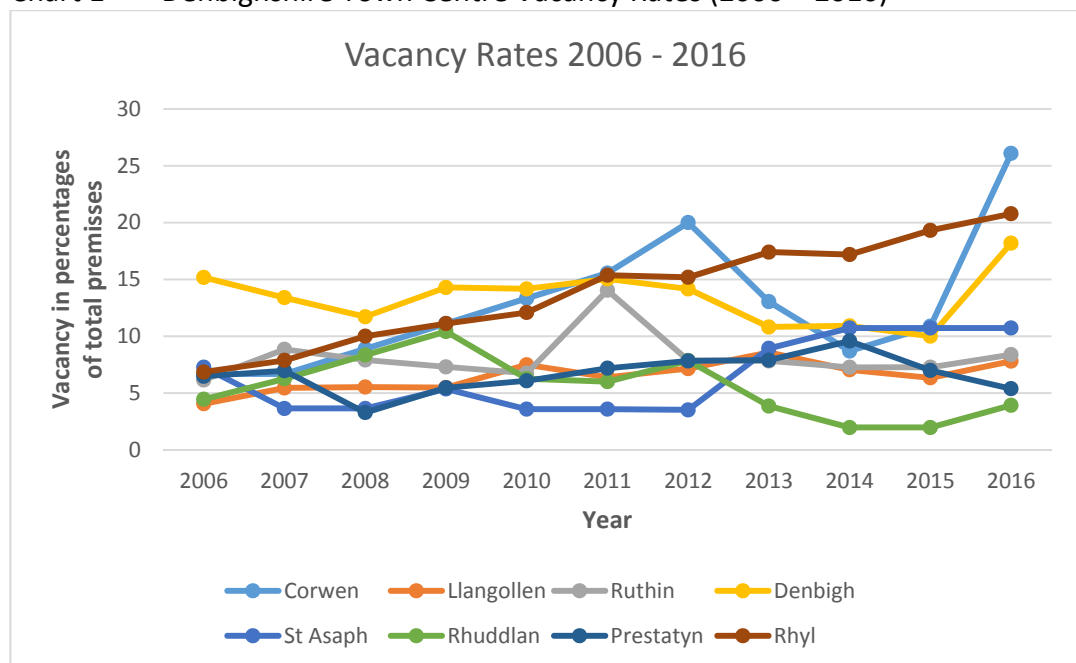


Table 11: Summary of annual Town and City Centre survey results

Town Centre	Comparison Outlets		Convenience Outlets		Other Outlets		Residential Units		Service Outlets		Vacant Outlets		Total Units
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Corwen	10	21.7	6	13.0	3	6.5	4	8.7	11	12.0	12	26.1	46
Llangollen	36	25.5	10	7.1	19	13.5	24	17.0	41	29.1	11	7.8	141
Ruthin	47	26.3	12	6.7	13	7.3	46	25.7	46	25.7	15	8.4	179
Denbigh	27	24.5	7	6.4	9	8.2	11	10.0	36	32.7	20	18.2	110
St Asaph	4	7.1	5	8.9	8	14.3	15	26.8	18	32.1	6	10.7	56
Rhuddlan	11	21.6	1	2.0	7	13.7	6	11.8	24	47.1	2	3.9	51
Prestatyn	56	30.1	15	8.1	21	11.3	8	4.3	76	40.9	10	5.4	186
Rhyl	115	29.9	20	5.2	31	8.1	27	7.0	112	29.1	80	20.8	385

Source: Denbighshire County Council, November 2016

3.5 **Visitor economy**

- 3.5.1 Denbighshire has a diverse tourism offer from the coastal resorts of Rhyl and Prestatyn to the wealth of attractive market towns in the Vale of Clwyd; set within a high quality environment and a growing reputation in the outdoor activity sector. High quality development proposals that support and enhance the visitor economy of the County will be supported and encouraged by the Council.
- 3.5.2 Tourism plays an important part in Denbighshire's economy. It currently accounts for 10% of employment in Denbighshire. This represents approximately 5,000 jobs, although many of the jobs in this sector tend to be seasonal and lower paid. Overall revenue generated from tourism for Denbighshire in 2014 was nearly £428 million with over 5 million people visiting the County that year.
- 3.5.3 The coastal resorts of Rhyl and Prestatyn have long been dominated by the visitor economy, traditionally attracting large numbers of both staying and day visitors. Both have largely failed to respond to the changes in the visitor market and have remained over dependant on long family holidays and having limited appeal to those seeking new types of visitor experience. It is essential that these towns position themselves to attract new and growing tourism markets in the future.
- 3.5.4 On-going initiatives to regenerate Rhyl are beginning to have significant effects in terms of improving the natural and built environment and this will ultimately lead to increased economic prosperity. The local plan therefore aims to restrict land uses in the coastal tourism protection areas to those relating to the visitor economy in order to complement the regeneration aims for the area.
- 3.5.5 The outdoor activity sector is one that has significant potential to grow within Denbighshire. There is an area of outdoor activity specialism building up around the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty, Llandegla area – based on the mountain bike and shooting centres across the County; to the Hiraethog Moors and Llyn Brenig areas. Expenditure by participants in outdoor activities is often high and the Local Development Plan is supportive of developments that will encourage sustainable growth in this sector within environmental capacity limits.
- 3.5.6 Static and touring caravan sites together with chalets and camp sites are an important source of holiday accommodation, which can be crucial to the success of the tourism industry, although such sites are often seen as being visually intrusive. This is particularly felt in the main resort areas of Rhyl and Prestatyn where a series of adjoining sites are prominent and in various countryside locations. In some areas the cumulative impact of existing sites may be considered visually obtrusive and dominant in the landscape therefore the Council will encourage landscaping schemes to improve and screen sites.
- 3.5.7 Local policy PSE 12 seeks to ensure that future development is permitted only where the proposal would not result in an over concentration of similar uses in the

locality and where there is significant enhancement of the biodiversity of the area. The occupancy of static caravans and chalets will be restricted to holiday use and any residential use will be subject to enforcement action.

3.5.8 There is already an over provision of caravan type development in the north of the County much of which is of low quality. Much of the coastal area is exposed with little tree cover which makes the assimilation of caravan sites into the landscape difficult. In the inland rural areas, caravan development, particularly static caravans, can be obtrusive in the landscape and damaging to the character of the rural area unless strictly controlled.

3.5.9 Touring caravan sites and camp sites have a lower impact as they are not permanently occupied and in winter months there may be little evidence of activity. However in summer months they can be intrusive in the landscape and may add to visitor pressure on particular areas if not controlled. Where visitor pressures are less they may be permissible, subject to other environmental considerations.

3.6 **Minerals**

3.6.1 The use of minerals contributes towards the economy of Wales; however, the extraction of minerals can impact upon local communities and the environment. Minerals are a finite resource and can only be worked where they occur, presenting particular challenges in Denbighshire due to the distribution of mineral and its coincidence with the Area of Outstanding Natural Beauty (AONB). The local planning authority will therefore seek to reduce the need for minerals through sustainable construction practices, and to maximise the use of recycled aggregates in preference to primary aggregates.

3.6.2 Planning Policy Wales Chapter 14, Minerals Technical Advice Note 1: Aggregates, and Minerals Technical Advice Note 2: Coal, provide national guidance to local planning authorities, which place the following requirements on local planning authorities:

- Provide mineral resources to meet society's needs and to safeguard resources from sterilisation;
- Identify areas where coal should not be worked;
- Protect areas of importance to natural or built heritage;
- Limit the environmental impact of mineral extraction;
- Identify buffer zones around existing mineral workings to avoid conflicting land uses being co-located;
- Achieve high standard restoration and beneficial after use; and
- Encourage efficient and appropriate use of minerals and the re-use and recycling of suitable materials.

3.6.3 A key requirement of the Minerals Technical Advice Note 1: Aggregates is the production of a Regional Technical Statement, which breaks down the requirements of national policy and translates it at the regional and local level. The

key output of the 2009 document was the apportionment of primary aggregates across the region based upon likely demand trends on the region. The apportionments are triggered by the need to make provisions to supply rock for 15 years and sand/gravel for 12 years. The RTS identified a relatively modest requirement of additional sand and gravel to be identified in Denbighshire.

- 3.6.4 Since the adoption of the LDP the Regional Aggregate Working Party have published the RTS Review (2014) which sets out the need for aggregates over a 25 year period. Welsh Government published a policy clarification letter, CL-05-14 in 2014 which advises that where landbanks of 25 years of aggregates exist new allocations will not be necessary. The RTS Review (2014) recommendations are made upon this basis and identify a greater allocation for sand and gravel of 2.2 million tonnes, as well as a need to allocate 0.8 million tonnes for crushed rock.
- 3.6.5 To meet the need identified by the RTS the LDP identified preferred areas for sand and gravel extraction. Despite this, no applications for sand and gravel extraction have been submitted and no pre-application enquiries have been submitted either. There remain a limited number of sand and gravel extraction sites within the sub-region, including Maes Mynan in Flintshire near the Denbighshire border which recently secured planning permission for an extension to provide an additional 659,000 tonnes of sand and gravel.
- 3.6.6 Whilst the RTS (2009) recommended that an allocation of 1 million tonnes of sand and gravel was allocated within the Denbighshire Local Development Plan it was considered counterproductive to identify one large site for sand and gravel as sand and gravel workings can be operated on a relatively small scale. Due to the current economic climate the deliverability of one large site was also considered to be questionable. Therefore the local planning authority has agreed to identify preferred areas (as defined within Minerals Planning Policy Wales) where there are known resources with some commercial potential, and where planning permission might reasonably be anticipated. This was intended to provide flexibility to the market, whilst providing a degree of certainty regarding the likely location of future workings. However, no applications for sand and gravel extraction have been submitted and it would therefore appear that the policy is failing to deliver. This policy will therefore need to be reviewed. A small allocation for crushed rock is also identified as required by the RTS Review (2014) and this would need to be taken into account as part of the review of the policy.
- 3.6.7 The Council recognises that there will be a need to ensure the land bank of minerals is maintained. Monitoring of mineral workings within the local authority area will be essential to ensure that land banks remain adequate.
- 3.6.8 The main information source regarding mineral resources in the County are obtained from the British Geological Society (BGS) Mineral Resource Map of Wales. The maps, which cover the whole of Wales, are published at a scale of 1:100,000 and include material of intrinsic economic interest. The information shown on the maps includes mineral resources which are inferred from available

geological information, where levels of confidence regarding the quality, extent and accessibility of the resource are low. Further investigation may therefore be necessary at the planning application stage.

3.6.9 There are a number of sand and gravel deposits across the County, most significantly occurring in the Wheeler Valley, Vale of Clwyd and the Dee Valley. A sieve map approach was used to determine the most appropriate areas. The following areas were excluded:

- *Area of Outstanding Natural Beauty (AONB)* National policy seeks to steer new mineral workings away from the AONB.
- *Agricultural land grade 1 and 2* National policy seeks to steer development away from high quality agricultural land. (Grade 3 has not been excluded because the majority of deposits are within grade 1, 2 and 3. There are no deposits of any significance in lower grade land.);
- *Flood risk areas (C1 and C2)* Sand and gravel development in the flood plain may result in the creation of a water body. The purpose of excluding flood risk areas is to avoid creating water bodies which may be inappropriate in the landscape and to avoid attracting birds which may conflict with the aerodrome safeguarding zone. The creation of water bodies would also result in the permanent loss of agricultural land.; and
- *International/ National designated sites* (for example, Special Areas of Protection and Sites of Specific Scientific Interest) The extraction of sand and gravel would be unacceptable in sensitive areas due to the potential to impact on the reason for designation.

3.6.10 Other factors, such as proximity to dwellings, historic buildings and so on were considered. Any planning application received would also be subject to other policies contained within the Local Development Plan.

3.6.11 The Local Development Plan Preferred Strategy identified that development will predominantly be directed towards the north of the County, therefore, the greatest need for sand and gravel was considered likely to be in the north of the County. Whilst there would be a level of need in the South of the County, this was considered most likely to be met by existing large sand and gravel workings in Wrexham at Borrass Quarry, or by small, farm based operations. The Bodfari/Denbigh area was considered suitable with the most potential in terms of the economics of developing it. It has relatively good access to centres of population and likely users of the material. There are constraints associated with all significant deposits of sand and gravel, visual impact being a constraint associated with the majority of areas. It is considered that this area is the least constrained and therefore offered the most potential for future development and was indicated as a preferred area on the Proposals Map.

3.6.12 There is no forecast of need and no landbank of permitted coal reserves as with aggregates. Local authorities are required to identify those areas where it would not be acceptable for coal to be worked and to identify buffer zones around existing and proposed coal working sites in order to safeguard them.

- 3.6.13 Denbighshire does not have a history of coal working, most likely due to limited resources of limited quality compared with the Flintshire and Denbighshire coalfields in Flintshire and Wrexham respectively. Furthermore, there has been no pressure from the industry to work the coal in Denbighshire.
- 3.6.14 There are two areas of tertiary shallow coal resource in the Prestatyn/Dyserth area and the Trefnant/Henllan area of 753 hectares and 76 hectares respectively. The precise nature of the resources are not known, further investigation would be needed to determine the precise quality, distribution and depth of the coal resources.
- 3.6.15 The coal resource in the Prestatyn/Dyserth area is predominantly located under the existing settlements of Prestatyn, Dyserth and Meliden. There are small areas that are undeveloped; however, their proximity to housing precludes them from development due to the requirement of MTAN 2 to retain a 500m buffer between open cast coal mines and residential development.
- 3.6.16 The coal resource in the Trefnant area is predominantly located in open countryside, although the northern part of the resource is located under the settlement of Trefnant. There are a number of constraints within the area of coal resource which make it unsuitable for extraction, including proximity of residential development, the Coedwigoedd Dyffryn Elwy SAC, Coedwigoedd Ac Ogofau Elwy A Meirch SSSI, Plas Heaton Historic Park, Ancient semi-natural woodland, flood risk and the presence of a major aquifer. Collectively, these preclude the majority of the resource from extraction, making the resource as a whole economically unviable to work.
- 3.6.17 In line with the requirements of Planning Policy Wales, those mineral deposits which society may need within Denbighshire will be safeguarded and protected from development which would sterilise them or hinder future extraction.
- 3.6.18 A judgement was made regarding which minerals should be safeguarded based upon known distribution, extents, and historic and current demand. This was to avoid unnecessarily restricting development whilst ensuring that important minerals are appropriately safeguarded. Table 12 identifies the rationale behind the safeguarding of minerals (excluding coal which has been addressed in the previous paragraphs).

3.6.19 Table 12 Safeguarded minerals in Denbighshire

Mineral	Discussion	Conclusion
Limestone	Relatively large distribution from the Bodelwyddan area in the north past Ruthin in the South. Isolated deposits east of Rhuallt. Limestone has been an important mineral in Denbighshire with a	Limestone deposits are safeguarded within the LDP.

	number of quarries remaining in the AONB and a quarry in Denbigh.	
Sand and Gravel	Relatively large distribution of variable quality sand and gravel. There are a large number of small deposits (less than 100m in width). A need to identify an area for sand and gravel extraction has been identified within the RTS. The mineral has been worked in the County with no active quarries, and one undergoing restoration.	Sand and Gravel deposits are safeguarded in the LDP.
Coal	Coal occurs at considerable depth below the Vale of Clwyd. There are no primary of secondary resource blocks identified within Denbighshire, and due to the depth of the coal, little prospect of future opencast workings. The coal is understood to be thin and there is little published information or knowledge on these coals. Surface development does not necessarily sterilise deep mined coal. There is no justification at the present time to safeguard coal resources.	Coal should not be safeguarded within the LDP. However, should further investigation reveal that there are areas of coal which merit safeguarding, the policy should enable these areas to be safeguarded.
Tufa	Distribution is very variable and localised. Found predominantly in Flintshire. None identified in Denbighshire to date.	No known resource, therefore not to be safeguarded within the LDP
Triassic lower mottled sandstone	Deposits of red sandstone underlies the Vale of Clwyd from Rhyl in the north to Pentre Celyn in the South, but demand is very limited and probably confined to building conservation uses. It is not suitable as an aggregate as it is too soft and lacks compressive and tensile strength, but is capable of forming a sand if crushed. Given the availability of overlying sand and gravel deposits, and the absence of demand for a crushed rock derived sand, there is no justification to safeguard this rock.	Not safeguarded within the LDP
Metaliferrous minerals	Known deposits of Carboniferous mineralisation (mainly galena, barytes, calcite spar) have been extensively worked in the 18th/19th and early 20th	Not safeguarded within the LDP

	centuries and economically accessible deposits will have been largely exhausted. Uncharted mineral veins may remain, but would require an extensive geophysical, geochemical and drilling programme to identify quality and extents. As such workings are generally underground at depth, surface development does not necessarily sterilise these deposits.	
Chertstone	There is no national need for this rock type, which used to be used as an industrial abrasive and refractory material. The deposits are not extensive in Denbighshire, occurring in two locations near Prestatyn and Llandegla. Mainly worked in Flintshire in the past. It is considered there are no grounds to safeguard this in Denbighshire in view of limited economic need. A poor aggregate, as it is brittle.	Not safeguarded within the LDP
Silica rock	This is localised degraded Millstone grit of high silica purity. It is not unique, but is still worked near Eryrys. There is little information on where the "degraded" silica rock occurs and therefore the entire millstone grit would have to be safeguarded, which is disproportionate and unnecessary. Prohibition orders have extinguished old planning permission, suggesting no intention to work, and therefore indicative of a lack of economic demand.	Not safeguarded within the LDP
Silurian Shales and Slates	The Silurian shales and slates have been worked historically as a source of local building stone, aggregate, flags and slates. The deposits are generally brittle, soft and lack strength. Some formations can produce a low value aggregate or bulk fill material. These rocks have a very wide occurrence throughout North, Mid and West Wales, forming the bulk of the Cambrian Mountains. Locally, certain beds contain flaggy and coarse slate deposits, and have been of significant importance in Victorian times, with slate mines along the Carrog/River Dee valley,	Not safeguarded within the LDP

	<p>and on Llantysilio, Maesyrychen and Berwyn mountains. The slate industry has declined and workings are confined to two sites focusing mainly reworking slate wastes with a limited output. The published geological maps do not differentiate the occurrence of good horizons of slate. Given the very extensive but generally low quality of the resource across Wales and that the outcrop is mainly in remote and upland areas, it is not considered that this resource would be significantly jeopardised by other development pressures and therefore does not justify safeguarding.</p>	
Silurian Gritstones	<p>A formation of Denbigh Grits is identified as a high polished stone (PSV) aggregate which provides high skid and wear resistance for highways construction. The grits are interbedded with shales and cannot be differentiated until more geological mapping takes place. The main outcrops are within Clocaenog Forest up to the villages of Clawdd Newydd and Betws Gwerfil Goch, and a smaller outcrop between Dyserth and Rhuallt. These grits are also extensive within Conwy and Powys, but due to infrastructure and topography, are more accessible in Denbighshire. Although there are no workings at the present time, given the high specification of the Denbigh. Grits, it is appropriate to safeguard to enable assessments to be made on the impact of other development proposals to prevent inappropriate and unnecessary sterilisation of the resource.</p>	Safeguard within the LDP
Igneous and Volcanic Rock	<p>There are few igneous and volcanic deposits in Denbighshire, occurring only south of Llandrillo on the slopes of the Berwyn Range at the border with Powys. Horizons of volcanic tuffs and igneous micro-gabbro occur within Ordovician shales. These strata often have excellent toughness characteristics, and given the</p>	Safeguard within the LDP

	isolated occurrence should be safeguarded.	
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- 3.6.20 The Regional Technical Statement (RTS) recommended that the Local Development Plan safeguards sand and gravel and rock (especially limestone). Whilst Denbighshire has a range of different mineral types, it was considered appropriate to safeguard economically viable types of mineral, therefore sand and gravel, limestone, Silurian gritstones and igneous and volcanic rock are safeguarded within the Local Development Plan.
- 3.6.21 Whilst there are a number of other minerals located within the County, the decision was taken not to safeguard them in order to keep the proposals maps as simple as possible and ensure that safeguarding is only included where it is necessary to protect the resource from future development. Where the mineral is considered of little value, or extensive in distribution it has not been safeguarded.
- 3.6.22 An exercise was undertaken in order to determine the most appropriate areas of mineral to be safeguarded. The total extents of Limestone, Sand and Gravel, Silurian Gritstones and Igneous and Volcanic rock within Denbighshire were located from the British Geological Survey geology data. Small, isolated deposits of less than 100m in width were removed as their economic viability would be questionable, the impact of extracting the mineral may outweigh the benefit and the likelihood of the mineral actually being there is less (due to the scale at which the maps are produced). A larger threshold was not selected to ensure that small sites serving the local area are captured. This is particularly relevant for sand and gravel where extraction may be undertaken on farms to serve the immediate area.
- 3.6.23 Prior to the adoption of the LDP but after the LDP had been submitted to the Welsh Government, the British Geological Society (BGS) produced an Aggregates Safeguarding Map of Wales. The Inspector raised this during the LDP Examination to ensure that the proposals maps remained appropriate given the new evidence. Some modifications were made in light of the publication of the aggregates safeguarding maps, specifically in relation to high PSV sandstone. Annual monitoring demonstrates that proposals within safeguarded areas have been given adequate consideration and approvals given where proposals do not conflict with local policy PSE 15. Nonetheless, it would be appropriate to revisit the safeguarding as part of the review of the LDP to ensure that the policy remains effective without being unnecessarily restrictive.
- 3.6.24 Urban areas were excluded from safeguarding due to the need to retain buffers around the different minerals. In order to retain a 100m buffer around sand and gravel, an urban area in excess of 9ha would need to be redeveloped (assuming that there is a deposit of at least 100mx100m) and for limestone, an urban area in excess of 25ha would need to be redeveloped. There were no areas identified for redevelopment of this scale within the County. Should a planning application for areas greater than 9ha come forward, the presence of minerals should be

considered, as should the appropriateness of extracting the mineral prior to development.

- 3.6.25 A number of allocations within the Local Development Plan fall within areas which lie within minerals which are safeguarded. As part of the Local Development Plan process, the allocations were considered against the safeguarding policy, to determine whether prior extraction should be required. The need for additional housing and employment land has been identified by the local authority and the sites put forward considered the most appropriate and likely to be delivered over the life of the Local Development Plan. Table 13 identifies the main settlements within the County and provides discussion to explain the rationale for the allocations with respect to the safeguarding policy.
- 3.6.26 The Local Development Plan strategy has been to direct the majority of development to the north of the County to existing settlements, and where feasible, make the best use of brownfield land. As a result, the majority of allocations are in close proximity to sensitive development which makes them unsuitable for prior extraction. Furthermore, outside of the main towns and the key strategic site, allocations are small in scale and are not large enough to merit prior extraction, particularly for hard rock.
- 3.6.27 On balance, the requirement for the allocations proposed was considered to outweigh the need to protect the resource because of the constrained nature of the County. The majority of resources within the allocations had already been sterilised and whilst extensions to the urban area would further sterilise the resource, such sterilisation would be limited to those areas which are unlikely to be suitable for mineral extraction anyway. Prior extraction was considered unsuitable because of the proximity of proposed development to existing urban areas and the likely impact on residential and visual amenity, the resultant landform and highways impacts.
- 3.6.28 The safeguarding of mineral deposits does not preclude all other development, but rather requires both developers and the Council to consider the impact of the development on the mineral resource. Where a proposed development would sterilise the resource for future generations, the mineral should be extracted prior to the development, the planning application refused or the planning application granted if there is an overriding need for the development. Local policy PSE 17 sets out criteria for assessing proposals for mineral extraction.

3.6.29 Table 13 Mineral allocations close to main settlements

LDP Map	Settlement	Mineral resource	Discussion
40A	Bodelwyddan	Limestone	The limestone outcrop runs alongside the Key Strategic Site but does not fall within the allocation. The limestone is already sterilised in this area by sensitive development and the A55.

05A	Corwen	Sand and Gravel	The allocations in this area are largely developed and prior extraction is therefore not suitable. Allocation BSC Housing 05A-01 and BSC-HSG 05A-02 are relatively small and within close proximity to sensitive development and are therefore not considered suitable for prior extraction.
01A	Denbigh	Mixture of Sand and Gravel, and Limestone	The allocation for waste, VOE-WST 01A-05 was proposed as an after use for the quarry following cessation of extraction. There is therefore no conflict between this allocation and the need to safeguard minerals. Allocation PSE-EMP 01A-03 is mostly developed, with a small area of land undeveloped. It is therefore not considered suitable for prior extraction.
46A	St Asaph	Sand and Gravel	It was not considered feasible to require prior extraction.
03A	Llangollen	Sand and Gravel	The allocations within the sand and gravel resource are partly on previously developed land or are for recreation and open space and do not therefore conflict with the safeguarding requirement. The sand and gravel resource lies within the flood plain and would therefore create a water body were prior extraction to be required. It is therefore not considered suitable for prior extraction.
43A	Prestatyn	Coal, Sand and Gravel, and Limestone	The allocations within Prestatyn are partly on previously developed land. Prior extraction is therefore not considered feasible.
02A	Ruthin	Sand and Gravel	The allocations within Ruthin include existing sites with planning permission. There are no new Greenfield allocations within the town within the sand and gravel resource. It is therefore not possible to require prior extraction.
45A	Rhyl	n/a	No new allocations within minerals which are to be safeguarded.

Villages and Hamlets	Sand and Gravel, Limestone, Gritstone and Igneous Volcanic Rock	Due to the small size of these allocations they have been presented together. Allocations are located in close proximity to sensitive receptors, are constrained by a number of factors such as landscape designation and accessibility and would therefore not be considered suitable for prior extraction.
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3.6.30 Buffer zones have been applied to quarries with planning permission, in line with paragraph 14.7.16 of Planning Policy Wales to avoid conflict between mineral workings and other land uses. In the case of hard rock quarries a buffer of 200m was applied and in the case of sand and gravel a buffer of 100m was applied. Since the LDP was adopted Pentre Uchaf (Sand and Gravel) and Aberduna (Limestone) have been restored and therefore no longer require a buffer zone. Local policy PSE 16 sets out the policy approach and is considered fit for purpose, however, the proposals maps would need to updated accordingly.

4. Previous Annual Monitoring Reports

4.1 Introduction

4.1.1 Denbighshire County Council Local Development Plan 2006 – 2021 (LDP) was adopted on 4th June 2013. It provides a clear vision on how new development can address the challenges faced by the County and where, when and how much new development can take place up to 2021.

4.1.2 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, the Council is duty bound to produce an annual monitoring report for submission to Welsh Government (WG) by 31st October each year and ensure it is publicised on its website.

4.1.3 This section draws together the findings of local policy performance on the basis of the two annual monitoring reports that have already been submitted to Welsh Government in previous years. Every section below is complemented by a table providing an overview of indicators and trigger level. The last column is labelled 'Performance Summary'. If it contains the text 'Local policy review is not required' that means a local policy review would not be required as a result of the AMR.

4.2 Local policy performance

4.2.1 Subdivided into topics, every section below is supplemented by a table providing an overview of indicators and trigger level. The last column is labelled 'Performance Summary'. If it contains the text 'Local policy review is not required' that means a local policy review would not be required as a result of the AMR. This

does however not preclude a local policy review on the basis of other considerations such as national policy.

Local economy

4.2.2 There is an opportunity to reconsider some indicators and trigger levels with regard to employment land allocations as part of the LDP Review. For example, Denbighshire has a number of existing employment sites within the main settlements of Rhyl, Prestatyn, Denbigh, Ruthin, etc. These sites have vacant premises and benefit from infrastructure provision and public transport services. Local policy BSC 2 ‘Brownfield Development Priority’ does direct new development towards those sites for best and efficient land use. Local policy PSE 2 is however measured with regard to the amount of new, i.e. greenfield, employment land take-up. Hence there is a conflict between supporting the brownfield development priority and employment land delivery on greenfield sites. Table 14 presents an overview of monitoring indicators and trigger levels as set out in the Annual Monitoring Framework.

4.2.3 Table 14 LDP AMR – Employment land

LDP Policy	Indicator	Trigger Level	Performance Summary
PSE 2 – Land for Employment Uses	The amount of new employment land, in hectares, granted planning permission	Less than 3 hectares per year for 3 consecutive years	Local policy review is recommended based on the low (new) employment land take up.
PSE 1 – North Wales Coast Strategic Regeneration Area; PSE 3 – Protection of Employment Land and Buildings	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 available, in hectares, in the year of LDP adoption	Local policy review is not required
PSE 5 – Rural Economy	Unemployment levels	Increase in unemployment levels in rural areas 5% above 2011 levels	Local policy review is not required

Retail economy

4.2.3 Local policy performance has been in line with the indicators and trigger levels that have been set in the LDP Annual Monitoring Report for the last four years. The Council may however wish to re-consider including trigger levels such as, '5% increase in non-retail uses in a town centre for 3 consecutive years' for local policy PSE 8 into the next LDP because Welsh Government recognises the changing nature and function of town centres with promoting greater diversification in land uses.

4.2.4 Individual indicators and trigger levels will therefore be subject to review and amendment to reflect factual changes with regard to implemented schemes or already approved retail developments. There could also be a need to consider introducing new local policies depending on the recommendations of the emerging retail capacity study and corporate strategies. Table 15 presents an overview of monitoring indicators and trigger levels as set out in the Annual Monitoring Framework.

4.2.5 Table 15 LDP AMR - Retail

LDP Policy	Indicator	Trigger Level	Performance Summary
PSE 6 – Retail Economy; PSE 9 – Out of Centre Retail Development	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	Local policy review is not required
PSE 7 – Proposals for New Retail Development	The provision of new non-food retail floor space in Rhyl, Prestatyn and Denbigh	No projects delivered by 2015.	Local policy review is not required
PSE 8 – Development 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	Local policy review is not required
PSE 6 – Retail Economy; PSE 8 - Development within Town Centres; PSE 9 - Out of Centre Retail	Number of vacant retail units within town centres	Vacancy rate of 15% or above for 3 consecutive years	There is one town centre that had a vacancy rate of above 15% for 3 consecutive years. Local policy or trigger may be subject to review

Development			
PSE 10 – 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	Local policy review is not required

Visitor economy

4.2.6 Table 16 presents an overview of monitoring indicators and trigger levels for tourism-related policies as set out in the Annual Monitoring Framework.

4.2.7 Table 16 LDP AMR - Tourism

LDP Policy	Indicator	Trigger Level	Performance Summary
PSE 1 – North Wales Coast Strategic Regeneration Area	Number of tourism facilities lost through change of use	Loss of any tourism facility except where justified in line with policy	Local policy review would not be required based on the tourism element. For further information see also paragraphs
	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	

Minerals

4.2.8 The Local Development Plan was produced using the Regional Technical Statement (2009) as part of the evidence base which has now been updated by the Regional Technical Statement (2014). The RTS 1st Review identifies a need for 0.1 million tonnes per year land-won sand and gravel over the plan period and for 7 years thereafter and a need for 0.89 million tonnes per year crushed rock. This translates to a requirement to allocate 2.2 million tonnes of sand and gravel and 0.18 million tonnes of crushed rock up until the year 2036. This is compared to a requirement to identify 1 million tonnes of sand and gravel as required by the 2009 Regional Technical Statement.

4.2.9 Chapter 14 of Planning Policy Wales sets out approaches which should be taken to make clear where mineral extraction should or is most likely to take place. Policy PSE17: Future Mineral Extraction, identified 'Preferred Areas' within which applications for the extraction of up to 1 million tonnes of sand and gravel would be supported. The annual monitoring includes a trigger of 'No extraction permitted by 2017'. No planning permissions for mineral extraction have been permitted to date and no pre-application discussions have taken place. This matter will need to

be addressed through the review of the LDP, as will the need for additional crushed rock.

4.2.10 Annual monitoring indicates that both the safeguarding policy, Policy PSE 15 and the buffer zone policy, Policy 16 are being effective. It will be important to keep this matter under review in light of any future changes to national policy. Furthermore, the implications of additional allocations required as part of the LDP Review will need consideration against these policies. Table 17 presents an overview of monitoring indicators and trigger levels as set out in the Annual Monitoring Framework. There are currently no proposals to review or re-define them.

4.2.11 Table 17 LDP AMR - Minerals

LDP Policy	Indicator	Trigger Level	Performance Summary
PSE 15 – Safeguarding Minerals	Area of mineral lost to development	Loss of identified mineral except where justified in line with the policy	Local policy review is not required
PSE 16 – Mineral buffer zones	Number of planning permissions granted for sensitive development in buffer zones	One or more planning permission granted for sensitive development within a buffer zone	Local policy review is not required
PSE 17 – Future Mineral Extraction	Tonnes of sand & gravel extraction permitted. Maintain a 10 year landbank of hard rock	No extraction permitted by 2017. Landbank falls below 10 years	Local policy may be subject to review, depending on the submission of any relevant planning permission

5. Sustainability Appraisal and Habitats Regulations Appraisal

5.1 Introduction

5.1.1 There is a requirement for the Local Development Plan, a statutory land use plan to be subject to a Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA) and a Habitat Regulations Appraisal (HRA). In line with national guidance, the Council incorporated both SA/ SEA assessments into a single document, i.e. 'The Sustainability Appraisal Report'. The role of a Sustainability Appraisal (incorporating Strategic Environmental Appraisal) is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives. The Habitat Regulation Appraisal

remains a separate document. The role of the Habitats Regulation Appraisal is to assess the likely impact of the Plan on the relevant European Designated Sites (protecting nature conservation site and species).

5.1.2 As part of the LDP Annual Monitoring Report the outcomes of the development proposals permitted during the year and other evidence are assessed against the Sustainability Appraisal Framework in order to ensure that the Local Development Plan is delivering in harmony with the SA Objectives. The overall sustainability of the Denbighshire LDP is regularly monitored as part of the LDP Annual Monitoring Framework. The following section looks at the Sustainability Appraisal screening framework and Habitats Regulations Appraisal to identify any changes in the criteria that were used to assess individual LDP elements.

5.1.3 The replacement LDP will have to comply with the provisions of the Well-being of Future Generations (Wales) Act 2015. This will have an effect on how future SA/SEA assessments are conducted in support of the Plan. Further information will be made available as the replacement Plan progresses towards adoption.

5.2 **Sustainability Appraisal (Scoping Report December 2017)**

5.2.1 The LDP Manual (Edition 2 August 2015) requires Authorities who are undertaking a review of their LDP's to reconsider the Sustainability Appraisal Report. This reconsideration needs to be carried out alongside the drafting of the LDP Review Report. This is before the drafting of formal changes to the LDP takes place (Replacement LDP). The manual outlines what is required as part of the review and these steps have been outlined below:

- considering the conclusions of the Annual Monitoring of the SA Framework including monitoring whether there are significant effects of implementing the development plan;
- reviewing the SA Framework of the existing Denbighshire Local Development Plan:
 - SA Scoping - plans, policies and programmes and baseline information update;
 - consider the main changes nationally and locally since the adoption of the LDP;
 - considering the SA Objectives in light of what changes are proposed in the LDP revision.

5.2.2 Appendix F, Sustainability Appraisal (Scoping Report) was issued as a draft for consultation alongside the LDP Review Report. The reconsideration did not consider that the new influences identified as part of the Denbighshire Review Report resulted in significant sustainability impacts. It did conclude that the SA Objectives all remain relevant to the current adopted Local Development Plan.

5.2.3 Natural Resources Wales, who are a statutory consultee on the Sustainability Appraisal of local land use plans, responded to the consultation on the Denbighshire LDP Reconsideration and Scoping Report (21st August 2017 – 20th

October 2017). They supported the conclusions that the SA Objectives remain relevant to the current adopted Local Development Plan and welcomed that the current baseline had been amended to assist the monitoring and reconsideration. They have no objection to the Scoping Report's use in informing the SA Report as part of the replacement LDP preparation.

5.3 Habitats Regulations Assessment (Update December 2017)

- 5.3.1 The purpose of the Habitat Regulations Assessment (HRA) screening exercise, see Appendix G, was to look at previously conducted HRAs that were produced in support of the adopted LDP; identify changes to individual European sites, and look at the effectiveness of previously suggested avoidance, cancellation or mitigation measures. The exercise was not aimed at producing a new assessment for the adopted LDP but to learn from previous experience and identify changes likely to impact on future work.
- 5.3.2 There are no local policies and land allocations contained in the LDP that have caused significant effects on any European site since Plan adoption. Proposed measures to offset their occurrence are (where necessary) operational and effective. Further investigations must however be carried out to explore opportunities to improve the air quality in the south of the County; focussing on the reduction of nitrogen depositions.
- 5.3.3 The screening exercise highlighted that future HRAs have to have regard to the proposed extension to the 'Bae Lerpwl/ Liverpool Bay' SPA and new information emerging in support of the 'Coedwigoedd Dyffryn Alun / Alyn Valley Woods' SAC. These changes may have an effect on the formulation of local policy and potential forms of land use in the area.

Appendix I – Local policy and land allocations reflecting the priorities of the Wales Spatial Plan

<i>Wales Spatial Plan Priority</i>	<i>National Policy [PPW Edition 9 and Technical Advice Notes (TANs)]</i>	<i>LDP Vision</i>	<i>LDP Objective</i>	<i>Local Policy</i>	<i>Land Allocations</i>
Area: All Wales					
An innovative, high value-added economy for Wales which utilises and develops the skills and knowledge of the people; creates wealth and promotes the spreading of that prosperity throughout Wales; adds to the quality of life as well as the standard of living and the working environment. Employment-related property development to be located near public transport and close	Section 4.7 – Sustainable settlement strategy: locating new development; Paragraph 4.9.1 – Preference for use of previously developed land; Chapter 10 – Retail and Commercial Development; TAN 4 – Retail and Commercial Development; TAN 12 – Design; TAN 6 – Planning for Sustainable Rural Communities; TAN 15 – Development and Flood Risk; TAN 18 - Transport	“...That Denbighshire, through sustainable development, will have a vibrant urban coast, with thriving market towns and rural areas. The housing and employment needs of the County will be met, the high quality environment protected and enhanced and a high quality of life maintained for all communities ... The demographic profile of the County may have been influenced through the provision of an adequate supply of quality housing... Rhyl will be an attractive place to live and work with improved housing stock... focussing development	Objective 1: Population and community; Objective 2 & 3: Economy & Jobs; Objective 4: Retail; Objective 13: Mixed Use Development	PSE 1: North Wales Coast Strategic Regeneration Area; PSE 2: Land for Employment Uses; PSE 3: Protection of employment land and buildings; PSE 4: Re-use and adaptation of redundant rural buildings in open countryside; PSE 5: Rural Economy	Key Strategic Site at Bodelwyddan Employment land allocations in Lower Growth Towns Preference for re-use of rural premises for employment purposes Rural development strategy Local shops and services

to housing and infrastructure developments.		opportunities onto brown field sites within the current town limits... Bodelwyddan will have become a much expanded settlement serving much of the housing and employment needs of the north of the County..."			Sustainable forms of tourism and outdoor activities
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<i>Wales Spatial Plan Priority</i>	<i>National Policy [PPW Edition 9 and Technical Advice Notes (TANs)]</i>	<i>LDP Vision</i>	<i>LDP Objective</i>	<i>Local Policy</i>	<i>Land Allocations</i>
Area: North East Wales					
Strengthen key hubs including Rhyl/ Prestatyn/ St Asaph/ Bodelwyddan hub as a focus for investment in future employment, housing, retail, leisure and services. Outside the hubs, strong sustainable communities will be fostered within	Section 4.7 – Sustainable settlement strategy: locating new development; Chapter 7 – Economic Development; Chapter 10 – Retail and Commercial Development; TAN 4 – Retail and Commercial Development;	“...Bodelwyddan will have become a much expanded settlement serving much of the housing and employment needs of the north of the County. The employment allocations at Bodelwyddan and St Asaph will be supporting the regeneration of Rhyl and also providing attractive opportunities for inward investment and expansion of high quality businesses within the County...”	Objective 1: Population and community; Objective 2 & 3: Economy & Jobs; Objective 4: Retail; Objective 13: Mixed Use Development	PSE 1: North Wales Coast Strategic Regeneration Area; PSE 2: Land for Employment Uses; PSE 3: Protection of employment land and buildings; PSE 4: Re-use and adaptation of redundant rural buildings in open countryside;	Key Strategic Site at Bodelwyddan Employment land allocations in Lower Growth Towns Protection of existing employment premises

coastal, border and rural towns and villages to provide locally accessible jobs and services.	TAN 12 – Design; TAN 23 – Economic Development			PSE 5: Rural Economy; PSE 10: Local Shops and services	
Focus on areas in need of regeneration	Paragraph 4.9.1 – Preference for use of previously developed land; Chapter 7 – Economic Development; TAN 23 – Economic Development	“...The employment allocations at Bodelwyddan and St Asaph will be supporting the regeneration of Rhyl... Rhyl will be an attractive place to live and work with improved housing stock and a reduction in the levels of multiple deprivation currently seen. The LDP will play a part in this by encouraging regeneration through support for the initiatives arising from the Strategic Regeneration Area designation and by focussing development opportunities onto brown field sites within the current town limits. The retail performance of Rhyl will have been improved through the re-development of the Queen’s Arcade, reinforcing its role as a sub-regional shopping centre.”	Objective 2 & 3: Economy & Jobs; Objective 4: Retail; Objective 5 & 6 Transport; Objective 12: Infrastructure	PSE 1: North Wales Coast Strategic Regeneration Area; PSE 2: Land for Employment Uses; PSE 3: Protection of employment land and buildings; PSE 4: Re-use and adaptation of redundant rural buildings in open countryside; PSE 5: Rural Economy	New land allocations have been made in Rhyl, Prestatyn, Denbigh, and Llangollen where brownfield sites could be identified
Enhancing links between areas of	Section 4.7 – Sustainable settlement strategy:	Transport linkages between the A55 corridor and the	Objectives 2 & 3: Economy & Jobs; Objectives 5 & 6:	PSE 1: North Wales Coast Strategic	Key Strategic Site at Bodelwyddan

opportunity and areas of need	locating new development; Paragraph 4.9.1 – Preference for use of previously developed land; Chapter 7 – Economic Development; Chapter 10 – Retail and Commercial Development; TAN 4 – Retail and Commercial Development; TAN 12 – Design; TAN 23 – Economic Development	Coast will have been improved through the increased viability of public transport services due to the rise in population in this area.	Transport; Objective 12: Infrastructure; Objective 13: Mixed Use Development	Regeneration Area; PSE 2: Land for Employment Uses; PSE 3: Protection of employment land and buildings	
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<i>Wales Spatial Plan Priority</i>	<i>National Policy [PPW Edition 9 and Technical Advice Notes (TANs)]</i>	<i>LDP Vision</i>	<i>LDP Objective</i>	<i>Local Policy</i>	<i>Land Allocations</i>
Area: Central Wales					
Building on key centres, improving linkages and spreading benefit to wider	Section 4.7 – Sustainable settlement strategy: locating new development;	The market towns of Denbigh, Ruthin and Corwen will have been strengthened through the development of new market and	Objective 1: Population & Community; Objective 2 & 3: Economy and jobs; Objective 12:	PSE 4: Re-use and adaptation of redundant rural buildings in open countryside; PSE 5: Rural	Employment allocations in Lower Growth Areas Preference for re-use of rural premises for employment purposes

<p>hinterlands and rural communities. Enhancing attractiveness as a place to live and work sustainably.</p>	<p>Paragraph 4.9.1 – Preference for use of previously developed land; Chapter 11- Tourism, Sport and Recreation; TAN 12 – Design; TAN 16 – Sport, Recreation and Open Space</p>	<p>affordable housing and employment sites to meet local needs. Llangollen will have been supported in its role as an important tourism hub through the protection and enhancement of the town and its wider environment.</p>	<p>Infrastructure; Objective 15: Tourism; Objective 16: Areas of Protection;</p>	<p>Economy; PSE 10: Local Shops and services</p>	<p>Rural development strategy</p> <p>Local shops and services</p> <p>Sustainable forms of tourism and outdoor activities</p>
<p>Enabling appropriate and integrated growth and development in rural communities.</p>	<p>Section 4.7 – Sustainable settlement strategy: locating new development; TAN 12 - Design</p>	<p>The rural areas will be more sustainable having been allowed an appropriate level of growth to help to support rural services and facilities. Progress will have been made on meeting affordable housing needs for local people</p>	<p>Objective 1: Population & Communities; Objectives 2 & 3: Economy & Jobs; Objective 4: Retail; Objective 5: Transport; Objective 7: Welsh Language; Objective 12: Infrastructure; Objective 15: Tourism; Objective 16: Areas of Protection</p>	<p>PSE 4: Re-use and adaptation of redundant rural buildings in open countryside; PSE 5: Rural Economy; PSE 10: Local Shops and services</p>	<p>Employment allocations in Lower Growth Areas</p> <p>Preference for re-use of rural premises for employment purposes</p> <p>Rural development strategy</p> <p>Local shops and services</p> <p>Sustainable forms of tourism and outdoor activities</p>

Denbighshire Local Development Plan

Information Paper: Valuing Our Environment

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1. Background

1.1 Purpose of this document

1.1.1 Denbighshire County Council (DCC) produced 'Information Papers' (IP) in support of the emerging five Denbighshire Local Development Plan 2006 – 2021 (LDP) themes in August 2011. The purpose of these documents was to summarise baseline data, evidence and pertinent information regarding the development of the Deposit Local Development Plan. The LDP was subsequently adopted in 2013, containing the following themes:

- Respecting Distinctiveness (RD)
- Building Sustainable Communities (BSC)
- Promoting a Sustainable Economy (PSE)
- Valuing Our Environment (VOE), and`
- Achieving Sustainable Accessibility (ASA).

The themes' abbreviation is reflected in the name of local policies to indicate common topics and ease of reference.

1.1.2 DCC is under the obligation to review its adopted land use plan at intervals not longer than four years from adoption in line with Section 69 of the Planning and Compulsory Purchase Act 2004. This includes the review of LDP Objectives, LDP Themes, and local policies on the basis of significant contextual change, significant concerns from the findings of the Annual Monitoring Report (AMR), and other legal responsibilities that have an effect on the performance of the LDP.

1.1.5 The Council has just started the process of reviewing the LDP. At this stage there are no draft revised LDP Objectives, LDP Themes, or local policies. The majority of text is concerned with legislation, strategies and programmes, statistical analyses, and policy performance as identified in the AMR, together with potential impact on adopted LDP policies. The Council's intention is that these Information Papers will be 'living documents'; i.e. they are updated with evidence and information as the replacement LDP progresses through the individual stages of Plan production.

1.2 Introduction to the theme 'Valuing Our Environment'

1.2.1 Valuing Our Environment (VOE) is concerned with the protection, conservation and enhancement of those assets that make up Denbighshire's unique historic and natural environment. The LDP supplements international and national legislation to outline Council priorities with regard to assessing the likely effect of new development or changes of use in or adjacent to areas such as, Special Areas of Conservation and Listed Buildings. The theme VOE includes a range of topic areas but is not limited to:

- Clwydian Range and Dee Valley Area of Outstanding Natural Beauty;
- Pontcysyllte Aqueduct and Canal World Heritage Site;
- European protected sites and species such as Great Crested Newts and Special Protection Areas;

- Enabling Development on the grounds of the former North Wales Hospital in Denbigh;
- Use of natural resources;
- Waste; and
- Renewable Energy.

1.2.2 Local policies included in this theme are concerned with the protection and enhancement of Denbighshire’s natural and man-made assets, and minimising the impacts on/from climate change. The natural and historic environment can contribute towards the economy, and maintain the health and well-being of those who live and work in the county. Climate change is one of the largest threats to our environment and new development needs to minimise resource use and adapt to the impacts of climate change.

2. Policy Context

2.1 Introduction

2.1.1 There are a vast number of national policies and frameworks, regional plans, and local strategies that not only informed the production of the LDP but also have an impact on the delivery of individual development proposals. The purpose of this section is to review the document baseline, i.e. identify changes to existing documents, assess the effects of new or emerging documents, and highlight potential discrepancies with adopted local policies. This will be a crucial step before discussing local policy revision in light of changing local circumstances.

2.1.2 Local Development Plans in Wales are expected to integrate with other legislation, strategies, plans etc. without unnecessarily repeating national planning policy. National policy is laid out in Planning Policy Wales, which is supplemented by a number of Technical Advice Notes.

2.2 International Policy, Plans and Programmes

2.2.1 The importance of the environment is recognised at all levels, particularly following the Rio Declaration on the environment and development (1992). The most significant international policies include:

- Habitats Directive
- Water Framework Directive
- Air Quality Directive (1996/62/EEC)
- Waste Framework Directive
- Bathing Water Quality Directive
- Renewable Energy Directive / Fuel Quality Directive (2009)
- Council Directive on the Conservation of Wild Birds
- Landfill Directive
- Aarhus Convention
- Convention on Biological Diversity

- Bern Convention on the Conservation of European Wildlife and Natural Habitats
- United National Framework Convention on Climate Change.

2.2.2 Many of the international Plans, Policies and Programmes are incorporated into national policy, which then becomes incorporated into regional and/or local policy.

2.3 National Policy

2.3.1 National policy includes Planning Policy Wales, Technical Advice Notes and circular letters. Primary legislation is also provided on some issues, which sets out legal requirements and a framework by which control is maintained. National policy is important because it shapes the Local Development Plan but can also be used to determine planning applications in conjunction with the Local Development Plan.

2.3.2 Planning Policy Wales, is the most significant piece of national planning policy considered during the development of the Local Development Plan and during the determination of planning applications. Table 1 identifies those national policies considered to be of the most relevance to this theme, indicates where they have been addressed within the adopted Local Development Plan, where an update or amendment is required due to changes in national policy since adoption and where there is an overlap with other themes.

2.3.3 The Environment Strategy for Wales sets out the Welsh Government’s long term strategy for the environment. This strategy provides a framework within which to achieve an environment which is clean, healthy, biologically diverse and valued by the people of Wales.

Table 1: Relationship between national planning policy and the theme ‘Valuing Our Environment’

Theme ‘Valuing Our Environment’			
National Policy	Where addressed in adopted LDP	Changes required to comply with national policy	Comments / Overlap with other themes
Conserving the best and most versatile agricultural land	<ul style="list-style-type: none"> • Policy VOE 1: Key Areas of Protection. • Site selection report: Agricultural land classification a criteria for assessing candidate sites. 	There is no requirement to change local policies in light of national policy.	There is an overlap with all themes as agricultural land classification was considered when determining land allocations.
Planning Policy Wales reference 4.9.1			
Technical Advice Note 6			

Areas with statutory landscape designation	<ul style="list-style-type: none"> • Policy VOE 1: Key Areas of Protection. • Policy VOE 2: Area of Outstanding Natural Beauty and Area of Outstanding Natural Beauty. • The Countryside and Rights of Way Act 2000 gives the Local Planning Authority powers to protect and enhance the natural beauty of the AONB. • Site selection report: Clwydian Range & Dee Valley Area of Outstanding Natural Beauty is used as a criterion for assessing candidate sites. 	There is no requirement to change local policies in light of national policy.	There is an overlap with all themes as the AONB is considered when determining any land allocations within or adjacent to the AONB.
Planning Policy Wales reference 5.3.4-5.3.7, 5.5.6, 5.5.7			
Technical Advice Note 5			
Areas and sites with statutory nature conservation designation (Sites of Special Scientific Interest, Ramsar Sites, Special Protection Areas)	<ul style="list-style-type: none"> • Policy VOE 1: Key Areas of Protection. • Policy VOE 5: Conservation of natural resources. • Site selection report: statutory nature conservation designations are used as criteria for assessing candidate sites. 	There is no requirement to change local policies in light of national policy.	There is an overlap with all themes as areas and sites with statutory nature designation are considered when determining land allocations for the Local Development Plan.
Planning Policy Wales reference 5.3.8-5.3.10			
Technical Advice Note 5			
Protected species	<ul style="list-style-type: none"> • Policy VOE 5: Conservation of natural resources • Site selection report: Protected species are used as criteria for assessing candidate sites 	There is no requirement to change local policies in light of national policy.	There is an overlap with all themes as the presence of protected species has been considered when determining allocations for the Local Development Plan.
Planning Policy Wales reference 5.5.11-5.5.12			
Technical Advice Note 5			
Protection of trees and woodland	<ul style="list-style-type: none"> • Policy VOE 1: Key Areas of Protection 	There is no requirement to	There is an overlap with all themes as

Planning Policy Wales reference 5.2.9-5.2.10, 5.5.13- 5.5.15	<ul style="list-style-type: none"> • Policy VOE 5: Conservation of natural resources. 	change local policies in light of national policy.	the presence of trees and woodland has been considered when determining allocations for the Local Development Plan.
Technical Advice Note 5			
Common Land	Common land is not specifically addressed within the Local Development Plan. It is considered that national policy provides adequate protection to common land.	There is no requirement to change local policies in light of national policy.	Some open space in the County may also be common land. Open space will be protected by Policy BSC 11: Recreation and Open Space.
Planning Policy Wales reference 5.2.11			
Technical Advice Note 16			
Town and village greens	Town and village greens are well protected by legislation. It is therefore considered unnecessary to include a policy in the Local Development Plan to specifically address this issue.	There is no requirement to change local policies in light of national policy.	Some open space in the County may also be a town or village green. Open space will be protected by Policy BSC 11: Recreation and Open Space.
Planning Policy Wales reference 5.5.17			
Technical Advice Note 16			
Listed Buildings	Planning (Listed buildings and Conservation areas) Act and Regulations, 1990	There is no requirement to change local policies in light of national policy.	Legislation will be used to ensure protection of listed buildings.
Archaeology	<ul style="list-style-type: none"> • Policy VOE 1: Key Areas of Protection • Site Selection Report: areas of archaeological importance a criteria for assessing candidate sites. 	There is no requirement to change local policies in light of national policy.	There is an overlap with all themes as archaeology was considered when determining land allocations.
Planning Policy Wales reference 6.1, 6.4, 6.5.1-6.5.5			
Technical Advice Note 24			
Conservation Areas	There is no statutory requirement to have regard to the provisions of the	There is no requirement to change local policies	There is an overlap with all themes as conservation areas were considered
Planning Policy Wales reference 6.3 & 6.5.19-6.5.24			

Technical Advice Note 24	Development Plan when considering applications for conservation area consent. National policy and legislation is considered to provide adequate guidance.	in light of national policy.	when determining land allocations.
World Heritage Sites Planning Policy Wales reference 6.5.2-6.5.4 Technical Advice Note 24	<ul style="list-style-type: none"> • Policy VOE 3 – Pontcysyllte Aqueduct and Canal World Heritage Site • World heritage sites are a material consideration to be taken into account by local planning authorities in the determination of planning applications. The impact of development proposals on both sites. 	There is no requirement to change local policies in light of national policy.	There is an overlap with all themes as the World Heritage Site was considered when determining land allocations.
Effect on historic landscape, park or garden and settings as material considerations. Planning Policy Wales reference 6.5.26-6.5.28 Technical Advice Note 24	<ul style="list-style-type: none"> • Policy VOE 1: Key Areas of Protection 	There is no requirement to change local policies in light of national policy.	There is an overlap with all themes as historic landscapes, park and garden and settings were considered when determining land allocations.
Water management Planning Policy Wales reference 12.2-12.4	<ul style="list-style-type: none"> • Policy VOE 6: Water Management 	Policy VOE 6 should be reviewed following changes to Building Regulations requirements and implementation of Section 3 of the Flood and Water Management Act 2010	There is an overlap with all themes as water supply has been considered when determining land allocations.

Waste	<ul style="list-style-type: none"> • Policy VOE 7: Locations for Waste Management • Policy VOE 8: Waste Management outside development boundaries • National policy is comprehensive with regards to the requirement for developers to consider waste, its production and management in proposals for development. 	Policies VOE 7 and 8 should be reviewed due to revised TAN 21 (2014).	There is an overlap between waste and the theme 'Promoting a Sustainable Economy'. Waste management is an employment use and may therefore be located on land identified for employment. There is an overlap between waste and the theme 'Building Sustainable Communities' because of the Key Strategic Site. There is an overlap between waste and the theme 'Respecting Distinctiveness' as policy RD1 requires all proposals to have regard to the generation, treatment and disposal of waste.
Planning Policy Wales reference 12.5, 12.6, 12.7			
Technical Advice Note 21 - Waste			
Renewable energy	<ul style="list-style-type: none"> • Policy VOE 9: On-shore wind energy • Policy VOE 10: Renewable energy technologies 	There is no requirement to change local policies in light of national policy.	There is an overlap between this theme and the theme 'Building Sustainable Communities' due to the requirement for new development to contribute towards new infrastructure which will help mitigate the effects of climate change.
Planning Policy Wales reference 12.8-12.10			
Technical Advice Note 8			

2.4 Wales Spatial Plan

- 2.4.1 Originally published by the then Welsh Assembly Government (WAG) in November 2004 and subsequently updated in July 2008, the document aimed to implement WAG's overall policy priorities as set out in *One Wales: A Progressive Agenda for Wales*. The focus was on linking up national, regional, and local activities; providing a national framework for planning. Its objective was to place a strong emphasis on the implementation of the 'sustainable development' principle in all public sector decision-making.
- 2.4.2 The Planning and Compulsory Purchase Act 2004 (section 62) places a duty on Welsh local planning authorities to have regard to the Wales Spatial Plan when preparing their respective local development plan. That means that the WSP has served multiple purposes in the Denbighshire plan-making process: (1) it produced evidence; (2) it shaped local policies; (3) it ensured better engagement and governance between bodies; (4) it informed Plans; and hence (5) it aligned prospective investments in the area.
- 2.4.3 The Wales Spatial Plan demarks Wales into six sub-regions; with outlining their cross-border relationships. Individual parts of the County of Denbighshire have accordingly been assigned to the North East Wales region and Central Wales region. It was however recognised that there are also strong relations with the North West (Wales) region. All six sub-regions, i.e. spatial plan areas, are profiled by key settlements, inner-regional population distribution, socio-economic hubs, places of economic activities, etc.
- 2.4.4 To align the Denbighshire Local Development Plan with the Wales Spatial Plan, the Council took the decision to structure its land use plan in accordance with the five WSP themes:
- Building Sustainable Communities;
 - Promoting a Sustainable Economy;
 - Valuing Our Environment;
 - Achieving Sustainable Accessibility; and
 - Respecting Distinctiveness;
- 2.4.5 The Welsh planning system is currently in a phase of transition. There hasn't been only new primary legislation in Planning but also in the closely-related fields of built heritage and environmental protection. This led (and is likely to continue) to the introduction of subordinate regulations, national policy and guidance notes. A major change for strategic planning is the introduction of a National Development Framework for Wales, which is going to replace the Wales Spatial Plan in about two years. Denbighshire is therefore challenged to have regard to the soon to be replaced WSP whilst working towards compliance with the emerging National Development Framework when producing the revised LDP for the County.
- 2.4.6 The main priorities of the Wales Spatial Plan for the theme Valuing Our Environment that were considered were the need to protect and maintain the

high quality landscape and environment, the challenges presented by increasing flood risk due to climate change, the need to provide for waste infrastructure and protecting and enhancing wildlife and biodiversity.

2.5 National Development Framework for Wales

2.5.1 Derived from the provisions of the Planning (Wales) Act 2015, the National Development Framework for Wales (NDFFW) will provide direction for Strategic and Local Development Plans and support the determination of Developments of National Significance. Whilst the WSP was concerned with the ‘sustainable development’ principle, the NDFFW is going further in implementing the provisions of the Well-being of Future Generations (Wales) Act 2015.

2.5.2 The National Development Framework for Wales preparation process has just started with a call from Welsh Government for evidence and potential projects that could be considered for inclusion. Welsh Government are planning to undertake consultation on the Issues, Options & Preferred Option for the National Development Framework in April 2018, with consultation on a draft Framework in July 2019, consideration by Welsh Government in April 2020 and publication of the final document anticipated in September 2020.

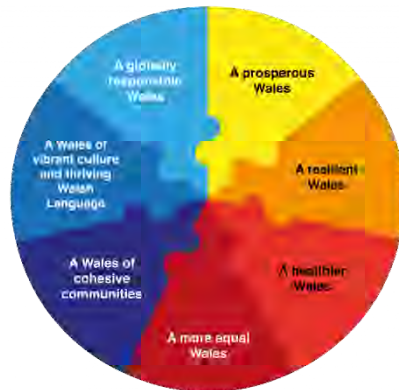
2.5.3 It is difficult to outline any effects of the emerging National Development Framework on the replacement LDP with very limited information available to the local planning authority at present.

2.6 Well-being of Future Generations Act (Wales) 2015

2.6.1 The Well-being of Future Generations (Wales) Act 2015 came into force on the 1st of April 2016. It requires public bodies such as Denbighshire County Council to consider not only the present needs of local communities but also how their decisions affect people in the future. The Council is principally challenged to work towards all seven well-being goals contained in the Act: (1) A globally responsible Wales; (2) A prosperous Wales; (3) A resilient Wales; (4) A healthier Wales; (5) A more equal Wales; (6) A Wales of cohesive communities; and (7) A Wales of vibrant culture and thriving Welsh language.

2.6.2 Reinforced by the provisions of the Planning (Wales) Act 2015, the Council has a statutory duty to implement the principles of sustainable development in every decision-making process. This is achieved by adhering to locally set ‘well-being objectives’ to meet the seven nationally defined well-being goals. Denbighshire County Council has developed the ‘Well-being Impact Assessment’ toolkit to comply with the provision of the Well-being of Future Generations (Wales) Act 2015 and the Planning (Wales) Act 2015. It is designed to assist the decision-maker in evaluating a specific proposal in light of the well-being goals. Accordingly, all elements contained in the replacement LDP will be subject to a

well-being impact assessment and, if required, subject to amendments in line with recommendations derived from the assessment.



2.7 Other relevant Plans, Strategies and Programmes

2.7.1 There are a large number of plans and strategies which have the potential to impact on the Local Development Plan in a variety of different ways. The purpose of this section is to demonstrate how the key plans and strategies have been taken into account during the development of this theme.

2.7.2 The Denbighshire Local Development Plan 2006 – 2021 was produced on the basis of national and regional plans, strategies or programmes current at that time. Some may have been superseded, withdrawn or have expired. The following paragraphs refer only to those documents that are of bearing in 2017.

Denbighshire County Council Corporate Plan 2017 – 2022: Working Together for the Future of Denbighshire

2.7.3 The Corporate Plan sets out the overarching priorities for the term of the Council. Its priorities are supported, implemented and delivered through a number of strategies of which the Local Development Plan is a crucial instrument. The following corporate priority is of relevance to the LDP theme 'Valuing Our Environment':

- The environment is attractive and protected, supporting well-being and economic prosperity.

Environment (Wales) Act 2016

2.7.4 The Environment (Wales) Act introduced a joined-up approach to the sustainable and proactive management of Wales' natural resources, which will help to tackle climate change as well as addressing the continuing decline in biodiversity. The act requires the production of the State of Natural Resources Report, the National Natural Resources Policy (by Welsh Government) and Area Statements (by Natural Resources Wales), which will be used to plan and manage natural resources at a national and local level. The replacement LDP must have regard to any Area

Statements produced. The act also includes statutory targets for the reduction of greenhouse gas emissions.

Historic Environment (Wales) Act 2016

- 2.7.5 The Historic Environment (Wales) Act makes changes to the two main UK laws that provide the legislative framework for the protection and management of the historic environment. The act gives more effective protection to listed buildings and scheduled ancient monuments, improves management of the historic environment and aims to improve transparency around decision taken on the historic environment.

Technical Advice Note 24: The Historic Environment (2017)

- 2.7.6 Technical Advice Note (TAN) 24 provides guidance on how development plans and planning decisions should take account of the historic environment. Specific guidance is provided in relation to :
- World Heritage Sites
 - Scheduled monuments
 - Archaeological remains
 - Listed buildings
 - Conservation areas
 - Historic parks and gardens
 - Historic landscapes
 - Historic assets of special local interest.

Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB) Management Plan

- 2.7.7 The Clwydian Range and Dee Valley Area of Natural Beauty (AONB) is identified at the national level and therefore offered a degree of protection through legislation. The Countryside and Rights of Way Act 2000 established a framework for the management and protection of AONBs.
- 2.7.8 The AONB Management Plan 2014-2019 is a five-year strategy that recognises the importance of the protection of both the natural and built environment and has a series of objectives and actions to ensure such protection and where possible, enhancement.

Y Berwyn Area of Outstanding Beauty (AOB)

- 2.7.9 Following the extension of the Clwydian Range AONB in 2011 to become the Clwydian Range and Dee Valley AONB, only a reduced area of the previously designated Y Berwyn Area of Outstanding Beauty remains. The AOB is a local designation, in contrast to the AONB's national designation, but is afforded the same protection in the adopted Local Development Plan.

Landmap

- 2.7.10 Landmap is produced nationally by Natural Resources Wales, providing consistent data regarding the quality of the landscape in Wales. Landmap classifies areas as being outstanding, high, moderate or low visual sensory. Landmap also evaluates landscape in terms of cultural landscape, classifying areas as outstanding, high, moderate and low cultural landscape.

Technical Advice Note 15: Development and Flood Risk (2004)

- 2.7.11 Technical Advice Note (TAN) 15 provides guidance in relation to development and flooding. Historically the topography of Wales has meant that development and infrastructure is located on valley floors, lowland areas and in the coastal fringes. Denbighshire is no exception to this, with the major settlements located in either the coastal fringe or valleys, both of which are susceptible to flooding.
- 2.7.12 TAN 15 sets out a precautionary framework to direct development away from areas susceptible to flooding. Development Advice Maps have been produced, and updated, to support the guidance in the TAN, based upon extreme flood outlines. TAN 15 is currently being revised and a final updated version is expected in Autumn 2017.

Water Resource Management Plans (WRMPs)

- 2.7.13 Water companies are required to prepare WRMPs that look ahead 25 years or more and ensure a sufficient water supply to the public and maintain adequate water in the environment. The current WRMPs cover the period 2015-2040 for Dee Valley Water and Dŵr Cymru Welsh Water, the water companies operating in Denbighshire. The WRMPs for both companies predict a sufficient water supply to meet future demand across Denbighshire.

Denbighshire Local Flood Risk Management Strategy

- 2.7.14 Denbighshire County Council, as a Lead Local Flood Authority, is required to prepare a Local Flood Risk Management Strategy. The purpose of the strategy is to address potential flood risk arising from local sources within the boundaries of the Authority. It also specifies objectives to manage flood risk and measures to achieve those objectives. The current Local Strategy covers 2013-2017.

Technical Advice Note 16: Sport, Recreation and Open Space (2009)

- 2.7.15 Technical Advice Note (TAN) 16 requires that Local Authorities produce an open space assessment based on local needs and an audit of current provision. Further information is available within the background paper 'Building Sustainable Communities'.

National Waste Strategy: Zero Waste (2010)

- 2.7.16 Towards Zero Waste establishes a long term framework for resource efficiency and waste management between 2010 and 2050. The document builds upon the success of the previous strategy, Wise About Waste (2002), which sought to drive the management of waste up the waste hierarchy, whilst recognising the benefits and opportunities of sustainable waste management.
- 2.7.17 The national waste strategy, Towards Zero Waste, is supported by a series of sector plans which detail outcomes, policies, and delivery actions for individual sectors, including the Municipal Waste Sector Plan, the Collections, Infrastructure and Markets Plan, the Food Manufacture, Service and Retail Sector, the Construction and Demolition Sector Plan and the Commercial and Industrial Sector Plan. The Welsh Government has also published a Waste Prevention Programme which describes priority sectors and areas for action and outlines what will be done to support individuals, businesses and organisations in Wales to take action.
- 2.7.18 There is a need for infrastructure to enable waste to be dealt with in a sustainable way. The planning system has a key role to play in the delivery of the infrastructure required, including facilities for re-use, recycling and composting facilities, energy from waste facilities, and those facilities which deal with residual waste.

Technical Advice Note 21: Waste (2014)

- 2.7.19 Technical Advice Note 21 set out the requirement for Development Plans in relation to waste planning. Development Plans are expected to ensure that proposals and policies within Development Plans facilitate the delivery on the ground of the waste management objectives set out in the National Waste Strategy and indicate suitable locations or types of location that may be suitable for waste management.

Regional Waste Plan 1st Review

- 2.7.20 The LDP was produced using the Regional Waste Plan 1st Review as an evidence base. The Welsh Government published the Collections, Infrastructure and Markets Sector Plan in July 2012 which has effectively superseded the RWP in terms of assessing need. Technical Advice Note 21 includes targets and triggers for action with respect to disposal and requires annual monitoring to be undertaken across Wales to establish the level of need for disposal and recovery capacity. An Interim Monitoring Report and Annual Monitoring Report for 2015/16 have been published to date.

Technical Advice Note 8: Renewable Energy (2005)

- 2.7.21 Technical Advice Note (TAN) 8 guides renewable energy development in Wales. The TAN identifies a number of Strategic Search Areas, including Clocaenog Forest

in Denbighshire, which are considered to be potentially suitable for large scale wind farms.

Renewable Energy Route Map

2.7.22 The Renewable Energy Route Map contains specific actions to identify how Wales could meet its own electricity needs from low carbon sources and contribute towards the UK’s energy security objectives by reducing our dependence on imported fuels. The route map identifies the potential role of renewable energy technologies, including biomass, energy efficiency/micro-generation/distributed generation and key contextual issues of planning consents, electricity grid infrastructure and R&D capability.

2.8 Adjacent Local Authorities

2.8.1 Whilst the Local Development Plan is concerned with Denbighshire, the policies and actions in adjacent local authorities have the potential to impact on the County. It is therefore essential that these are considered during the development of the Local Development Plan. Denbighshire has a number of different neighbouring authorities, including Flintshire, Wrexham, Conwy, Gwynedd, Snowdonia National Park and Powys.

2.8.2 Adjacent authorities are at various stages of LDP preparation as indicated in Table 2 below:

Table 2 – Adjacent Local Authority development plan progress

Authority	LDP Stage¹
Flintshire CC	Strategic Options stage
Wrexham CBC	Pre-deposit stage
Conwy CBC	Review to commence 2017
Gwynedd Council	Awaiting Inspector’s report on Joint LDP
Ynys Mon	
Powys CC	Examination
Snowdonia National Park Authority	Review commenced

Adjacent Local Authorities: Wind Farms

2.8.3 The Strategic Search Area for Windfarms, as identified by Technical Advice Note 8 straddles Denbighshire and Conwy. The Conwy Local Development Plan Renewable Energy Policies outline the expectations of large, medium and small and micro scale proposals and suggests that development outside of the SSA will only be approved in exceptional circumstances. A similar approach was taken by Denbighshire Local Development Plan.

¹ Correct as of June 2017

Adjacent Local Authorities: Waste

- 2.8.4 Denbighshire has worked closely with local authorities in North Wales to produce the North Wales Regional Waste Plan and First Review. The LDP was produced in the context provided by the North Wales Regional Waste Plan 1st Review which identified a land take which each local authority should seek to allocate within their Development Plans in order to enable the region to meet its own needs. However, since the LDP was adopted, national waste policy has been reviewed and the Regional Waste Plans withdrawn. The focus now is on ensuring that there is sufficient disposal and recovery capacity across the region.
- 2.8.5 Denbighshire has worked closely with a number of local authorities with regards to waste. Denbighshire procured waste food treatment capacity in collaboration with Conwy and Flintshire, and residual waste treatment capacity as part of the North Wales Waste Treatment Partnership, which includes Anglesey, Gwynedd, Conwy, Denbighshire and Flintshire. The needs of both of these projects were considered during the development of the Local Development Plan and allocations included which could help facilitate delivery of the projects. Since the LDP was adopted, the allocation at the Rhualt site has been developed for food waste treatment, serving the sub-region. A site in Flintshire on the Deeside Industrial Park secured planning permission in 2015 and the site is currently under construction.

3. Baseline Review

3.1 Introduction

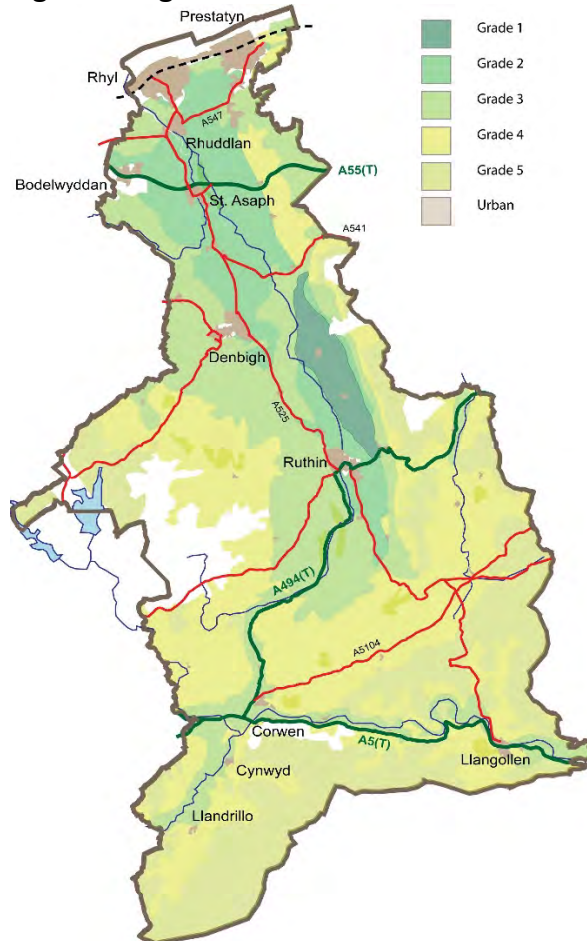
- 3.1.1 Whilst the previous section focussed on policy and strategic documents, the purpose of the following paragraphs is to analyse any changes that have taken place in the County since the Denbighshire Local Development Plan was adopted in June 2013. Both sections will provide crucial evidence for the forthcoming stages of Plan production, when the Council is going to discuss proposed changes in greater detail. The baseline information has been split into separate topics for ease of reference.

3.2 Natural Environment

- 3.2.1 The natural environment encompasses a wide range of aspects, including biodiversity, geodiversity, landscape, water, flooding and air quality. There are other aspects of the Local Development Plan which are affected by/affect the natural environment, and therefore other information papers which contain references to the natural environment. This paper is predominantly concerned with the way in which the replacement Local Development Plan can protect and enhance the natural environment.
- 3.2.2 Denbighshire is a predominantly rural County with large areas of agricultural land and an urban coastline. The agricultural grade of land within the County is generally high in the north and along the Vale of Clwyd, with lower grade

agricultural land in the south, shown in Figure 1. The area was published at a scale of 1:250,000. Technical Advice Note 6 acknowledges the limitations of the agricultural land maps and recommends that resurvey at a larger scale is necessary to provide a definitive grade.

Figure 1: Agricultural land classification



3.2.3 As part of preparation for the adopted LDP, three sites were resurveyed in 2006/7 at a scale of 1:12,000. This provided further information on their agricultural land grade and subdivided any grade 3 land identified. The results of the surveys were broadly:

- Rhyl: A combination of grade 2, 3a and 3b
- Bodelwyddan: A combination of grade 3a and 3b
- St Asaph: Grade 3b only

3.2.4 Large areas of Denbighshire are designated for their landscape value, including the AONB, AOB and Local Landscape designations. Landmap classifies significant areas of the County as being outstanding or high visual sensory and the majority of the County as being outstanding or high in terms of cultural landscape.

3.2.5 Denbighshire has a number of statutory and non-statutory conservation sites, (Table 3). Species/habitats previously protected by the UK Biodiversity Action Plan are now addressed through the Environment (Wales) Act 2016 and lists of those

protected will be updated in the future. Biodiversity within the County has declined over the last century.

Table 3: Statutory and Non Statutory Nature Conservation Sites in/ in close proximity to Denbighshire

Scale	Title	Designation
International	The Dee Estuary	Ramsar Site
	Berwyn	Special Protection Area
	The Dee Estuary	Special Protection Area
	Liverpool Bay/ Bae Lerpwl	Special Protection Area
	The Dee Estuary	Special Area of Conservation
	Llwyn	Special Area of Conservation
	Elwy Valley Woods/ Coedwigoedd Dyffryn Elwy	Special Area of Conservation
	Alyn Valley Woods/ Coedwigoedd Dyffryn Alun	Special Area of Conservation
	Berwyn and South Clwyd Mountains/ Berwyn a Mynyddoedd	Special Area of Conservation
	River Dee and Bala Lake/ Afon Dyfrdwy a Llyn Tegid	Special Area of Conservation
	Halkyn Mountain/ Mynydd Helygain	Special Area of Conservation
	Deeside and Buckley Newt sites	Special Area of Conservation
	National	Partly 1 National Nature Reserve - (Berwyn). Wholly or partly 30 Sites of Special Scientific Interests. 1 AONB (Clwydian Range & Dee Valley) and 1 AOB (Y Berwyn)
Local	4 Local Nature Reserves. Approximately 250 Local Wildlife Sites (non-statutory).	

3.2.6 The local authority has identified a number of priorities within the County in the Denbighshire Local Biodiversity Action Plan and measures to address this decline, including the identification of priority species, such as Black Grouse, priority habitats, such as coastal sand dunes and vegetated shingle, and topics, such as wildlife crime.

3.2.7 Open space plays an important role in relation to the health and well-being of communities. Technical Advice Note 16 defines open space should as all open space of public value, including not just land, but also areas of water such as rivers, canals, lakes and reservoirs which offer important opportunities for sport, recreation and tourism, and can also act as a visual amenity, and may have conservation and biodiversity importance. Open space may therefore encompass elements of the built environment.

3.2.8 The latest Denbighshire Open Space Assessment was undertaken in 2017 and highlights the areas of the County that are deficient or sufficient in open space when compared to the standards set out by the FIT (Fields in Trust) in 2016. It shows an overall lack of open space in some built up areas and so identifies that there is a need to safeguard existing open space and wherever possible provide new open space. A new Supplementary Planning Guidance Note: Recreational Public Open Space (2017) has also been produced following this assessment, outlining the guidelines for open space provision on new developments.

3.3 Built Environment

3.3.1 The built environment encompasses both the historic built environment and those aspects of the built environment which support the economy and society.

3.3.2 Denbighshire has a rich historic heritage which includes: 164 scheduled ancient monuments, 1803 listed buildings, 34 conservation areas, 25 registered park and gardens, 5 areas of landscape have been designated on the register of Historic Landscapes. The Pontcysyllte Aqueduct and Llangollen Canal was inscribed as a World Heritage Site in 2009. The condition of buildings of special architectural or historic interest are monitored and 148 have found to be 'at risk'.

3.3.4 Measures to ensure that the historical environment is taken into account during the determination of planning applications have been taken through the adopted Local Development Plan. Historical Environment Records (which list non-statutory archaeological sites and findings, and more) are used to guide appropriate planning advice and mitigation.

3.4 Climate Change

3.4.1 Climate change is predicted to have wide ranging impacts on the environment, including placing pressure on biodiversity, increased incidence of flooding, impact on water supply. Biodiversity is discussed in the section above, however, the potential pressures climate change will have on biodiversity within the County are recognised.

3.4.2 A Strategic Flood Consequences Assessment was undertaken, in accordance with Technical Advice Note 15 by JBA Consulting on behalf of the County Council in 2014. The Strategic Flood Consequences Assessment considered fluvial and tidal flood risk and the implications for development allocations as governed by Technical Advice Note 15.

3.4.3 The SFCA was used, in conjunction with Technical Advice Note 15, to guide allocations made within the adopted Local Development Plan. An updated SFCA is currently being produced and will be used to inform the replacement LDP. There are vast areas at risk from coastal flooding in Rhyl and Prestatyn, and areas at risk

of fluvial flooding along the estuary of the Clwyd, the Rhyl Cut and Prestatyn Gutter, the rivers Clwyd, Elwy, and Dee.

- 3.4.4 Water companies are required to produce management plans demonstrating how they will manage water supply and demand. The relevant plans, identified in paragraph 2.7.12, demonstrate that there is adequate capacity to accommodate population projections.

3.5 Use of Resources

- 3.5.1 The way in which we use resources is important because it can help us address climate change, through reduction in the use of fossil fuels and the use of more sustainable energy sources, and can help contribute towards security of energy supply by minimising the need for the importation of energy from other countries. Renewable energy must play a major role in our future energy production in order to meet the UK's targets for tackling climate change. This includes all types of low carbon generation as well as greater energy efficiency. In 2009, The Renewable Energy Directive set a target of 15% of energy consumption from renewable sources by 2020.
- 3.5.2 Planning Policy Wales (PPW) Edition 9 Nov 2016 paragraph 12.8.7. defines renewable energy as 'the term used to cover those sources of energy, other than fossil fuels or nuclear fuel, which are continuously and sustainably available in our environment. This includes wind, water, solar, geothermal energy and plant material (biomass).' Low Carbon Energy developments are also considered an important part in decarbonizing the energy supply. Examples can include gas engine or gas turbine Combined Heat and Power (CHP), where the waste heat is usefully used e.g. from power stations or industrial processes.
- 3.5.3 The Welsh Government's policy on planning for renewable energy is set out in PPW and Technical Advice Note (TAN) 8. PPW considers that in order to meet the Government's renewable energy target of 4TWH per annum, local planning authorities should support proposals for renewable energy projects provided environmental impacts are avoided or minimised, and the integrity of nationally and internationally designated areas are not compromised.
- 3.5.4 TAN 8 established a target of 800MW of installed onshore capacity for wind energy developments. TAN 8 sets out Welsh Government's view that large-scale (defined as being over 25MW installed capacity) onshore wind energy developments should be concentrated into particular areas defined as Strategic Search Areas (SSAs) which are all located outside National Park boundaries.
- 3.5.5 The Clocaenog Strategic Search Area identified within Technical Advice Note 8 falls within both Denbighshire and Conwy. Within the County, there are 3 operational wind farms including, Tir Mostyn/Foel Goch, Derwydd Bach and Wern Ddu (two projects). The Brenig wind farm is currently awaiting construction and the large Clocaenog wind farm has been granted planning permission.

- 3.5.6 Denbighshire CC and Conwy CBC produced a joint Landscape Sensitivity and Capacity Assessment for Onshore Wind Turbine Development in 2013. Due to the diverse mix of landscapes in Denbighshire, many of which are highly valued for their natural beauty, much of the study area was considered to be highly sensitive for wind energy developments. However, the study identified some capacity for mostly micro and small scale wind energy developments but little capacity for anything larger. The SSA set out by TAN 8 therefore, has been identified as the most suitable location for large scale wind farm development in the County.
- 3.5.7 The estimated output of all the consented wind farms within the strategic search area totals over 195MW. Technical Advice Note 8 sets out targets for the Clocaenog Strategic Search Area of 140MW, however this is not a maximum.
- 3.5.8 The Council is in the process of assessing the potential of all renewable energy resources and renewable and low carbon energy opportunities within the County, in line with the requirements of Planning Policy Wales (February 2011). The findings of this study will inform the replacement Local Development Plan process and be incorporated into local policy at the earliest opportunity.
- 3.5.9 The way in which we deal with our waste can impact on the requirement for primary resources and requirement for fossil fuels. A study was undertaken during 2008/09 by the Council to explore levels of need within the County and how need may be met. The results of the study are included within the Local Development Plan Waste Technical Paper, October 2009.
- 3.5.10 Arisings of local authority collected waste have seen a slight decline since the adoption of the LDP, however, this has fluctuated which could be reflective of a number of different competing pressures, including the overall increase in number of households in Denbighshire. Information regarding non-local authority collected waste is more limited, with the most recent surveys dating back to 2012. Due to the methodology used it is not possible to draw direct comparisons between previous surveys, however, there has been a general increase in wastes being recycled and corresponding reduction in wastes being disposed of.
- 3.5.11 Denbighshire, along with the rest of Wales has historically relied on landfill to deal with waste. The availability and affordability of landfill has significantly reduced in the past few years as a result of the Landfill Directive and Landfill Tax. Since the LDP was adopted a number of landfill sites across the region have closed with Llanddulas (Conwy), Hafod (Wrexham) and Bryn Posteg (Powys) with the majority of wastes arising in Denbighshire being deposited in Hafod and Llanddulas. Denbighshire has met its Landfill Allowance targets each year and in 2016 was comfortably within the allowance set.

4. Annual Monitoring Framework for the LDP

4.1 Introduction

4.1.1 Denbighshire County Council Local Development Plan 2006 – 2021 (LDP) was adopted on 4th June 2013. It provides a clear vision on how new development can address the challenges faced by the County and where, when and how much new development can take place up to 2021.

4.1.2 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, the Council is duty bound to produce an annual monitoring report for submission to Welsh Government (WG) by 31st October each year and ensure it is publicised on its website.

4.1.3 This section draws together the findings of local policy performance on the basis of the two annual monitoring reports that have already been submitted to Welsh Government in previous years. Every section below is complemented by a table providing an overview of indicators and trigger level..

4.2 Local policy performance

4.2.1 Subdivided into topics, every section below is supplemented by a table providing an overview of indicators and trigger level. The last column is labelled 'Performance Summary'. If it contains the text 'Local policy review is not required' that means a local policy review would not be required as a result of the AMR. This does however not neglect a local policy review on the basis of other considerations such as, national policy.

Natural and built environment

4.2.2 Local policy performance has been in line with the indicators and trigger levels that have been set in the LDP Annual Monitoring Report. There may be a need to review policies and indicators due to forthcoming amendments to TAN 15, the introduction of TAN 24 and following adoption of the Pontcysyllte Aqueduct and Canal Supplementary Planning Guidance.

4.2.3 **Table 4 – LDP AMR: Natural and built environment**

LDP Policy	Indicator	Trigger Level	Performance Summary
VOE 1 – Key Areas of Importance	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	Local policy review is not required.
VOE 3 – Pontcysyllte Aqueduct and Canal World Heritage Site	Prepare joint SPG (with Wrexham CBC and Shropshire CC)	Joint SPG not adopted by the end of 2013	Local policy review is not required
VOE 5 – Conservation of Natural Resources	Number of development 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	Local policy review is not required

Use of resources

4.2.4 Local policy performance has been in line with the indicators and trigger levels that have been set in the LDP Annual Monitoring Report. There may be a need to review policies and indicators relating to water management due to changes in Building Regulations requirements and the outcome of the current Welsh Government consultation on implementation of Section 3 of the Flood and Water Management Act 2010. Policies and indicators relating to waste management may also benefit from review due to changes in national policy and guidance, and the requirements of TAN 21.

4.2.5 **Table 5 – LDP AMR: Use of resources**

LDP Policy	Indicator	Trigger Level	Performance Summary
VOE 6 – Water Management	% 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	Local policy review is not required.
	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	Local policy review is not required
	Preparation and adoption of SPG	Guidance not adopted by 2015	Local policy review is not required (NB – Supplementary Planning Guidance has been cancelled as Building Regulations – Approved Document G now addresses water efficiency measures/ standards to be met in new dwellings).
VOE 7 – Locations for Waste Management	The percentage of waste management capacity permitted as a percentage of the total capacity required, as identified in the North Wales	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	Local policy or trigger may be subject to review

	Regional Waste Plan 1 st Review	capacity required by Denbighshire	
VOE 9 – On-shore Wind Energy	Number and type of renewable and low carbon energy schemes permitted per annum	Less than 1 development per year over 3 consecutive years	Local policy review is not required
VOE 10 – Renewable Energy Technologies	The capacity of renewable energy development (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	Local policy review is not required.

5. Sustainability Appraisal and Habitats Regulations Appraisal

5.1 Introduction

5.1.1 There is a requirement for the Local Development Plan, ~~is~~ a statutory land use plan to be subject to a Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA) and a Habitat Regulations Appraisal (HRA). In line with national guidance, the Council incorporated both SA/SEA assessments into a single document, i.e. 'The Sustainability Appraisal Report'. The role of a Sustainability Appraisal (incorporating Strategic Environmental Appraisal) is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives. The Habitat Regulation Appraisal remains a separate document. The role of the Habitats Regulation Appraisal is to assess the likely impact of the Plan on the relevant European Designated Sites (protecting nature conservation site and species).

5.1.2 As part of the LDP Annual Monitoring Report the outcomes of the development proposals permitted during the year and other evidence are assessed against the Sustainability Appraisal Framework in order to ensure that the Local Development Plan is delivering in harmony with the SA Objectives. The overall sustainability of the Denbighshire LDP is regularly monitored as part of the LDP Annual Monitoring Framework. The following section looks at the Sustainability Appraisal screening framework and Habitats Regulations Appraisal to identify any changes in the criteria that were used to assess individual LDP elements.

5.1.3 The revised LDP is going to comply with the provisions of the Well-being of Future Generations (Wales) Act 2015. This will have an effect on how future SA/SEA assessments are conducted in support of the Plan. Further information will be made available as the revised Plan progresses towards adoption.

5.2 Sustainability Appraisal (Scoping Report December 2017)

5.2.1 The LDP Manual (Edition 2 August 2015) requires Authorities who are undertaking a review of their LDP's to reconsider the Sustainability Appraisal Report. This reconsideration needs to be carried out alongside the drafting of the LDP Review Report. This is before the drafting of formal changes to the LDP takes place (Replacement LDP). The manual outlines what is required as part of the review and these steps have been outlined below:

- considering the conclusions of the Annual Monitoring of the SA Framework including monitoring whether there are significant effects of implementing the development plan;
- reviewing the SA Framework of the existing Denbighshire Local Development Plan:
 - SA Scoping - plans, policies and programmes and baseline information update;
 - consider the main changes nationally and locally since the adoption of the LDP;
 - considering the SA Objectives in light of what changes are proposed in the LDP revision.

5.2.2 Appendix F, Sustainability Appraisal (Scoping Report) was issued as a draft for consultation alongside the LDP Review Report. The reconsideration did not consider that the new influences identified as part of the Denbighshire Review Report resulted in significant sustainability impacts. It did conclude that the SA Objectives all remain relevant to the current adopted Local Development Plan.

5.2.3 Natural Resources Wales, who are a statutory consultee on the Sustainability Appraisal of local land use plans, responded to the consultation on the Denbighshire LDP Reconsideration and Scoping Report (21st August 2017 – 20th October 2017). They supported the conclusions that the SA Objectives remain relevant to the current adopted Local Development Plan and welcomed that the current baseline had been amended to assist the monitoring and reconsideration. They have no objection to the Scoping Report's use in informing the SA Report as part of the replacement LDP preparation.

5.3 Habitat Regulations Assessment (update December 2017)

5.3.1 The purpose of the Habitat Regulations Assessment (HRA) screening exercise was to look at previously conducted HRAs that were produced in support of the adopted LDP; identify changes to individual European sites; and look at the effectiveness of previously suggested avoidance, cancellation or mitigation

measures. The exercise was not aimed at producing a new assessment for the adopted LDP but to learn from previous experience and identify changes likely to impact on future work.

- 5.3.2 There are no local policies and land allocations contained in the LDP that have caused significant effects on any European site since Plan adoption. Proposed measures to offset their occurrence are (where necessary) operational and effective. Further investigations must however be carried out in opportunities to improve the air quality in the south of the County; focussing on the reduction of nitrogen depositions.
- 5.3.3 The screening exercise highlighted that future HRAs have to have regard to the proposed extension to the 'Bae Lerpwl/ Liverpool Bay' SPA and new information emerging in support of the 'Coedwigoedd Dyffryn Alun / Alyn Valley Woods' SAC. These changes may have an effect on the formulation of local policy and potential forms of land use in the area.

6. References

Agricultural Land Classification Map of England and Wales (1966)
Clwydian Range and Dee Valley AONB Management Plan (2014)
Dee Valley Draft Water Resources Management Plan (2009)
Denbighshire County Council (2003) Denbighshire Biodiversity Action Plan
Denbighshire County Council (2014) Strategic Flood Consequences Assessment update
Denbighshire County Council (2009) Sustainability Appraisal Report
Denbighshire County Council (2009) Waste Technical Paper
Denbighshire County Council & Conwy County Borough Council (2013) Landscape Sensitivity and Capacity Assessment for Onshore Wind Turbine Development
Dwr Cymru Welsh Water Water Resources Management Plan (2014)
North Wales Regional Waste Plan 1st Review (2009)
Welsh Government (2007) Agricultural Land Classification Survey: Bodelwyddan, Denbighshire
Welsh Government (2007) Agricultural Land Classification Survey: Rhyl East, Denbighshire
Welsh Government (2007) Agricultural Land Classification Survey: St Asaph West, Denbighshire
Welsh Government (2009) Technical Advice Note 6 – Planning for Sustainable Rural Communities
Welsh Government (2016) Planning Policy Wales.
Welsh Government (2008) People, Places, Futures – The Wales Spatial Plan Update.
Welsh Government (2008) Renewable Energy Route Map
Welsh Government (2009) Technical Advice Note 5 – Nature Conservation and Planning.
Welsh Government (2005) Technical Advice Note 8 - Renewable Energy
Welsh Government (2016) Technical Advice Note 12 – Design.
Welsh Government (2004) Technical Advice Note 15 – Development and Flood Risk
Welsh Government (2009) Technical Advice Note 16 – Sport, Recreation and Open Space.
Welsh Government (2014) Technical Advice Note 21 – Waste.
Welsh Government (2017) Technical Advice Note 24 – The Historic Environment
Welsh Government (2009) Towards Zero Waste: One Planet: A consultation on a new waste strategy for Wales

APPENDIX 1

Links from Wales Spatial Plan and National Policy to Denbighshire LDP – ‘Valuing our Environment’

WSP Priority	National Policy	Local Development Plan Vision	Objective	Policy	Allocations
Responding to climate change	Renewable and Low Carbon Energy PPW 12.8 Flood risk and climate change PPW 13.2 TAN 8: Renewable Energy	“Denbighshire will be making a significant contribution to managing climate change through the promotion of renewable energy technologies and innovative design, the requirements for high levels of sustainable construction and development and through directing new development away from areas of flood risk.”	Objective 11: Energy Objective 16: Areas of Protection	VOE 1: Key areas of protection VOE 6: Water management VOE 9: On-shore wind energy VOE 10: Renewable energy technologies	Flood risk has been considered during the assessment of all candidate sites.
Conserving and nurturing built heritage and spaces to promote sense of identity	Locating new Development PPW 4.7 Historic environment PPW 6.4 & 6.5	“...the high quality environment will continue to have been protected and enhanced through directing	Objective 14: Design Objective 16: Areas of protection	VOE 1: Key Areas of Protection VOE 3: Pontcysyllte Aqueduct World Heritage Site VOE 4: Enabling development	No specific allocations. The built environment was included as criteria to assess candidate sites.

	Sustainable buildings & good design PPW 4.11 & 4.12 TAN 12: Design TAN 24: Historic Environment	development towards existing centres...design standards will have been improved, enhancing the high quality natural and built environment..”			
Protecting and enhancing the natural environment	Caring for biodiversity PPW 5.2 Measures to conserve landscape and biodiversity PPW 5.3 Conservation and improvement of the natural heritage PPW 5.4	“..the high quality environment (will be) protected and enhanced...”	Objective 16: Areas of protection	VOE 1: Key Areas of Protection VOE 2: Area of Outstanding Natural Beauty and Area of Outstanding Beauty VOE 5: Conservation of natural resources	No specific allocations, although the natural environment was included as criteria to assess candidate sites
Using resources sustainably	Water supply and waste water management PPW 12.2 – 12.3 Planning to reduce and manage waste PPW 12.5 – 12.6 Sustainable energy PPW 12.8- 12.9 TAN 8: Renewable Energy TAN 21: Waste	“..Denbighshire, through sustainable development...” “...make a significant contribution to managing climate change through the promotion of renewable energy technologies...” “...directing new development away	Objective 10: Waste Objective 11: Energy Objective 14: Design	VOE 6: Water management VOE 7: Locations for waste management VOE 8: Waste management outside development boundaries VOE 9: On-shore wind energy	Allocations for waste management

		from areas of flood risk.”		VOE 10: Renewable energy technologies	
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	sustainable buildings MIPPS 02/2008 – Good design TAN 12 – Design Draft TAN 22 – Planning for sustainable buildings	towards existing centres...design standards will have been improved, enhancing the high quality natural and built environment..”			
Protecting and enhancing the natural environment	Caring for biodiversity PPW 5.2 Measures to conserve landscape and biodiversity PPW 5.3 Conservation and improvement of the natural heritage 5.4	“..the high quality environment (will be) protected and enhanced...”	Objective 16: Areas of protection	VOE 1: Key Areas of Protection VOE 2: Area of Outstanding Natural Beauty and Area of Outstanding Beauty VOE 5: Conservation of natural resources	No specific allocations, although the natural environment was included as criteria to assess candidate sites
Using resources sustainably	Water supply and waste water management PPW 12.2 – 12.3 Planning to reduce and manage waste PPW 12.5 – 12.6 Sustainable energy Renewable and low carbon technologies PPW 12.8- 12.9 Technical Advice	“..Denbighshire, through sustainable development...” “...make a significant contribution to managing climate change through the promotion of renewable energy	Objective 10: Waste Objective 11: Energy Objective 14: Design	VOE 6: Water management VOE 7: Locations for waste management VOE 8: Waste Management outside development boundaries	Allocations for waste management

	Note 8: Renewable Energy Technical Advice Note 21: Waste	technologies...” “...directing new development away from areas of flood risk.”		VOE 9: On-shore wind energy VOE 10: Renewable energy technologies	
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Denbighshire

Local Development Plan

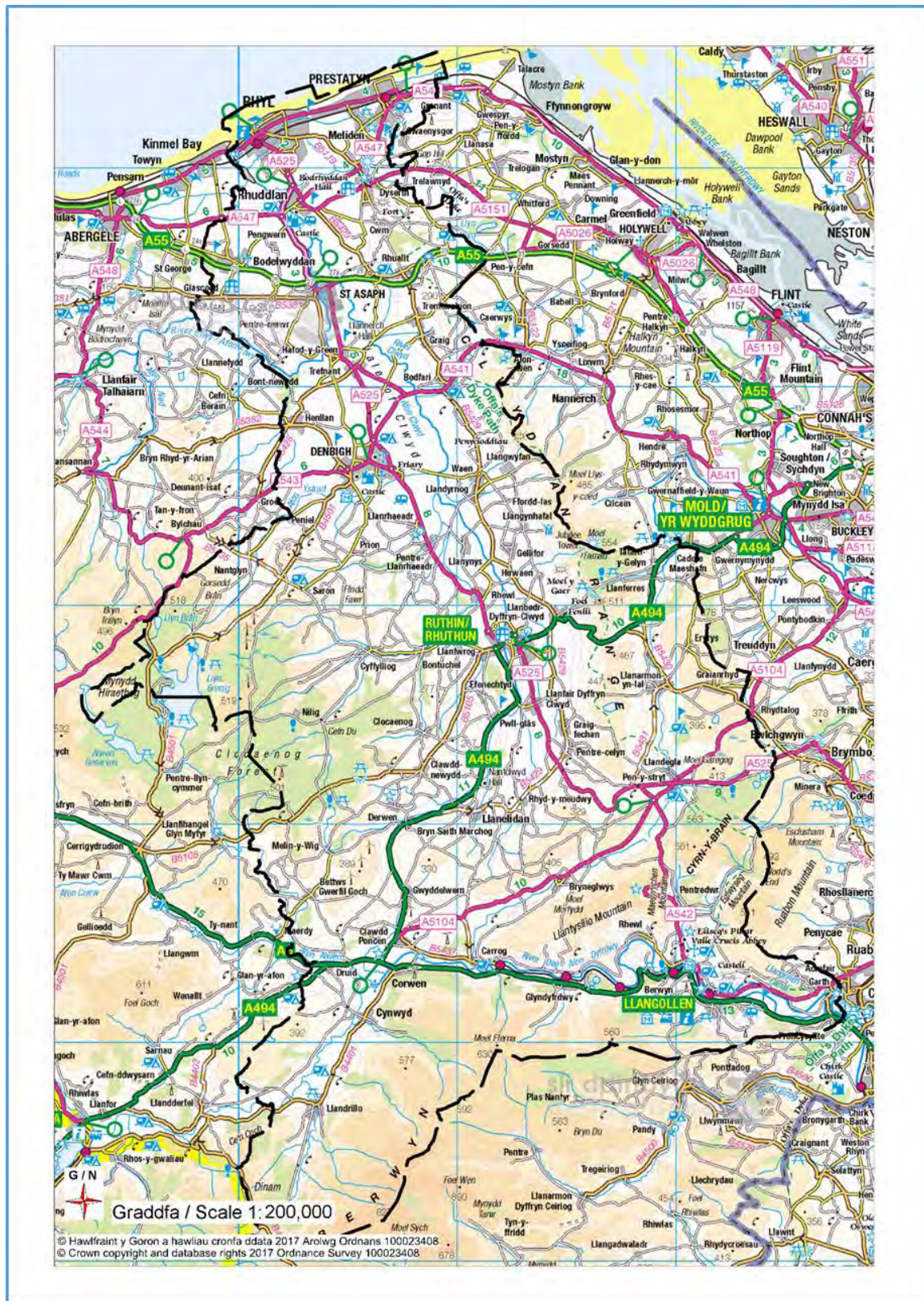
2006-2021

Information Paper:
Achieving Sustainable
Accessibility

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Map 1: The County of Denbighshire in North Wales



1. Background

1.1 Purpose of the report

1.1.1 Denbighshire County Council (DCC) produced 'Information Papers' (IP) in support of the emerging five Denbighshire Local Development Plan 2006 – 2021 (LDP) themes in August 2011. The purpose of these documents was to summarise baseline data, evidence and pertinent information regarding the development of the Deposit Local Development Plan. The LDP was subsequently adopted in 2013, containing the following themes:

- Respecting Distinctiveness (RD)
- Building Sustainable Communities (BSC)
- Promoting a Sustainable Economy (PSE)
- Valuing Our Environment, (VOE) and
- Achieving Sustainable Accessibility (ASA)

The themes' abbreviation is reflected in the name of local policies to indicate common topics and ease of reference.

1.1.2 DCC is under the obligation to review its adopted land use plan at intervals not longer than four years from adoption in line with Section 69 of the Planning and Compulsory Purchase Act 2004. This includes the review of LDP Objectives, LDP Themes, and local policies on the basis of significant contextual change, significant concerns from the findings of the Annual Monitoring Report (AMR), and other legal responsibilities that have an effect on the performance of the LDP.

1.1.3 The Council has just started the process of reviewing the LDP. At this stage there are no draft revised LDP Objectives, LDP Themes, or local policies. The majority of text is concerned with legislation, strategies and programmes, statistical analyses, and policy performance as identified in the AMR, together with potential impact on adopted LDP policies. The Council's intention is these Information Papers will be 'living documents'; i.e. they are updated with evidence and information as the replacement LDP progresses through the individual stages of Plan production.

1.2 Introduction to the theme 'Achieving Sustainable Accessibility'

1.2.1 This theme is concerned with the development of an efficient and sustainable transport infrastructure for Denbighshire. It is linked to LDP objectives no. 5 and no. 6. (listed under 'Transport') that address key issues facing the County like access to public transport networks is relatively poor away from the coast and the A55 corridor.

1.2.2 The theme 'Achieving Sustainable Accessibility' is comprised of a range of different topic areas, including:

- the provision of new transport infrastructure including the road, rail and bus networks and also walking and cycling routes,
- improvements to public transport and interchanges including bus and rail networks,
- extensions and improvements to the local/ regional walking and cycling network offering easily accessible and sustainable means of transport and
- the provision of parking spaces for cars and bicycles

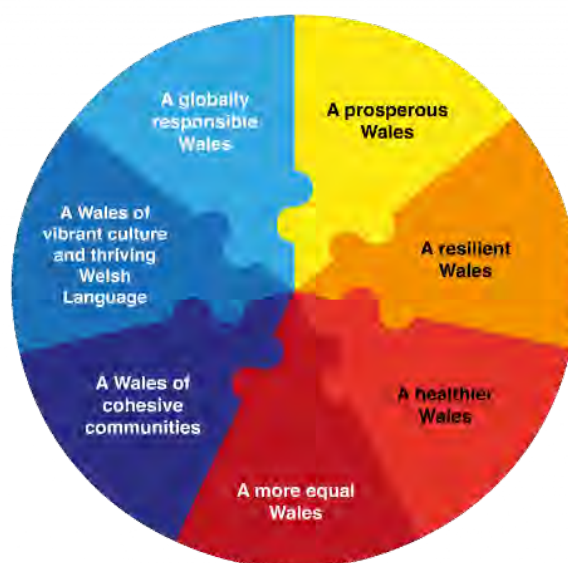
2. Policy Context

2.1 Well-being of Future Generations Act

2.1.1 The Well-being of Future Generations (Wales) Act 2015 came into force on the 1st of April 2016. It requires public bodies such as Denbighshire County Council to consider not only the present needs of local communities but also how their decisions affect people in the future. The Council is principally challenged to work towards all seven well-being goals contained in the Act: (1) A globally responsible Wales; (2) A prosperous Wales; (3) A resilient Wales; (4) A healthier Wales; (5) A more equal Wales; (6) A Wales of cohesive communities; and (7) A Wales of vibrant culture and thriving Welsh language.

Reinforced by the provisions of the Planning (Wales) Act 2015, the Council has a statutory duty to implement the principles of sustainable development in every decision-making process. This is achieved by adhering to locally set ‘well-being objectives’ to meet the seven nationally defined well-being goals.

2.1.2 There are seven Well-being Goals:



- 2.1.3 Denbighshire County Council has developed the ‘Well-being Impact Assessment’ toolkit to comply with the provision of the Well-being of Future Generations (Wales) Act 2015 and the Planning (Wales) Act 2015. It is designed to assist the decision-maker in evaluating a specific proposal in light of the well-being goals. Accordingly, all elements contained in the replacement LDP will be subject to a well-being impact assessment and, if required, subject to amendments in line with recommendations derived from the assessment.
- 2.1.4 There are a vast number of national policies and frameworks, regional plans, and local strategies that did not only informed the production of the LDP but also have an impact on the delivery of individual development proposals. The purpose of this section is to review the document baseline, i.e. identify changes to existing documents, assess the effects of new or emerging documents, and highlight potential discrepancies with adopted local policies. This will be a crucial step before discussing local policy revision in light of changing local circumstances.
- 2.1.5 Local Development Plans in Wales are expected to integrate with other legislation, strategies, plans etc. without unnecessarily repeating national planning policy. National policy is laid out in Planning Policy Wales, which is supplemented by a number of Technical Advice Notes.

2.2 National Planning Policies

- 2.2.1 National planning policy is set out in Planning Policy Wales (PPW), incorporating the previously published Minerals Planning Policy Wales in Chapter 14, and is supplemented by a series of Technical Advice Notes and Minerals Technical Advice Notes. Welsh Government frequently publishes so-called ‘Policy Clarification Letters’ that provide advice and guidance on specific topics.
- 2.2.2 Besides providing a framework for decision-making at the local level, national policy may directly be applicable to planning proposals that are determined by Welsh Ministers, by Planning Inspectors in planning appeals, or in the absence of any pertinent local policy.
- 2.2.3 Planning Policy Wales is the most significant source of information when drafting local policies. The Local Development Plan Manual sets out the requirement that LDP’s should not repeat national policy but local planning authorities may wish to supplement them where local circumstances require a specific local policy interpretation. Table 1 identifies those national policies that were considered to be of relevance at the point of producing the LDP theme ‘Achieving Sustainable Accessibility’ and associated local policies. It further serves as a baseline to identify any potential changes in national policy and the potential effects on the adopted local policy.

Table 1: Links between national policy and the LDP theme “Achieving Sustainable Accessibility”

National Planning Policy (with reference to PPW Edition 9)	Where addressed in the LDP?	Any changes required to comply with National Policy	Comments
Reducing the need to travel	Policy BSC 9 - Local Connections Affordable Housing within small groups or clusters Policy PSE 5 - Rural Economy Policy ASA 1 – New transport infrastructure	Suggestion to change policy to include this issue. Could be linked to Active Travel and locating development near to good access to walking/cycling/ public transport	There is a need to reduce the need to travel in rural locations
Encouragement of multi-purpose trips	Not currently addressed	Suggestion to change policy to include this issue. Could be linked to new Active Travel Policy and locating development near other related uses	
Accessibility for all	LDP policy ASA 3 – Parking standards This national policy is addressed within the theme ‘Respecting Distinctiveness’ – LDP policy RD 3 (‘Extensions, Alterations and Replacement of Existing Dwellings’), and the theme ‘Promoting A Sustainable Economy’ LDP policies regarding retail development	No changes required	

Supporting travel in rural areas	Not currently addressed	Suggestion to change policy to include this issue. Could be linked to new Active Travel Policy and making improvements to walking/cycling/public transport routes from rural to larger urban areas	There is a need to support travel in rural communities ensuring accessibility for all
Improving accessibility by walking, cycling and public transport	LDP policy ASA 1 – New Transport Infrastructure, LDP policy ASA 2 – Provision of sustainable transport facilities	New National Policy on Active Travel. This national policy is addressed within the theme ‘Promoting A Sustainable Economy’ – LDP policies regarding tourism economy	Link to new policy on Active Travel.
Promoting active travel walking and cycling	LDP policy ASA 1 – New Transport Infrastructure, LDP policy ASA 2 – Provision of sustainable transport facilities	New National Policy on Active Travel. This national policy is addressed within the theme ‘Promoting A Sustainable Economy’ – LDP policies regarding tourism economy	Linking to new policy on Active Travel.
Supporting public transport	LDP policy ASA 1 – New Transport Infrastructure, LDP policy ASA 2 – Provision of sustainable transport facilities	No change required. This national policy is addressed within various themes such as ‘Building Sustainable Communities’ and ‘Promoting A Sustainable Economy’	
Managing traffic and parking	LDP policy ASA 3 – Parking Standards	No change required	Details regarding Parking Standards are set out in a Supplementary Planning Guidance (SPG)

Shift of freight and passengers to non-road modes and Promoting sustainable options for freight and commerce	LDP policy ASA 1 – New Transport Infrastructure, LDP policy ASA 2 – Provision of sustainable transport facilities, LDP policy ASA 3 – Parking Standards	No change required	General approach is indirectly set out within the theme 'Achieving Sustainable Accessibility'
Airport	topic not relevant	n/a	
Minimise the adverse effects of new transport infrastructure and improvements. Supporting necessary infrastructure improvements and ensuring transport infrastructure does not contribute to land take, urban sprawl or neighbourhood severance	LDP policy ASA 1 – New Transport Infrastructure	No change required	Individual development proposals will be assessed when seeking planning permission
Transport assessment and travel plans	LDP policy ASA 1 – New Transport Infrastructure	No change required	Transport assessment and travel plans will be assessed in conjunction with the North Wales Joint Local Transport Plan
Access to a primary road	LDP policy ASA 3 – Parking Standards	No change required	Details regarding Parking Standards and access to

			primary roads are set out in Supplementary Planning Guidance (SPG) Parking Requirements in New Developments
TAN 18 - Maximum Parking Standards	LDP policy ASA 3 – Parking Standards	No change required	Details regarding Parking Standards and access to primary roads are set out Supplementary Planning Guidance (SPG) Parking Requirements in New Developments
TAN 18 - Mobility and Access for Disabled People	LDP policy ASA 1 – New Transport Infrastructure, LDP policy ASA 3 – Parking Standards	Suggested change to link to new Active Travel Policy and access on walking and cycling routes	Details regarding Parking Standards and access to primary roads are set out in Supplementary Planning Guidance (SPG) Parking Requirements in New Developments

2.2.4 National planning policies and WG objectives that are indirectly linked with the provision of a sustainable transport network, e.g. to encourage the provision of safe cycle routes and footpaths in Planning Policy Wales section 'Tourism, Sport and Recreation', will be considered when determining planning applications in conjunction with the LDP.

2.3 The Wales Spatial Plan

- 2.3.1 Originally published by the then Welsh Assembly Government (WG) in November 2004 and subsequently updated in July 2008, the document aimed to implement WG's overall policy priorities as set out in One Wales: A Progressive Agenda for Wales. The focus was on linking up national, regional, and local activities; providing a national framework for planning. Its objective was to place a strong emphasis on the implementation of the 'sustainable development' principle in all public sector decision-making.
- 2.3.2 The Planning and Compulsory Purchase Act 2004 (section 62) places a duty on Welsh local planning authorities to have regard to the Wales Spatial Plan (WSP) when preparing their respective local development plan. That means that the WSP has served multiple purposes in the Denbighshire plan-making process: (1) it produced evidence; (2) it shaped local policies; (3) it ensured better engagement and governance between bodies; (4) it informed Plans; and hence (5) it aligned prospective investments in the area.
- 2.3.3 The Wales Spatial Plan demarks Wales into six sub-regions; with outlining their cross-border relationships. Individual parts of the County of Denbighshire have accordingly been assigned to the North East Wales region and Central Wales region. It was however recognised that there are also strong relations with the North West (Wales) region. All six sub-regions, i.e. spatial plan areas, are profiled by key settlements, inner-regional population distribution, socio-economic hubs, places of economic activities, etc.
- 2.3.4 To align the Denbighshire Local Development Plan with the Wales Spatial Plan, the Council took the decision to structure its land use plan in accordance with the five WSP themes:
- Building Sustainable Communities;
 - Promoting a Sustainable Economy;
 - Valuing our Environment;
 - Achieving Sustainable Accessibility; and
 - Respecting Distinctiveness
- 2.3.5 The Welsh planning system is currently in a phase of transition. There has been not only new primary legislation in Planning but also in the closely-related fields of built heritage and environmental protection. This led (and is likely to continue) to the introduction of subordinate regulations, national policy and guidance notes. A major change for strategic planning will be the introduction of a National Development Framework for Wales, which is going to replace the Wales Spatial Plan in about two years. Denbighshire will therefore need to have regard to the soon to be replaced Wales Spatial Plan whilst working towards compliance with the emerging National Development Framework when producing the replacement LDP for the County

2.3.6 The Wales Spatial Plan's chapter 'Achieving Sustainable Accessibility' starts with the vision that guides future developments in Wales:

'We will develop access in ways that encourage economic activity, widen employment opportunities, ensure quality services and balance the social, environmental and economic benefits that travel can have.'

Wales Spatial Plan (2008), p. 32

2.3.7 Modern transport infrastructure offers people the possibility of accessing a wider range of services and employment opportunities, but might also cause negative impacts on the natural and built environment. The following measures should be considered in every LDP in order to avoid negative impacts on the built and natural environment:

- employment and housing development around a strong integrated transport system. Policy BSC 5- Key Strategic Site- Bodelwyddan aims to incorporate a new highway network and make other offsite improvements including walking and cycling facilities and public transport links.
- maximising the use of existing developed land (brownfield priority) and promote walking and cycling for every day trips. Policy BSC 2- Brownfield development priority supports this issue and has 3 sites allocated which contribute to sustainable town regeneration and economic growth.
- future developments are placed with regard to the need for trips to local, regional and national service centres.

Appendix 1 provides a breakdown of National Policy priorities, the LDP vision, objectives and the derived policy.

2.4 National Development Framework for Wales

2.4.1 Derived from the provisions of the Planning (Wales) Act 2015, the National Development Framework for Wales (NDFfW) will provide direction for Strategic and Local Development Plans and support the determination of Developments of National Significance. Whilst the WSP was concerned with the 'sustainable development' principle, the NDFfW is going further in implementing the provisions of the Well-being of Future Generations (Wales) Act 2015.

2.4.2 The National Development Framework for Wales preparation process has just started with a call from Welsh Government for evidence and potential projects that could be considered for inclusion. Welsh Government are planning to undertake consultation on the Issues, Options & Preferred Options for the National Development Framework in April 2018, with consultation on a draft Framework in July 2019, consideration by Welsh Government in April 2020 and publication of the final document anticipated in September 2020.

2.4.3 It is difficult to outline any effects of the emerging NDFfW on the revised LDP with very limited information available to the local planning authority at present.

2.5 The Wales Transport Strategy (2008)

2.5.1 The Wales Transport Strategy (WTS) has a key role to play in delivering the Welsh Government’s Strategic Agenda, and seeks to provide a stable, long-term framework for the development of all modes of transport as well as implications for other policy areas. This strategy links the Wales Spatial Plan, Welsh Government’s wider strategies and the development of plans at the local level.

Table 2: sets out how the Wales Transport Strategy links to other strategies developed for other policy areas.

Policy Area	Wales Transport Strategy seeks to
Culture and tourism	Ensure transport links contribute to Welsh culture and identity, help to build strong communities and maximise accessibility to sports, cultural and recreational facilities.
Economy	Create high-quality networks across Wales, improve business productivity and tackle the problem of poor access as a barrier to economic activity. Improve access to employment and the movement of goods and services.
Education, training and skills	Improve access to education and training with good transport opportunities.
Environment	Maximise the positive contribution transport makes to the environment and minimise the negative impact. In particular, ensure that transport plays its part in tackling climate change.
Health	Help promote healthy lifestyles such as more walking and cycling for short journeys. Reduce air pollution from traffic. Improve access for all to health services and facilities.
Planning	Maximise the consideration of access during the planning of new services and facilities. Influence and

	alter travel patterns, promote sustainable travel and contribute to environmental improvements.
Social justice	Maximise the contribution transport can make to promoting social inclusion, including access to services and helping to develop stronger and safer communities.

Source: The Wales Transport Strategy (2008), p. 2

2.5.2 One of the key priorities of the Wales Transport Strategy is to tackle poverty by maximising the contribution that effective and affordable transport services can make to tackling poverty and target investment to support improvements in accessibility for the most disadvantaged communities. Parts of Rhyl and Denbigh are highly ranked as some of the most deprived areas in Wales by the Welsh Index of Multiple Deprivation (WIMD, 2014).

2.5.3 A sub indicator of this Index is access to services. This now includes average travel times using private transport which has been incorporated alongside public transport. Rhyl West is one of the most deprived areas in Wales. Since WIMD 2011, its relative deprivation has increased substantially in the access to services domain which is a cause for concern. The WIMD also found that high deprivation was widespread across rural areas of Wales. Therefore, affordable transport services are important to help provide the opportunities for the residents of these areas to travel further afield for employment opportunities.

2.6 The North Wales Joint Local Transport Plan (Taith 2015)

2.6.1 The Local Transport Plan was jointly prepared by the North Wales Local Authorities in response to the Welsh Government requirement for LTPs to be submitted by the end of January 2015. The plan preparation was overseen by Taith (currently disbanded) as a Joint Committee of the local authorities for transport. The Plan covers a detailed programme from 2015-2020 and a framework for schemes until 2030. It sets out a range of interventions and schemes for all modes of travel, some applying across all authorities and some locally based. Schemes respond to the issues for transport in the region and complement those being developed at the national level and across borders.

2.6.2 The plan aims to address the following key issues for North Wales:

- The ability of the strategic road and rail corridors to provide the necessary good connectivity, for people and freight, within North Wales, to the ports and to the rest of the UK to support the economy and jobs, including tourism;
- The lack of resilience of the road and rail networks to planned and unplanned events including extreme weather;
- The need for good access to and between the three Enterprise Zones in North Wales;

- The lack of viable and affordable alternatives to the car to access key employment sites and other services; and
- The need for good road links to / from the trunk road network into the rural areas to help retain the viability of local businesses and support the Welsh language and culture.

2.6.3 Vision for Transport in North Wales:

‘The North Wales Local Authorities aim to remove barriers to economic growth, prosperity and well-being by delivering safe, sustainable, affordable and effective transport networks’.

2.6.4 The following priorities are set for future development proposals in Denbighshire:

- Improved links to employment: Coastal Denbighshire access to employment, for example to St. Asaph Business Park and Tir Llwyd Industrial Estate, Kinmel Bay
- Pedestrian safety improvements in Rhyl
- A525 Accessibility Improvements: Rhyl to Denbigh transport corridor
- Encouraging Sustainable Travel: Cheshire Border via Kelsterton College, Flint and Denbighshire Border walking and cycling facility
- Rhyl Town Centre Accessibility improvements: Improving traffic management in the town centre
- Improving walking and cycling routes for school pupils in East Rhyl
- Sustainable transport: Active Travel route between Ruthin and St. Asaph

2.7 Growth Vision and Strategy for the Economy of North Wales

2.7.1 The vision sets out a clear ambition for North Wales for infrastructure development, skills and employment, and business growth. The strategy aspires to increasing the value of the regional economy from £12.8 billion to £20 billion by 2035 with the creation of 120,000 new employment opportunities.

2.7.2 At the heart of the vision is the desire to improve the productivity, competitiveness and growth across North Wales. It aims to focus on improving infrastructure across the region, especially transport and digital, to facilitate and enable economic investment and to unlock the economic potential of North Wales. There is a need to improve access to employment sites and to address traffic congestion problems, especially in the cross border area.

2.7.3 A main focus set out in the Infrastructure Plan is the Route Improvement Project (£210m) along the A55/A494, improving the main access from North Wales to the North West of England. Other improvement projects include the A483/ A5 route between North Wales to the Midlands and South. Further

focuses are around the A55 capacity such as congestion issues at key pinch points and resilience improvements. Localised access to employment opportunities are also considered in the plan.

2.7.4 There is also a need to invest in the electrification of the North Wales Railway Network and to make improvements in the speed, frequency and quality of rail services and the rolling stock. The Growth Track 360 Prospectus will outline the ambition for rail service improvements and connectivity with HS2 at Crewe hub.

2.8 The Wales Trunk Road Programme/ Rail Forward Programme (Nov 2009)

2.8.1 Both programmes do not propose any major projects within the County of Denbighshire over their plan period.

2.9 Denbighshire's Corporate Plan 2017- 2022: Working together for the Future of Denbighshire

2.9.1 The Corporate Plan sets out the overarching priorities for the term of the Council. Its priorities are supported, implemented and delivered through a number of strategies of which the Local Development Plan is a key instrument. The following corporate priorities are of relevance to the LDP theme:-
'Achieving Sustainable Accessibility'

- Communities are connected and have access to services and goods locally, online or through good transport links
- The environment is attractive and protected, supporting well-being and economic prosperity

2.10 Denbighshire's Economic and Community Ambition Strategy 2013-2023

2.10.1 North Denbighshire is served by the arterial transport corridors of the North Wales rail line and the A55 trunk road. Transport links within the remainder of the county are less strong and there are weaknesses in the arterial routes themselves that also need to be addressed. Connectivity across the county as a whole could be improved. High levels of both inward and outward commuting are key features of Denbighshire's local economy.

2.10.2 The majority of the population lives in the urban north of the county. Transport and accessibility can present issues for residents and businesses in some of the more rural areas of Denbighshire, and connectivity across the county remains a concern. A main outcome of the Strategy is to have effective transport connections that enable people to access jobs, and businesses to access markets/customers.

2.10.3 The Strategy highlights key issues and challenges:

- Transport infrastructure network has significant weaknesses, particularly for North-South road connections. Mainline rail services are restricted to the coastal North and are limited in frequency. The A55 trunk road provides good East-West connections but also risks by-passing Denbighshire's towns and communities. Congestion is an increasing problem. Significant investment in the strategic road network in and around Denbighshire does not currently appear as a priority in regional or national investment plans.
- Public transport services are limited in more rural areas and fragmented across the county as a whole. Public transport does not currently represent a realistic choice for many residents as a means of travel to and for work. Journey times, particularly to destinations outside the County, can be long with only very limited direct services available to key employment locations.
- Transport costs are increasingly expensive. Bus and rail fares are expected to rise faster than general inflation and fuel costs will continue to be affected by the volatile petroleum market. Changes to the subsidies available to bus operators risk both prices and coverage of bus services. Anecdotally, difficulty with travel arrangements is limiting the ability of businesses to recruit and residents to find suitable employment. Travel for work is also impacted adversely.

2.10.4 The Strategy proposes that a main focus should be working through TAITH (currently disbanded) identify the elements of the local transport infrastructure and network that risk limiting local economic development and ensure these are reflected in a revised Regional Transport Plan (now Joint Local Transport Plan) and other investment plans as appropriate. Improve integration of local public transport services and information to make them a more easily accessible, realistic option for travel to work.

2.11 Active Travel (Wales) Act (2013)

2.11.1 Welsh Government want to make walking and cycling and their associated health benefits the most attractive ways to get about.

2.11.2 Making walking and cycling safer and more practical encourages healthier lifestyles, reduces carbon emissions and improves our environment.

2.11.3 The Act sets out requirements for Local Authorities in Wales to:

- identify and map the network of routes within their areas that are safe and appropriate for walking and cycling;
- identify and map the enhancements that would be required to create a fully integrated network for walking and cycling and develop a prioritised list of schemes to deliver the network;
- deliver an enhanced network subject to budget availability and following due process;

- consider the potential for enhancing walking and cycling provision in the development of new road schemes;
- enhance walking and cycling provision in new road schemes unless it would be unreasonable to do so and have regard to the needs of walkers and cyclists in exercising a range of highway authority functions; and
- do this in a manner that will promote active travel journeys.

2.11.4 In accordance with the Active Travel (Wales) Act, Denbighshire has identified the following settlements which will feature in the first 3 points above, including; Denbigh, Rhyl, Prestatyn, Llangollen, St. Asaph, Ruthin, and Dyserth to Meliden.

2.12 A Walking and Cycling Action Plan for Wales (2009 – 2013)

2.12.1 A key aim of the Plan is to help secure a change in behaviour - so that more people, young and old, walk and cycle more often. This is the first main theme of the Action Plan and achieving this is dependent on enabling people to travel more sustainably through the provision of safe and appropriate walking and cycling infrastructure. Walking and cycling also make a contribution towards climate change targets and raising levels of physical activity.

2.12.2 A second theme is Sustainable Travel being encouraged through better Walking and Cycling Infrastructure- to create safe, attractive and convenient infrastructure for pedestrian and cycle travel. This demonstrates the importance of sustainable travel and the supports the suggestion that a new policy on Active Travel in the LDP Revision is required.

2.13 Adjacent Local Planning Authorities

2.13.1 Whilst the Local Development Plan is concerned with Denbighshire, the policies and actions in adjacent local authorities have the potential to impact on the County. It is therefore essential that these are considered during the development of the LDP. Denbighshire borders with six local planning authorities: Conwy, Snowdonia National Park, Flintshire, Wrexham, Gwynedd and Powys.

2.13.2 Conwy –LDP 2007-2022

2.13.3 Similar to Denbighshire, Conwy is in the process of starting to review its Local Development Plan that was adopted in October 2013. Conwy CBC focuses on future development in highly accessible locations, predominantly along the A55 and railway network within and on the edge to the Urban Development Strategy Area within the Coastal belt. Conwy CBC aims to safeguard land to promote accessible communities and encourage sustainable modes of travel such as public transport. Walking and Cycling will be promoted and the design

and construction of this infrastructure will be improved to make walking and cycling more attractive, direct and safe.

2.13.4 The Conwy LDP seeks to make significant improvements to sustainable transport to improve walking and cycling options and their safety and to improve links to other sustainable modes of transport in the Plan Area and, in particular, to the Urban Development Strategy Area. To achieve this, the Council has worked with partners to secure developer contributions and seeks funding for improvements to cycling and walking, where required, to expand the Sustrans National Cycle Route 5 through the construction of a new cycle/pedestrian bridge connection at Foryd Harbour. This, now completed has provided a more complete network linking Conwy with Denbighshire.

2.13.5 Snowdonia National Park- LDP (July 2011-2022)

Snowdonia National Park Authority is currently in the process of reviewing the Eryri Local Development Plan. Public transport routes and services will be updated as part of the LDP revision.

2.13.6 Flintshire –Emerging LDP

Flintshire County Council recently consulted on issues and options for the Local Development Plan and is progressing towards the Preferred Strategy Stage. The Flintshire Unitary Development Plan was adopted on the 28th of September 2011. The Unitary Development Plan proposes improvements along the A55 transport corridor and towards the North West of England. It also mentions extensions to the National Cycle Network towards Holyhead that will cross the County of Denbighshire.

2.13.7 Wrexham – Deposit LDP 2 (2013-2018)

Wrexham's LDP 1 was withdrawn in 2012 and the LDP 2 is currently in the deposit stage. It aims to have a deposit plan in place by the end of 2017. It recommends the existing joint policy and Supplementary Planning Guidance on the 11 mile Pontcysyllte Aqueduct and Canal World Heritage Site is carried forward in its current form for the Deposit Plan.

2.13.8 Gwynedd and Anglesey- Joint Local Development Plan

Both Councils anticipate adopting the Plan in July 2017. The Plan strategy broadly expects the anticipated transformational economic change arising from the unique scale of major infrastructure projects on the Isle of Anglesey and the Island's Enterprise Zone status will be the biggest driver of spatial and social change over the Plan (2011 - 2026). As in Denbighshire, there are sections of former railways within Gwynedd that are suitable to be protected for use as sustainable travel routes, including walking and cycling. The extension to the A55 (trunk) road scheme for greater efficiency to and from

the Holyhead Port and railway network will not have an impact on developments in Denbighshire.

2.12.9 Powys – Emerging LDP (2011-2026)

Powys' Local Development Plan was subject to examination by an independent Planning Inspector in Spring 2017. Proposals contained in the emerging local plan are unlikely to have an impact on Denbighshire because of the topography and landscape designations along the Counties' boundary, for example Area of Outstanding Natural Beauty and two European protected sites for nature conservation.

3. Baseline Review

3.1 Introduction

3.1.1 Whilst the previous section focused on policy and strategic documents, the purpose of the following paragraphs is to analyse any changes that have taken place in the County since the Denbighshire Local Development Plan was adopted in June 2013. Both sections will provide crucial evidence for the forthcoming stages of Plan production, when the Council is going to discuss proposed changes in greater detail.

3.1.2 The baseline information has been split into separate topics including, local transport infrastructure, future key developments, the natural environment and the tourism economy for ease of reference.

3.2 Local Transport Infrastructure

3.2.1 Local transport networks, i.e. structure and modal split, are often influenced and shaped by the population distribution in an area, trade relations between business enterprises and geomorphologic conditions.

3.2.2 There are approximately 94,691 people living in Denbighshire (Census population estimates 2015), the area of which is 844 km². The population distribution differs significantly within the county with an urbanised coastal strip around the coastal hubs of Prestatyn (16,783 inhabitants) and Rhyl (25,149 inhabitants), and a predominantly inland rural area with a number of locally important market towns and villages south of the A55 transport corridor.

3.2.3 The dichotomy between the urbanised coastal strip and mainly rural hinterland is also reflected in the public transport network of the County. The seaside towns of Prestatyn and Rhyl have well-established rail links via the North Wales Coast main railway line with services to Holyhead (and the ferry port to Dublin), Llandudno and Shotton in North Wales, services to Cardiff in South Wales, and services to London and Manchester (and the air ports) in

England. In Denbighshire's rural area, public transport dominated by bus is focussed mainly on serving market towns in the Vale of Clwyd.

- 3.2.4 Three main roads cross the county which are part of the national trunk road network. The A55 forms an important transport route for all towns located alongside the coast in North Wales. Moreover, it is also part of the Euro Route E22 that links Scandinavia with Great Britain and Ireland. Like the A55 in the north, the A5 is a nationally important transport route for the market towns in the south of Denbighshire. It links London with Holyhead on the island Isle of Anglesey. Finally, the A494 runs from the Chester area in the east through the market towns of Ruthin and Corwen to Dolgellau in the south.
- 3.2.5 Strongly connected with the local tourism industry is the Llangollen Canal, which is part of the Shropshire Union Canal network and runs to the designated Pontcysyllte Aquaduct World Heritage Site in Wrexham County Borough Council and Denbighshire County Council. The canal in itself is not used for the transport of goods anymore, but very popular for leisure activities such as canoeing and boating.
- 3.2.6 St Asaph Business Park is the County's premier business park with a focus for firms that operate in the optoelectronic sector, and located close to the A55 in the north of the Country. In line with the large concentration of population in the north, the largest shopping centres are Rhyl and Prestatyn, with increased car-based shopping trips at the weekend and in peak season.

3.3 Future Key Developments

- 3.3.1 The Wales Spatial Plan, North East Wales Area, identifies a hub between the seaside towns and villages in the north of the County, and St Asaph, which provides a focus for future employment, housing, retail and provides continued support and opportunity for growth and regeneration for a wider area.
- 3.3.2 Denbighshire's Key Strategic Site is located in Bodelwyddan close to the nationally important A55 and North Wales Coast railway corridor. The site adjoins the settlement of Bodelwyddan to the west, and is close to the St Asaph Business Park in the southeast. This strategic mixed use site is likely to have a number of benefits such as reduced reliance on the private car, using existing transport patterns and improvements to the existing road and public transport network.
- 3.3.3 Housing developments and principal employment sites are allocated within the development boundaries of existing settlements with the objective of integrating these into local communities and to make use of existing transport networks.

3.4 The Natural Environment

- 3.4.1 The County has a high quality natural environment with conservation areas and protected wildlife species and habitats. Many of these have national or international recognition and protected status, such as the Clwydian Range Area of Outstanding Natural Beauty (AONB) and the Area of Outstanding Beauty (AOB). There are also several Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) covering parts of Denbighshire. Particularly, the area around the Llangollen Canal in the south east is designated by UNESCO as a World Heritage Site.
- 3.4.2 In conjunction with the topography of the County, the variety of environmentally protected areas sets further constraints to future transport infrastructure planning. Since new roads are not proposed within the Local Development Plan, the County aims to establish an efficient and sustainable transport system by road improvements, strengthening public transport and allocating developments close to existing settlements.
- 3.4.3 Denbighshire Local Development Plan also contributes to the minimisation of negative effects on its natural surroundings by reducing the necessity for individual car-based trips that cause air pollution and green house gas emissions contributing to global warming and climate change. This is in accordance with the Active Travel (Wales) Act (2013).

3.5 The Tourism Economy

- 3.5.1 Denbighshire has a diverse tourism economy - from the coastal resorts of Rhyl and Prestatyn, a wealth of attractive market towns set within a high quality environment, and a growing reputation in the outdoor activity sector. The Denbighshire Tourism Growth Plan (2015) realises the opportunities in walking and cycling activities to enhance the economy.
- 3.5.2 The tourism economy encompasses a variety of elements that contribute to making a successful visitor destination such as the infrastructure that helps to reinforce and shape the sense of place and make it an easy place to visit, the signs, the transport, parking and public orientation etc.
- 3.5.3 An important infrastructure project in relation to the tourism economy is the extension of the 'Llangollen Railway' from Carrog to Corwen. It makes use of a dismantled railway line, and strengthens Llangollen's position as one of the most attractive places to visit in North Wales.
- 3.5.4 Like the extension of the Llangollen Railway, disused and dismantled railway lines are excellent infrastructure elements that can be re-used in a modern, environmental friendly uses such as walking or cycling paths. They can enable community regeneration and also positively contribute to climate change.

3.5.5 The area around Loggerheads Country Park is intensively used by cyclists and walkers. The nationally well-known 'Offa's Dyke Path' runs along the Clwyd Mountains and attracts many visitors throughout the year. Therefore, development proposals which aim at improving or extending the local, regional or national network of walking and cycling paths are welcomed by the County Council. Integrating landscape protection and outdoor infrastructure is an important challenge for land use planning.

3.6 New Transport Infrastructure (LDP Policy ASA 1)

3.6.1 The Pre-Deposit Local Development Plan identified a problem regarding access to transport away from the coast and A55 corridor. Both public and private transport networks are described as relatively poor. LDP policy ASA 1 allows for new transport proposals or improvements to existing infrastructure, which may be required, to alleviate existing highway problems or to facilitate major developments. This policy is not restricted to consideration of roads or road improvements only. It also covers sustainable forms of (public) transport.

3.6.2 In light of the three major challenges spatial planning is faced with: climate change, economic globalisation and demographic changes, the overarching objective of all future transport development will be improving the accessibility for Denbighshire's inhabitants to information and public services such as health care centres, schools and community facilities.

3.6.3 Denbighshire County Council was a member of The Taith Transport Consortium and was involved in the development of the North Wales Regional Transport Plan at various stages. The consortia disbanded in 2014 and responsibility has been passed over to the Local Authorities and The North Wales Joint Local Plan has been developed. Therefore, development proposals of a significant scale, e.g. road schemes, will be considered in light of their inclusion in the North Wales Joint Local Transport Plan.

3.6.4 Denbighshire's tourism economy will be supported in providing safe, accessible routes for walking, cycling and horse riding. Several routes are planned across the County, which incorporate the National Cycle Network (NCN). Safeguarding land and dismantled railway lines assist in the joining up of the NCN as well as ensuring links to destinations and routes of local or national importance.

3.6.5 The table below outlines the transport infrastructure completions over the plan period between 2013 and 2017. These include improvements and creation of new Active Travel Routes (ATRs) completion of the railway extension in Llangollen and new walking paths between developments.

Table 1: Transport Infrastructure completions over the last 4 years of the LDP.

Year	Completions
2013/14	<ul style="list-style-type: none"> • Llangollen Canal Towpath Works • Pedestrian and Cycle bridge links to route NCN Route 5 at Foryd Harbour, Rhyl • Route between Chirk and Llangollen • Rhewl to Ruthin ATR (Active Travel Route) • Station Walk Ruthin- New ATR • John's Drive Bodelwyddan- New ATR
2014/15	<ul style="list-style-type: none"> • West Kinmel Street Car Park, Ruthin- New ATR • Unnamed access road, to rear of Frederick Street, Rhyl- New ATR • Ffordd Las, Rhyl- New ATR • Warren Road/Westbourne Ave, Rhyl- New ATR
2015/16	<ul style="list-style-type: none"> • Cefndy Road, Rhyl- New ATR • Westbourne Avenue/Wellington Road, Rhyl- New ATR • Extension of Llangollen Railway to Corwen
2016/17	<ul style="list-style-type: none"> • Denbigh to Henllan- New section of ATR • Tesco, Ruthin- New ATR to rear of store • Ysgol Brynhyfryd, Ruthin- New ATR to front and rear of school

4. Previous Annual Monitoring Reports

4.1 Introduction

4.1.1 Denbighshire County Council Local Development Plan 2006 – 2021 (LDP) was adopted on 4th June 2013. It provides a clear vision on how new development can address the challenges faced by the County and where, when and how much new development can take place up to 2021.

4.1.2 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, the Council is duty bound to produce an annual monitoring report for submission to Welsh Government (WG) by 31st October each year and ensure it is publicised on its website.

4.1.3 This section draws together the findings of local policy performance on the basis of LDP annual monitoring reports that have already been submitted to Welsh Government in previous years.

4.2 Local Policy Performance

4.2.1 Local policy performance is annually monitored by means of the LDP Monitoring Framework (AMR). During the period 1/4/2015-31/03/2016 the

Council did not have to start any enforcement proceedings due to breach of planning condition relating to highways matters. The local planning authority consulted the Highways department on about 240 planning applications throughout the same period of time.

4.2.2 Local policies BSC 2 and ASA 2 provide the local planning authority with the opportunity to negotiate commuted sums should new development results in the need to bring forward improvements to transport infrastructure. Whilst no commuted sums were collected in the monitoring period 2015-2016, the Council successfully negotiated a commuted sum of £25,000 towards improvements to cycle and pedestrian linkages in the Rhyl area previously.

4.2.3 There has been no report in breach of planning conditions regarding the provision of maximum parking spaces in new developments. See the SPG on Parking Standards in New Developments for more on compliance.

4.3 Provision of sustainable transport facilities (LDP Policy ASA 2)

4.3.1 This policy is closely related to LDP Policy BSC 3 'Securing infrastructure in new developments' and expects developers to contribute to improvements for sustainable forms of transport. It is an important element in ensuring that developments likely to generate an increase in trips contribute to reducing carbon emissions, whilst improving accessibility for those unable to (or who choose not to depend on the) use a car.

4.3.2 It contributes to LDP objective no. 5 which emphasises a reduction in the need to travel and the promotion of sustainable transport in order to access places such as employment sites, retail areas and public service facilities.

4.4.3 In conjunction with the objectives set out in the Strategic Environmental Assessment (SEA) report, extensions to the local and regional walking and cycling networks support the development of the County, as it:

- promotes community health and well-being,
- enhances existing and promotes the development of high quality recreation leisure and provide opportunities for people to experience and respect the value of the natural environment,
- improves accessibility to education, employment, health, homes and community services for all sectors of the community through modes of transport other than car, and
- makes the best use of previously developed land, with regard to dismantled railway lines, and existing buildings in locations served by sustainable transport modes.

4.5.4 The SPG- Planning Obligations specifies the thresholds for contributions required for developments with regards to traffic, transport and highways initiatives following a Transport Assessment. However, the levels of contributions will be calculated on a site by site basis.

4.4 Parking Standards (LDP Policy ASA 3)

- 4.4.1 LDP policy ASA 3 aims to ensure sufficient parking spaces for any new development or changes of use of a site, including parking spaces for mobility impaired people. Where access to any form of sustainable transport is available, site owners and occupiers are encouraged to make use of it. These facilities are taken into account when determining the maximum standard for parking spaces.
- 4.4.2 Further information on parking standards, transport schemes and accessibility statements for individual premises can be found in Supplementary Planning Guidance Parking Standards in New Developments.

5. Sustainability Appraisal and Habitats Regulations Appraisal

5.1 Introduction

- 5.1.1 There is a requirement for the Local Development Plan, is a statutory land use plan to be subject to a Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA) and a Habitat Regulations Appraisal (HRA). In line with national guidance, the Council incorporated both SA/ SEA assessments into a single document, i.e. 'The Sustainability Appraisal Report'. The role of a Sustainability Appraisal (incorporating Strategic Environmental Appraisal) is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives. The Habitat Regulation Appraisal remains a separate document. The role of the Habitats Regulation Appraisal is to assess the likely impact of the Plan on the relevant European Designated Sites (protecting nature conservation site and species).
- 5.1.2 As part of the LDP Annual Monitoring Report the outcomes of the development proposals permitted during the year and other evidence are assessed against the Sustainability Appraisal Framework in order to ensure that the Local Development Plan is delivering in harmony with the SA Objectives. The overall sustainability of the Denbighshire LDP is regularly monitored as part of the LDP Annual Monitoring Framework. The following section looks at the Sustainability Appraisal screening framework and Habitats Regulations Appraisal to identify any changes in the criteria that were used to assess individual LDP elements.
- 5.1.3 The replacement LDP will have to comply with the provisions of the Well-being of Future Generations (Wales) Act 2015. This will have an effect on how future SA/SEA assessments are conducted in support of the Plan. Further information will be made available as the replacement Plan progresses towards adoption.

5.2 Sustainability Appraisal (Scoping Report December 2017)

5.2.1 The LDP Manual (Edition 2 August 2015) requires Authorities who are undertaking a review of their LDP's to reconsider the Sustainability Appraisal Report. This reconsideration needs to be carried out alongside the drafting of the LDP Review Report. This is before the drafting of formal changes to the LDP takes place (Replacement LDP). The manual outlines what is required as part of the review and these steps have been outlined below:

- considering the conclusions of the Annual Monitoring of the SA Framework including monitoring whether there are significant effects of implementing the development plan;
- reviewing the SA Framework of the existing Denbighshire Local Development Plan:
 - SA Scoping - plans, policies and programmes and baseline information update;
 - consider the main changes nationally and locally since the adoption of the LDP;
 - considering the SA Objectives in light of what changes are proposed in the LDP revision.

5.2.2 Appendix F, Sustainability Appraisal (Scoping Report) was issued as a draft for consultation alongside the LDP Review Report. The reconsideration did not consider that the new influences identified as part of the Denbighshire Review Report resulted in significant sustainability impacts. It did conclude that the SA Objectives all remain relevant to the current adopted Local Development Plan.

5.2.3 Natural Resources Wales, who are a statutory consultee on the Sustainability Appraisal of local land use plans, responded to the consultation on the Denbighshire LDP Reconsideration and Scoping Report (21st August 2017 – 20th October 2017). They supported the conclusions that the SA Objectives remain relevant to the current adopted Local Development Plan and welcomed that the current baseline had been amended to assist the monitoring and reconsideration. They have no objection to the Scoping Report's use in informing the SA Report as part of the replacement LDP preparation.

5.3 Habitats Regulations Assessment (Update December 2017)

5.3.1 The purpose of the Habitat Regulations Assessment (HRA) screening exercise, see Appendix G, was to look at previously conducted HRAs that were produced in support of the adopted LDP; identify changes to individual European sites, and look at the effectiveness of previously suggested avoidance, cancellation or mitigation measures. The exercise was not aimed at producing a new assessment for the adopted LDP but to learn from previous experience and identify changes likely to impact on future work.

5.3.2 There are no local policies and land allocations contained in the LDP that have caused significant effects on any European site since Plan adoption. Proposed

measures to offset their occurrence are (where necessary) operational and effective. Further investigations must however be carried out to explore opportunities to improve the air quality in the south of the County; focussing on the reduction of nitrogen depositions.

- 5.3.3 The screening exercise highlighted that future HRAs have to have regard to the proposed extension to the 'Bae Lerpwl/ Liverpool Bay' SPA and new information emerging in support of the 'Coedwigoedd Dyffryn Alun / Alyn Valley Woods' SAC. These changes may have an effect on the formulation of local policy and potential forms of land use in the area.

6. References

Denbighshire County Council: Denbighshire's Corporate Plan (2017- 2022)

Denbighshire County Council: Denbighshire's Economic and Community Ambition Strategy (2013-2023)

North Wales Economic Ambition Board (2016) A Growth vision for the economy of North Wales

Taith (2015) North Wales Joint Local Transport Plan

Welsh Government (2009) A Walking and Cycling Action Plan for Wales (2009-2013)

Welsh Government (2013): Active Travel (Wales) Act

Welsh Government (2013): National Development Framework

Welsh Government (2008): One Wales: Connecting the nation – The Wales Transport Strategy

Welsh Government (2008): People, Places, Futures - The Wales Spatial Plan 2008 Update

Welsh Government (2016): Planning Policy Wales, Edition 9

Welsh Government (2008) Technical Advice Note 18: Transport

Welsh Government (2014) Welsh Index of Multiple Deprivation

Appendix 1 Links from Wales Spatial Plan and National Policy to Denbighshire LDP – Achieving Sustainable Accessibility

WSP Priority	National Policy	LDP Vision	LDP Objective	LDP Policy
Equality of opportunities to access jobs and public services	Accessibility for all - PPW 4.11.11/ TAN 18	Denbighshire will have a vibrant urban coast, with thriving market towns and rural areas. The housing and employment needs of the County will be met and the high quality environment protected.	LDP Objective No. 5	LDP Policy ASA 1 - New transport infrastructure
	Ensuring access for all - PPW 3.3/ TAN 18		LDP Objective No. 6	LDP Policy ASA 2 - Provision of sustainable transport
	Maintenance and accessibility of areas and facilities - PPW 11.1.8		LDP Objective No. 12	LDP Policy ASA 3 - Parking standards
				LDP Policy BSC 12 - Community facilities
Transport implications of proposals should be fully assessed	Sustainable settlement strategy: locating new development – PPW 4.7	New development sites will demonstrate high levels of sustainable development and seek to achieve low, or even zero, carbon status.	LDP Objective No 5	LDP Policy ASA 1 - New transport infrastructure
	Car parks to meet strategic aims - PPW 8.4.5			LDP Policy RD 1 - Sustainable and good standard design,
Responding to and mitigating the effects of climate change	Sustainable settlement strategy: locating new development- PPW 4.7	Denbighshire will be making a significant contribution to managing climate change through the promotion of renewable energy technologies and innovative design, the requirement for high levels of sustainable...	LDP Objective No. 8	LDP Policy ASA 1 - New transport infrastructure
	Renewable and Low Carbon Energy PPW 12.8		LDP Objective No. 16	LDP Policy ASA 2 - Provision of sustainable transport facilities
	Housing in locations accessible to walking, cycling and public transport			LDP Policy VOE 2 - Area of Outstanding Natural Beauty and Area of Outstanding Beauty

	PPW 9.1.2 Minimising the need to travel and increasing accessibility by modes other than the private car - PPW 4.7.4 Supporting Public Transport PPW 8.3 Promoting Active Travel- PPW 8.2			
Responding to and mitigating the effects of climate change <i>(continues)</i>	Minimise the adverse impacts of new transport infrastructure - PPW 8.5.7 Mitigation of environmental impacts - TAN 18	...construction and development.		
Improved access to information and services through electronic means	Telecommunication Systems - TAN 19	N/A	LDP Objective No. 12	LPD Policy BSC 12 - Community facilities



Denbighshire Development Plan - 2021	Local 2006
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Sustainability Appraisal (incorporating Strategic Environmental Assessment)

Reconsideration and Scoping Report December 2017

Strategic Planning and Housing
December 2017

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Reconsideration of the Denbighshire LDP Sustainability Appraisal Report.

R1. Introduction

R1.1 The LDP Manual (Edition 2 August 2015) requires Authorities who are undertaking a review of their LDP's to reconsider the Sustainability Appraisal Report. This reconsideration needs to be carried out alongside the drafting of the LDP Review Report. This is before the drafting of formal changes to the LDP takes place (Replacement LDP). The manual outlines what is required as part of the review and these steps have been outlined below:

- considering the conclusions of the Annual Monitoring of the SA Framework including monitoring whether there are significant effects of implementing the development plan;
- reviewing the SA Assessment Framework of the existing Denbighshire Local Development Plan:
 - SA Scoping - plans, policies and programmes and baseline information update;
 - consider the main changes nationally and locally since the adoption of the LDP;
 - considering the SA Objectives in light of what changes are proposed in the LDP revision

R2. Conclusions from the Annual Monitoring of the SA Framework

R2.1 As part of the LDP Annual Monitoring Report the outcomes of the development proposals permitted during the year and other evidence base information are assessed against the Sustainability Appraisal Framework in order to ensure that the Local Development Plan is delivering in harmony with the SA Objectives. Denbighshire have issued three Annual Monitoring Reports to date (2015, 2016), and the third was published during Autumn 2017.

R2.2 While some of the monitoring indicators and data sources have been hard to find, the Local Planning Authority has ensured that all of the SA Objectives have been monitored effectively. This has ensured that the Local Development Plan is delivering in line with the SA Framework set out at the start of the LDP process.

R2.3 Some of the monitoring indicators have data sources which are not updated on an annual basis. This does not fit the nature of the Annual Monitoring Framework. All indicators have been retained throughout monitoring as they set a baseline and the Local Planning Authority continues to look for other data sources which could help to inform the monitoring indicators. Furthermore the Local Planning Authority will continue to monitor the effectiveness and relevance of the other monitoring indicators and the data sources which support the indicators until the Replacement LDP is adopted.

R2.4 The Annual Monitoring of the SA Framework concludes that the Denbighshire Local Development Plan is delivering in terms of sustainable development in line with the SA Objectives. No developments have been granted which have undermined the objectives set out as part of the LDP process.

R3. **Review of the SA Scoping and SA Framework**

R3.1 The SA Objectives were drafted in consultation with the LDP Key Stakeholder Group and in line with government guidance and using the SEA Directive topics. The review of plans, policies and programmes and baseline data which informed the current adopted LDP were originally undertaken in June 2007 and reported as part of the Final Sustainability Appraisal Report (October 2009). The issues and opportunities identified through the baseline data collection and a review of the key international, national, regional and local planning documents were used to inform the drafting of the objectives. The plans policies and programmes reviewed as part of the original SA Scoping Report have been reviewed in the new SA Scoping Report (consultation draft August 2017) and are listed as part of this process of SA Reconsideration.

R3.2 Plans, Policies and Programmes

As part of the reconsideration of the SA it is important to update the review of the 'plans, policies and programmes' to ensure that any revised or newly published plans are considered in full. A list of the new or revised plans, policies and programmes which have been considered are outlined below.

R3.3 **International**

The Paris Agreement 2016

R3.4 **National**

Housing (Wales) Act 2014

Welsh Housing Quality Standard revised guidance

Welsh Biodiversity Framework

Environment Act 1995

The Natural Environment and Rural Communities (NERC) Act (2006)

Well-being of Future Generations (Wales) Act (2015)

Coastal Tourism Strategy

Sustainable Tourism Strategy

Environment Wales Act 2016

Woodlands for Wales

Climate Change Strategy for Wales

Preparing for a changing climate: Parts 1-5

Energy Wales: A Low Carbon Transition

National Strategy for Flood and Coastal Erosion Risk Management in Wales

Groundwater Protection: Principles and Practice

Historic Environment (Wales) Act 2016

Dŵr Cymru Surface Water Management Strategy

Planning (Wales) Act

Planning Policy Wales (Edition 9, 2016)
Climate Change Act
NRW State of Natural Resources Report 2016

R3.5 Local

Dee River Basin Management Plan
North Wales Joint Local Transport Plan 2015 - 2020
Conwy Local Development Plan 2007 - 2022
Denbighshire Corporate Plan 2017 – 2022* content of which will be considered in the next stage of Sustainability Appraisal.
Denbighshire Local Flood Risk Management Strategy 2013 – 2017
Denbighshire Housing Strategy 2016 – 2021
Denbighshire Welsh Language Strategy 2017 - 2022

R3.6 Baseline Information

The baseline information has been updated (where available) and new and additional data which may not have been available previously has been included. The new SA Scoping Report (November 2017) provided baseline data to assist in monitoring and reconsidering the SA as part of the review process.

R3.7 The SA Objectives have been reconsidered in light of all of the above changes and the monitoring of the SA Framework since adoption. It is considered that the SA Objectives all remain relevant to the current adopted Local Development Plan. The SA Framework which has been used throughout as a tool for assessing the sustainability of the LDP is still considered to be relevant.

R3.8 Having undertaken the exercise of updating the baseline data, the Local Planning Authority are in the position to issue the draft Scoping Report for consultation at the same time as this Review Report.

R4. Local Influences since the adoption of the LDP (see Information Papers for detail)

R4.1 The Local Planning Authority has developed a number of SPG's and site Development Briefs which support the Local Development Plan objectives and the Sustainability Appraisal Objectives.

R4.2 The Growth Vision for the Economy of North Wales has been developed and it identifies regionally important employment sites at St. Asaph/Bodelwyddan. The Growth Vision will have an impact on the emerging Replacement LDP.

R4.3 Conwy County Borough Council has adopted its Local Development Plan 2007 – 2022 which identifies a strategic development site at Abergele, on the boundary with Denbighshire.

R4.4 Several large nationally significant wind farms have been given consent by the Secretary of State in the Clocaenog Forest Strategic Search Area (Planning Inspectorate, Sept 2014).

- R4.5 Two major flooding incidents happened at Ruthin and St Asaph, and existing domestic properties were adversely affected. A review of the Strategic Flood Consequence Assessment will be undertaken to inform the Plan.
- R4.6 Access to further resources regarding well-being of the population due to the Conwy-Denbighshire Public Service Board undertaking a Well-being Assessment to inform the Well-being Plan (Well-being of Future Generations Act).
- R4.7 Denbighshire County officers have undertaken an Open Space Audit and Assessment in consultation with City, Town & Community Councils.
- R4.8 Denbighshire CC and Conwy CBC produced a joint Landscape Sensitivity and Capacity Assessment for Onshore Wind Turbine Development in 2013. Due to the diverse mix of landscapes in Denbighshire, many of which are highly valued for their natural beauty, much of the study area was considered to be highly sensitive for wind energy developments.
- R4.9 However, the study identified some capacity for mostly micro and small scale wind energy developments but little capacity for anything larger outside the Strategic Search Area.
- R4.10 Reducing the necessity for individual car-based trips that cause air pollution and greenhouse gas emissions contributing to global warming and climate change. This is in accordance with the Active Travel (Wales) Act (2013).
- R4.11 Gypsy & Traveller Sites – the Local Development Plan will need to reflect the requirements of the Housing (Wales) Act 2014 and the recommendations of the Denbighshire Gypsy & Traveller Accommodation Assessment (January 2017).
- R4.12 All of the published Annual Monitoring Reports (AMR) have indicated that the level of housing growth provided for in the LDP has not been achieved. Levels of completions are significantly below the 500 per annum anticipated. The high anticipated growth rate and lower levels of delivery have resulted in Denbighshire being unable to demonstrate a 5 year housing land supply. This places the County at risk from speculative development and a move away from a plan-led development management system.
- R4.13 The delivery of affordable housing has also fallen below the levels anticipated in the LDP, due to the overall reduction in levels of housing completions.
- R4.14 The Council's ambition is to halt the decline in the number of Welsh speakers in Denbighshire. As a result, the aim is to increase the number of Welsh speakers in Denbighshire by 0.5 % over the next five years.
- R4.15 The Welsh Government's 'North Wales Coast Strategic Regeneration Area' funding programme finished in March 2014 but the previously identified problems and

disadvantages are still prevalent in the area. It is the overall aim of the adopted LDP to address matters such as supporting economic diversity within our town centres and the provision of high quality houses.

R4.16 Denbighshire County Council adopted the Corporate Plan 2017 – 2022 this Autumn. The context of which will form part of the next stage in preparing the Replacement Plan.

R5. Reconsideration of the SA in light of new local influences

R5.1 It is not considered that the new influences identified as part of the Denbighshire Review Report will result in significant sustainability impacts however it will be necessary to review land allocations and development boundaries in the light of new evidence.

R5.2 The SA Objectives have been reconsidered in light of all of the above changes and the monitoring of the SA Framework since adoption. It is considered that the SA Objectives all remain relevant to the current adopted Local Development Plan.

1. Non-Technical Summary

1.1 Introduction

- 1.1.1 This document presents the scoping stage of Sustainability Appraisal (SA), used to inform the Denbighshire Local Development Plan Review Report 2017. In early stages of plan-making it is a statutory duty to outline any potential impacts that may arise as a result of proposals included in an emerging local plan.
- 1.1.2 The Council is required to appraise the sustainability of its proposed land use strategy and policy at each stage of development. This is done through the publication of a Sustainability Appraisal, which incorporates the key themes of the Strategic Environmental Assessment.
- 1.1.3 The scoping report assess any local challenges based on the current position, and outline the likely issues that may arise as part of any future plan.
- 1.1.4 The document was subject to consultation with key stakeholders, including environmental agencies and neighbouring authorities. This was undertaken as part of the LDP Review Report process 21st August 2017 and 20th October 2017. (includes the a minimum 5 week statutory consultation).

1.2 The Local Development Plan Review Report

- 1.2.1 A full review of a Local Development Plan (LDP) is required every four years from the time of adoption. Denbighshire County Council adopted Local Development Plan (2013) has now reached that threshold. The purpose of Plan review stage is to evaluate whether the Plan remains up to date. Revisions are required to take account of changed national and local circumstances and it may also be the case that the Plan has not performed well against the target indicators set out in the original framework.
- 1.2.2 Denbighshire County Council published its 2nd Annual Monitoring Report in October 2016. The A third AMR has now been adopted by the Council and sent to Welsh Governmet. Initial results indicate the need to consider a full review of the adopted LDP.
- 1.2.3 The LDP Manual (Edition 2 August 2015) requires Authorities who are undertaking a review of their LDP's to reconsider the Sustainability Appraisal Report. This reconsideration needs to be carried out alongside the drafting of the LDP Review Report.
- 1.2.4 Public consultation on the new SA Scoping Report took place at the same time as the LDP Review Report 2017 and the Draft Replacement LDP Delivery Agreement from August 2017 - October 2017. This is justified by the tight timetable in plan preparation and production.

1.3 Legislative requirement for Sustainability Appraisal in the planning system.

1.3.1 The Local Authority is legally¹ required to undertake a Sustainability Appraisal of the Local Development Plan to ensure that social, environmental and economic considerations are considered at each stage of document production. The Sustainability Appraisal will be developed in a way that it will be compliant with the requirements of the European Strategic Environmental Assessment (SEA) Directive², transposing the Directive into Welsh law³.

1.3.2 The Welsh Government define sustainable development in Wales through the Well-being of Future Generations (Wales) Act 2015 as:

“the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals” (a more comprehensive description of the Act and its goals can be found in Section 4: Plans, Policies Programmes).

1.3.3 The following guidance documents have been used when preparing this Scoping Report:

- ODPM et al (2005) A Practical Guidance to the Strategic Environmental Assessment Directive;
- Welsh Government (2015) Local Development Plan Manual (Edition 2); and
- ODPM (2005) Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents;
- Local Development Plan Manual Edition 2 (Welsh Government, 2015).

1.3.4 The main objectives of a full Sustainability Appraisal will be to address the following:

- Ensure that the Local Plan takes account of policies, plans and programmes on an international, national and local scale.
- Establish a baseline assessment of Denbighshire, outlining the environmental, social and economic characteristics and raising any issues that the plan will need to account for.
- Creating a sustainability framework that respects the sustainability of Denbighshire.
- Testing sites and policies as part of the Local Development Plan against the Denbighshire sustainability framework to assess the impact of the policy options, including the preferred option.
- Ensuring that realistic and meaningful alternative options are tested as part of the process, reflecting on potential improvements to the Local Development Plan

¹ Section 62(6) of the Planning and Compulsory Purchase Act 2004.

² EU Directive 2001/42/EC (also known as SEA Directive).

³ The Environmental Assessment of Plans and Programmes (Wales) Regulations 2004.

1.3.5 The scoping report will need to cover a range of information to demonstrate consistency with the SEA Directive. The stages are outlined in Table 1.

1.3.6 **Table 1** Local Plan Pre-production – SA Stage A: Setting the context and objectives, establishing the baseline and deciding the scope.

Replacement LDP Stage	Sustainability Appraisal Stages	Sustainability Appraisal Process
Review Report	A1: Identifying other relevant policies, plans and programmes, and sustainability objectives.	Brings together a range of information to address potential constraints and influence options.
	A2: Collecting baseline information.	Helps identify sustainability problems by creating indicators based on gathered evidence.
	A3: Identifying sustainability issues and problems.	Opportunity to define key issues for the LP and bring forward any potential tensions or inconsistencies that may arise.
	A4: Developing the Sustainability Appraisal framework.	The framework provides a way in which the sustainability effects can be appraised.
	A5: Consulting on the scope of the Sustainability Appraisal.	Views sought from statutory bodies in 5 week consultation.

1.3.7 Sustainability Appraisal is an iterative process; this means that assessment will be carried out at the earliest opportunity on emerging strategy and policy to ensure that the development of the replacement Local Development Plan is informed by the process throughout. The Local Development Plan Manual (Second Edition, 2015) states that:

“Sustainability appraisal and Strategic Environmental Assessment will play an important part in demonstrating that the LDP is sound by ensuring that it reflects sustainable development objectives. It will contribute to the reasoned justification of policies”

“Acting in accordance with the sustainable development principle means that a body must act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs”. (para 3.1.1, page 19).

1.3.8 The scoping report has been drafted to meet the stages outlined in the Office of the Deputy Prime Minister guidance. Each of the Strategic Environmental Assessment topic

areas has been addressed in a separate section, which introduces the legislative framework and the local context related to that topic. Any notable sustainability issues that arise in each section will be noted, and indicators will be defined which will assist in testing proposals in the Local Development Plan to understand likely impacts.

1.4 Consultation

1.4.1 In accordance with the regulations, environmental reports produced by the local planning authority should be subject to a 5 week consultation with the relevant environmental bodies. In Wales, these organisations are:

- Natural Resources Wales (NRW) - NRW has subsumed the experience of both the former CCW and EAW and, as such, bring expertise in the fields of biodiversity, landscape, national forestry management, access to the countryside and coast, urban green space, air quality, climatic factors, soil and water.
- Cadw - Cadw bring expertise in the fields of cultural heritage, archaeology and architecture.
- In addition, Welsh Government and the adjoining Local Planning Authorities are consulted along with over 100 social, environmental and economic organisations identified on the Local Development Plan database.

1.4.2 The document was published on Denbighshire County Council's website, and made available in libraries and One-Stop-Shops throughout the authority. Members of the public and interested organisations were able to comment on the content of the scoping report in accordance with Denbighshire's Community Involvement Scheme (found in the Denbighshire Replacement LDP Delivery Agreement 2017). In addition to the statutory consultees, other organisations will also be written to inviting comments.

1.4.3 Following the receipt of consultee comments, Denbighshire will continue with the preparation of the replacement LDP. The Sustainability Appraisal (incorporating SEA) will assess the revision options and make recommendations to the local planning authority about how the sustainability performance of the plan could be enhanced. The output from the process will be an initial Sustainability Appraisal Report that will be consulted upon alongside the draft replacement plan at Pre-Deposit LDP stage.

1.4.4 The full timetable for the Replacement Local Development Plan process can be found in the Delivery Agreement.

1.4.5 The comments received regarding the draft Scoping report can be found in Section 8.

2. Introduction

2.1 Characteristics of Denbighshire

- 2.1.1 Denbighshire is a rural authority situated in the North East of Wales which borders with five (5) other local authorities and the Irish sea. It has an area of 844sq.km. In 2011, the population of Denbighshire was 93,734, an increase from the previous Census which was 93,065. A high proportion of the population is clustered around the two main coastal towns of Rhyl (25,000) and Prestatyn (20,000) the remainder are scattered throughout small towns and villages across a rural area. More than 60% of the population live to the north of St Asaph.
- 2.1.2 The County has a high quality built and natural environment with numerous listed buildings, conservation areas, Scheduled Ancient Monuments, and protected wildlife species and habitats. Many of these have national or international recognition and protection status, such as the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB) and the River Dee which is designated as Special Area of Conservation (SAC) by the European Union. In particular, the area around the Llangollen Canal in the south-east of Denbighshire is designated by UNESCO as a World Heritage Site.
- 2.1.3 Welsh culture and language is an integral part of the make-up of Denbighshire. More than 24.6% of the population speak Welsh (Census 2011), and this proportion rises to over 60% within many rural communities.
- 2.1.4 There are excellent road transport links running east / west along the A55 trunk road and north / south via the A525 and A494 (T), however given the rural nature of the county, many residents are reliant on car use for commuting and accessing services. The North Wales Coast Mainline provides direct rail links to Holyhead (Dublin) to the west and Manchester/ London to the east.

2.2 Denbighshire Local Development Plan 2006 – 2021 (adopted June 2013)

- 2.2.1 'The Town and Country Planning (Local Development Plan (Wales) (Amendment) Regulations 2015' set out the legal requirements for producing a Local Development Plan (LDP), including procedural steps. A development plan should comprise a strategy and integrated set of policies and site specific proposals that are linked to the vision of a Well-being Plan (what was Single Integrated Plan). The Local Development Plan is based on prudent use of resources, a clear understanding of the economic, social and environmental needs of the area and any constraints on meeting those needs.
- 2.2.2 LDP reviews are specifically referred to in Regulation 41, which enables a Local Planning Authority to choose between a 'full review' and a 'selective review'. Notwithstanding the chosen approach, the production of an amended or replacement LDP must be preceded by an LDP Review Report that details the reasons and evidence for proposing changes to individual Plan elements. Welsh Government has provided further guidance on how to follow the provisions of the Regulations in form of the LDP Manual. The

document defines three principal triggers for reviewing an adopted LDP and the production of a report to document the process.

2.2.3 Regulation 41 (as amended) stipulates that Local Planning Authorities (LPAs) must commence a review of its LDP every four years from the date of its initial adoption. The Denbighshire Local Development Plan 2006 – 2021 was adopted in June 2013 which means that the Council is obliged to start carrying out the review in 2017. Besides hitting this trigger, the LDP Review Report focuses on significant contextual change and any concern from the findings of the Annual Monitoring Report (AMR).

2.2.4 Because of the tight timetable in producing a Replacement LDP and the requirement to review the SA Framework as part of the SA reconsideration (outlined in the LDP Manual), the SA Scoping Report has been produced for consultation now. The alternative of waiting until the close of the LDP Review reporting would, in the Authority's opinion, delay the delivery of the Replacement LDP. Delaying the production of a Plan places the County at risk from speculative development and a move away from a plan-led development management system.

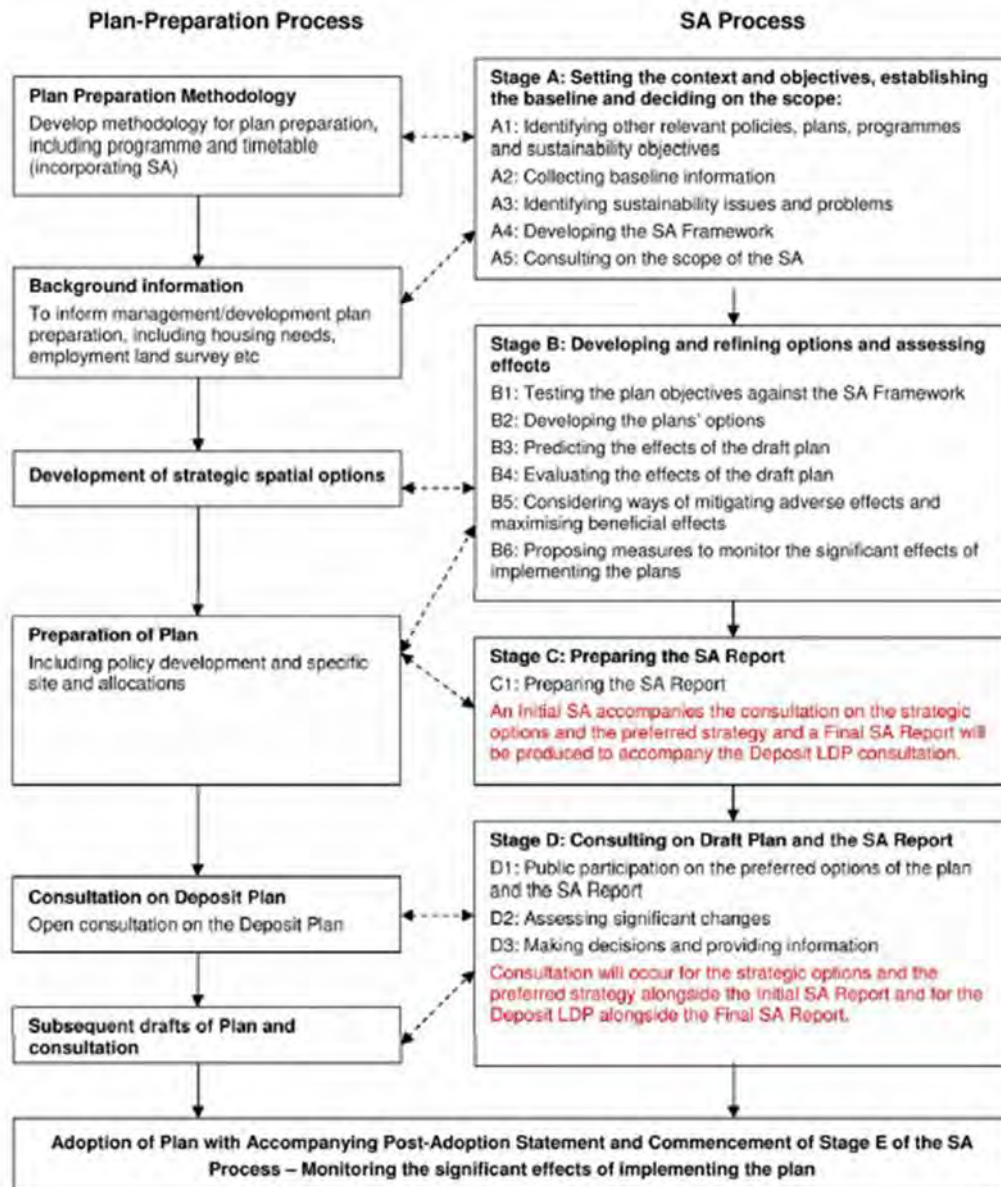
2.3 **Relationship between Plan production and the Sustainability Appraisal**

2.3.1 The relationship between the production of the Local Development Plan and the Sustainability Appraisal is represented in Figure 1 below.

The flow diagram indicates the different stages involved in the production of the Sustainability Appraisal, which is to be developed alongside the replacement Local Development Plan. This document represents the pre-production stage of the Local Development Plan, which gathers evidence of the area and determines the likely sustainability issues related to the plan.

2.3.2 Figure 1: Relationship between Plan production and SA

(please turn over)



2.3.3 In preparing the scoping report, information will be represented thematically, rather than following tasks for each section. This will ensure clarity in relation with the SEA Directive and will still be consistent with the stages of Sustainability Appraisal development.

2.3.4 The Sustainability Appraisal is required to appraise the impacts of emerging plans against a number of thematic objectives, responsible for the environmental, economic and social effects of development. Annex 1 of the SEA Directive classifies the following areas as issues which sustainability appraisals should pay regard to in order to meet the requirements of the Directive.

- Biodiversity;
- Population;
- Human Health;
- Flora & Fauna;
- Soil;
- Water;;
- Air;
- Climatic factors;
- Material Assets;
- Cultural heritage;
- Landscape;
- Interrelationship

3. Other assessment documents

3.1 Habitats Regulations Appraisal

3.1.1 Habitats Regulations Assessment is a requirement of the Habitats Directive (92/43/EEC) as set out by the Conservation of Habitats and Species Regulations 2010. The purpose of the Habitats Regulations Assessment in this context is to determine if there are any significant effects arising from the proposed policies on any of the 18 Natura 2000 sites within the National Park.

3.1.2 The Habitats Regulations Assessment for the Local Development Plan Review will be presented in a separate document.

3.2 Community Linguistic Impact Assessment

3.2.3 The Welsh Language (Wales) Measure 2011 established a legal framework to impose a duty on some organisations to comply with one or more standards of conduct on their delivery of services through the Welsh language, including, areas such as policy making, the operational activities of the organisation and promoting the Welsh language. Section 26 of the Measure allowed the Welsh Ministers to specify such standards, and these have been set out under The Welsh Language Standards Regulations (No.1) 2015. These Regulations only apply to National Park Authorities, County and County Borough Councils and the Welsh Ministers. Once published, the Welsh Language Commissioner, under Section 44 of the Measure, issued a Compliance Notice on the 30th September 2015 to all relevant organisations, which set out the standards with which they should comply.

3.2.4 In terms of policy making the Compliance Notice requires the Authority to consider how a new policy could be formulated (or how an existing policy could be changed) so that the policy decision would either;

- have a positive effect, or an increased positive effect, or
- would not have an adverse effect, or would have a decreased adverse effect, on the Welsh language.

The policy decision should also ensure that it does not treat the Welsh language less favourably than the English language.

3.2.5 The Sustainability Appraisal framework contains a specific objective/assessment criterion for the Welsh Language. The Sustainability Appraisal process also requires that the cumulative effects of the policies and strategy of the Local Development Plan be examined.

3.3 Equalities Impact Assessment

3.3.1 Under the 2010 Equality Act, Local Authorities have an obligation to demonstrate how they are contributing towards the act through considering the potential impact on different groups in society.

3.3.2 Equalities Impact Assessment forms part of the Council's Well-being Impact Assessment and the replacement Local Development Plan will be assessed through that process.

3.4 Health Impact Assessment

3.4.1 The Local Development Plan Manual Edition 2 indicates that "The proposed methodology for the remainder of the integrated appraisal including signposting where some issues and objectives may need deeper assessments such as race, equalities, Welsh language or health impact assessments". The Strategic Environmental Assessment of the Local Development Plan Review will specifically consider public health issues as part of its requirements. However, if it is found that certain issues arising require more in depth assessment a Health Impact Assessment may be carried out as a separate process.

3.5 Well-being of Future Generations (Wales) Act 2015

3.5.1 The Well-being of Future Generations (Wales) Act 2015 came into force on the 1st of April 2016. It requires public bodies such as Denbighshire County Council to consider not only the present needs of local communities but also how their decisions affect people in the future. The Council is principally challenged to work towards all seven well-being goals contained in the Act: (1) A globally responsible Wales; (2) A prosperous Wales; (3) A resilient Wales; (4) A healthier Wales; (5) A more equal Wales; (6) A Wales of cohesive communities; and (7) A Wales of vibrant culture and thriving Welsh language.

3.5.2



Reinforced by the provisions of the Planning (Wales) Act 2015, the Council has a statutory duty to implement the principles of sustainable development in every decision-making process. This is achieved by adhering to locally set 'well-being objectives' to meet the seven nationally defined well-being goals.

3.5.3 Denbighshire County Council has developed the 'Well-being Impact Assessment' toolkit to comply with the provision of the Well-being of Future Generations (Wales)

Act 2015 and the Planning (Wales) Act 2015. It is designed to assist the decision-maker in evaluating a specific proposal in light of the well-being goals. Accordingly, all elements contained in the replacement LDP will be subject to a well-being impact assessment and, if required, subject to amendments in line with recommendations derived from the assessment.

3.6 Making sustainable planning decisions

- 3.6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

4. Relevant Plans, Programmes and Policies

- 4.1 There are a hierarchy of documents which will affect the replacement Local Development Plan, including at the international, national and local levels. There are a range of international plans and programmes which influence the LDP, most of which have now been interpreted at the national level and incorporated as guidance at this level.
- 4.2 One of the main influences on the content of the Local Development Plan is national planning guidance, Planning Policy Wales, Technical Advice Notes (TANs), the Wales Spatial Plan (soon to be replaced with the National Development Framework for Wales) which set out the Government's strategy for development on a wide range of issues, including housing, the economy, transport and the environment.
- 4.3 The following list may evolve as the Plan develops.

The Bern Convention	Convention on the conservation of European wildlife and natural habitats	1982
United Nations Department of Economic and Social Affairs	Agenda 21, Rio Declaration on Environment and Development and The Convention on Biological Diversity	1992
United Nations Economic Commission for Europe	Aarhus Convention	1998
The European Parliament and the Council of the European Union	European Spatial Development Perspective (ESDP)	1999
The European Parliament and the Council of the European Union	European Landscape Convention Council of Europe	2000
The European Parliament and the Council of the European Union	European Soils Charter	2003
The European Parliament and the Council of the European Union	Our Future, Our Choice (EU Sixth Environment Action Programme)	2010
United Nations World Summit on Sustainable Development	The Johannesburg Declaration of Sustainable Development	2002
United Nations World Summit on Sustainable Development	United Nations Sustainable Development Summit New York: Transforming Our World: The 2030 Agenda for Sustainable Development	2015

World Health Organisation	Children's Environment and Health Action Plan for Europe (CEHAPE)	2004
EU Commission	Common Agricultural Policy	1958/2013
EU Commission	The Second European Climate Change Programme (ECCP II)	2005
EU Commission	Thematic Strategy on Air Quality	2005
EU Commission	EU Rural Development Policy 2014-2020	2014
EU Commission	The EU Biodiversity Strategy to 2020	2011
EU Commission	Europe 2020 Strategy- Broad Economic Policy Guidelines-European Employment Strategy	2015
United Nations Climate Change Conference	The Cancun Climate Change Conference	2010
United Nations Climate Change Conference	United Nations Framework Convention on Climate Change (UNFCCC):The Paris Agreement	2016
The Council of the European Communities	EU Directive 91/676/EEC (the Nitrates Directive)	1991
The Council of the European Communities	EU Directive 91/271/EEC (the Urban Waste Water Directive)	1991
The Council of the European Communities	EU Directive 92/43/CEE (The Habitats Directive)	1992
The Council of the European Communities	EU Directive 1999/31/EC (the Landfill of Waste Directive)	1999
The Council of the European Communities	EU Directive 2000/60/EC (the Water Framework Directive)	2000
The Council of the European Communities	EU Directive 2002/49/EC (Directive on Environmental Noise)	2002
The Council of the European Communities	EU Directive 2003/35/EC (Directive providing for Public Participation)	2003
The Council of the European Communities	EU Directive 2004/35/CE (the Environmental Liability Directive)	2004
The Council of the European Communities	EU Directive 76/160/EEC (Bathing Water Quality Directive) (2006 revised)	2006
The Council of the European Communities	EU Directive 2007/60/EC (the Floods Directive)	2007
The Council of the European Communities	EU Directive 2008/98/EC (the Waste Framework Directive)	2008

The Council of the European Communities	EU Directive 2008/50/EC (Ambient Air Quality and Cleaner Air for Europe)	2008
The Council of the European Communities	The Birds Directive (2009/147/EC)	2009
The Council of the European Communities	Renewable Energy Directive (2009/28/EC)	2009
The Council of the European Communities	EU Directive 2014/52/EU (the Environmental Impact Assessment Directive)	2014

United Kingdom

Planning

UK Government	Planning (Listed Buildings and Conservation Areas) Act	1990
UK Government	Environmental Permitting (England and Wales) Regulations 2010 SI 675	2010
NRW; RTPi; WLGA; LGA	The Water Framework Directive and Planning – Initial Advice to Planning Authorities in England and Wales	2006
DEFRA	Securing the Future: The Government's Sustainable Development Strategy	2005

Historic Environment

UK Government	Ancient Monuments & Archaeological Areas Act	1979
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Climate change

UK Government	Energy White Paper: Meeting the Energy Challenge	2007
UK Government	Climate Change Act	2008
UK Government	Carbon Plan: Delivering our low carbon future	2011
HM Treasury	Stern Review: the economics of climate change	2006
UK Government	Energy Act	2016

Rivers/water/coast

UK Government	Water Resources Act	1991
UK Government	Marine & Coastal Access Act	2009
UK Government	Flood Risk Regulations	2009
UK Government	Water and Flood Management Act	2010
UK Government	Water Resources Planning: Managing Supply and Demand	2017
Natural Resources Wales	Water Resources for the Future: Strategy for England and Wales	2001
Natural Resources Wales	Water Resources in England & Wales - Current State & Future Pressures	2008
Natural Resources Wales	Water for People and the Environment: Water Resource Strategy for England and Wales	2009

DEFRA	The Groundwater (England and Wales) Regulations 2009	2009
DEFRA	National Policy Statement for Waste Water	2012
DEFRA	Marine Strategy part three: UK Programme of Measures	2015

Environment

UK Government	Wildlife and Countryside Act 1981 (as amended)	1981
UK Government	Countryside and Rights of Way Act	2000
UK Government	The Conservation of Habitats and Species Regulations (England and Wales)	2010
UK Government	The natural choice: securing the value of nature	2011
DEFRA	The Air Quality Strategy for England, Scotland, Wales and Northern Ireland	2000
DEFRA	Conserving Biodiversity – The UK Approach	2007
DEFRA	Waste Strategy	2007
DEFRA	Code of practice for the sustainable use of soils on construction sites	2011
UK Biodiversity Partnership and the UK Government	The UK Post-2010 Biodiversity Framework	2012

Wales

Planning

Welsh Government	Planning (Wales) Act 2015	2015
Welsh Government	Planning Policy Wales (Edition 9, Nov 2016)	2016
Welsh Government	Technical Advice Note 1: Joint Housing Land Availability Studies	2015
Welsh Government	Technical Advice Note 2: Planning and Affordable Housing	2006
Welsh Government	Technical Advice Note 4: Retailing and Town Centres	1996
Welsh Government	Technical Advice Note 5: Nature Conservation and Planning	2009
Welsh Government	Technical Advice Note 6: Planning for Sustainable Rural Communities	2010
Welsh Government	Technical Advice Note 7: Outdoor Advertisement Control	1996
Welsh Government	Technical Advice Note 8: Renewable Energy	2005
Welsh Government	Technical Advice Note 10: Tree Preservation Orders	1997
Welsh Government	Technical Advice Note 11: Noise	1997

Welsh Government	Technical Advice Note 12: Design	2014
Welsh Government	Technical Advice Note 13: Tourism	1997
Welsh Government	Technical Advice Note 14: Coastal Planning	1998
Welsh Government	Technical Advice Note 15: Development and Flood Risk	2004
Welsh Government	Technical Advice Note 16: Sport, Recreation and Open Space	2009
Welsh Government	Technical Advice Note 18: Transport	2007
Welsh Government	Technical Advice Note 19: Telecommunications	2002
Welsh Government	Technical Advice Note 20: Planning and the Welsh Language	2017
Welsh Government	Technical Advice Note 21: Waste	2014
Welsh Government	Technical Advice Note 23: Economic Development	2014
Welsh Government	Technical Advice Note 24: The Historic Environment	2017
Welsh Government	Minerals Technical Advice Note (Wales) 1:Aggregates	2004
Welsh Government	Minerals Technical Advice Note 2: Coal	2009

Sustainable Development

Welsh Government	Wales: A Better Country	2003
Welsh Government	Sustainable Development Action Plan (Wales) 2004-2007	2004
Welsh Government	One Wales: A progressive agenda for the government of Wales	2007
Welsh Government	Wales Spatial Plan	2008
Welsh Government	One Wales: One Planet, a new Sustainable Development Scheme for Wales	2009
Welsh Government	Arbed - Strategic energy performance investment programme	2009
Welsh Government	National Energy Efficiency and Savings Plan	2011
Welsh Government	Well-being of Future Generations (Wales) Act 2015	2015
Natural Resources Wales	Glas Tir Sustainable Land Management Scheme	2012

Climate Change

Welsh Government	Renewable Energy Route Map for Wales	2009
Welsh Government	The Climate Change Strategy for Wales	2010
Welsh Government	Planning for Climate Change- Guidance for Local Authorities	2012
Welsh Government	Energy Wales: A Low Carbon Transition	2012
Welsh Government	Energy Efficiency in Wales: A strategy for the next 10 years 2016-2026	2016

Economy, tourism and transport

Welsh Government	Climbing Higher. The Welsh Assembly Government Strategy for Sport & Physical Activity Welsh Government 2005/ Climbing Higher Next Steps, Welsh Assembly Government 2006	2005
Welsh Government	Making the most of Wales' Coast - the Welsh Integrated Coastal Zone Management Strategy	2007
Welsh Government	Welsh Coastal Tourism Strategy	2008
Welsh Government	One Wales: Connecting the Nation. The Wales Transport Strategy	2008
Welsh Government	Safe Routes in Communities	2008
Welsh Government	Partnership for Growth: Strategy for Tourism 2013-2020	2013
Welsh Government	Vibrant and Viable Places: New Regeneration Framework	2013
Welsh Government	Economic renewal: a new direction	2010
Welsh Government	Active Travel (Wales) Act	2013
Welsh Government	Active Travel Action Plan for Wales	2016

Community, Housing and Welsh Language

Welsh Government	Local Government Act Part 1- Community Strategies	2000
Welsh Government	Circular 30/2007 'Planning for Gypsy and Traveller Caravan Sites'	2007
Welsh Government	Fulfilled Lives, Supportive Communities	2007
Welsh Government	National Housing Strategy – 'Improving Lives and Communities – Homes in Wales'	2010
Welsh Government	Fuel Poverty Strategy	2010
Welsh Government	Strategy for Older People in Wales (2013 -2023)	2013
Welsh Government	Housing (Wales) Act	2014

Welsh Government	Welsh Language (Wales) Measure 2011 and The Welsh Language Standards Regulations (No.1)	2015
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Environment

Welsh Government and Wales Biodiversity Partnership	Wales Biodiversity Framework	
Welsh Government	Environment Strategy for Wales	2006
Welsh Government	Woodlands for Wales	2009
Welsh Government	Rural Development Plan 2014-2020: Next Steps	2012
Welsh Government	Nature Recovery Action Plan for Wales	2015
Welsh Government	Environment (Wales) Act 2016	2016
Welsh Government	Local Air Quality Management (LAQM) in Wales: Policy Guidance	2017

Historical Environment

CADW and NRW	Register of Landscapes of Outstanding Historic Interest in Wales	1998
Welsh Government / Natural Resources Wales / CADW	Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales	
Welsh Government	Historic Environment (Wales) Act 2016	2016

Waste

Welsh Government	Towards Zero Waste – Waste Strategy for Wales	2010
Welsh Government	The Waste (England and Wales) Regulations	2011

Water, Rivers, Coastal

Welsh Government	The National Strategy for Flood and Coastal Erosion Risk Management (Wales)	2011
Welsh Government	Water Strategy for Wales	2015

Regional

North Wales Regional Waste Group	North Wales Regional Waste Plan 1st Review	2009
North West and North Wales Coastal Group	North West England and North Wales Shoreline Management Plan SMP2	2010

North Wales Economic Ambition Board	Regional Employment Land Strategy for North Wales - Strategy Document	2014
TAITH (now disbanded)	The North Wales Joint Local Transport Plan (Taith 2015)	2015
North Wales Economic Ambition Board	A Growth Vision for the Economy of North Wales	2016
North East Wales Local Biodiversity Action Plan Partnership	North East Wales Local Biodiversity Action Plan	2003
Natural resources Wales	Conwy and Clwyd Catchment Flood Management Plan	2010
Natural Resources Wales	River Dee Catchment Flood Management Plan	2010
Natural Resources Wales	The Tidal Clwyd Flood Risk Management Strategy	2011
Natural Resources Wales	Dee River Basin Management Plan 2015-2021	2015

Local

Denbighshire County Council/ Denbighshire Countryside Services	Local Biodiversity Action Plan	2003
Denbighshire County Council	Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB) Management Plan	2014
Denbighshire County Council	Bodelwyddan Key Strategic Site: Sustainable Resource and Waste Management Strategy	2010
Denbighshire County Council	Corporate Plan 2017 – 2022: Working together for the future of Denbighshire	2017
Denbighshire County Council	Denbighshire County Council Local Development Plan (adopted)	2013
Denbighshire County Council	Rights of Way Improvement Plan (ROWIP) Denbighshire 2013-2017	2013
Denbighshire County Council	Economic & Community Ambition Strategy 2013 – 2023	2013
Denbighshire County Council	Denbighshire Local Flood Risk Management Strategy 2013-2017	2014
Denbighshire County Council	Denbighshire Destination Management Plan 2013 – 2017	2014
Denbighshire County Council	School Transport Policy: Home to School Eligibility Policy	2014
Denbighshire County Council	Denbighshire's Housing Strategy 2016 - 2021	2015
Denbighshire County Council	Denbighshire Joint Housing Land Availability Studies	Annual

Denbighshire County Council	Denbighshire's Welsh Language Strategy (2017 - 2022)	2017
District Valuers Office	Affordable Housing Viability Study	2009
Glyndwr University	Local Housing Market Assessment	2013

A brief summary of key considerations is presented below.

Sustainable Development

- Ensure that the development plan is based on the principle of sustainable development for now and in the future.
- Promote the use of renewable energy and also consider whether the use of such technologies could adversely affect the built and natural environment.
- Promote the need to increase energy efficiency, promote the use of RE sources and reduce greenhouse gas emissions, particularly CO².
- Place more emphasis on waste prevention, reuse and recycling and adhering to national targets for waste
- Sustainable resource management
- Ensure people live within environmental limits
- Ensure a strong, healthy and just society,
- Achieve a sustainable economy
- Promote good governance
- Use sound science responsibly.

Climate change

- Recognise the challenge of climate change and the indirect effects of development need to be considered
- Promote sustainable travel patterns and reduce emissions caused by transportation
- Reduce CO² emissions
- Consider the economic impacts of climate change and aim to reduce the implications
- Encourage the transition towards a low carbon economy
- Aim to achieve decarbonisation whilst maintaining energy security
- Promote renewable energy and energy efficiency
- Reduce the risk of flooding as a consequence of climate change

Biodiversity

- Promote a holistic approach to the protection and enhancement of biodiversity and the natural environment, particularly sites of international importance eg. Special Protection Areas, Special Areas of Conservation and creating wildlife corridors
- Protection of biodiversity through the conservation of wildlife habitats and species.
- Increase the number of habitats and reduce habitat loss
- Reduce soil degradation and therefore help to improve ecosystems
- Protection of agricultural land and soils, minimising pollution.
- promote the adoption of sustainable waste management practices and provide support for waste minimisation, collection, treatment and disposal facilities, recycling, composting and recovery

Water

- Recognise the pressures on the water environment and plan policies on the design, location of development and sustainable water management
- Recognise the importance of protecting and enhancing water resources and their quality
- Water companies should provide a secure supply of water to homes and businesses in their area
- Water for all human uses with an improved water environment
- Limit the input of polluting substances into groundwater
- Contribute to Good Environmental Status (GES) in UK seas
- Ensure marine and coastal areas are protected and enhanced in response to increased pressures from development such as renewable energy and tourism

Environment

- Safeguard features of protected sites, and, importantly, the context in which those sites occur.
- Ensure certain land uses and development don't hinder accessibility to open country and common land.
- Ensure protection of the natural and built environment including biodiversity, habitats and protected designated sites (i.e AONB, SSSI, SPA and SAC sites, archaeological sites and SAM's)
- Contribute wherever possible to the county's air quality management objectives and improve local air quality and reduce air pollution.
- Reducing the reliance on the private car and promoting improvements to public transport and active travel networks.
- Reduce the risk of flooding

Social

- Ensure public consultation and access to information that supports the decision-making process is integral to the development of the replacement plan and SA process
- Improve health and reduce health inequalities
- Providing access to good quality, affordable and efficient housing of the right type to the right people
- Ensure accessibility for all to jobs, health, education, leisure, retail, parks and open space and community facilities
- Reduce crime, disorder and fear of crime
- Promote the Welsh language and ensure that the Welsh language is not treated less favourably than the English Language.
- Reduce noise pollution
- Improve choice and accessibility to sustainable modes of transport and reducing the need to travel
- Reduce fuel poverty through encouraging energy efficiency
- Remove the barriers that prevent and discourage people from taking exercise

Economic

- Ensure marine and coastal areas are protected and enhanced in response to increased pressures from development such as renewable energy and tourism
- encourage economic development and regeneration in Wales
- Support rural enterprises and rural diversification
- enable the development of the tourist industry whilst safeguarding the quality of the environment
- Support economic development and regeneration
- Support the role of tourism in contributing to the local economy

The key sustainability themes identified will be used to assist in developing the Sustainability Appraisal Framework which forms the basis of the Scoping Report. The following chapter will look at current baseline information, trends and issues within Denbighshire.

5. Baseline Information

- 5.1 The baseline information for the Sustainability Appraisal is quantitative and qualitative information and data describing the social, economic and environmental state of the County.
- 5.2 Baseline information serves two purposes, it helps to identify the issues on which the Sustainability Appraisal should focus, and provides a benchmark against which the performance of the Plan (and the accuracy of any predictions) can be assessed. As well as showing the current situation the baseline data shows were possible the situation in the past and projections for the future, in order to indicate trends.
- 5.3 As the Sustainability Appraisal progresses through the assessment of the plan and monitoring, it will be necessary to refine the baseline data and information set. More quantified and precise data and information, relevant to the sustainability objectives will need to be identified and/or acquired.

Data limitations

- 5.4 Collection of baseline data for Sustainability Appraisal is subject to three difficulties:
- The data for an issue of interest may not be available or not have been collected.
 - Timeliness of data - the only data available for an issue may be out of date. Alternatively current data may be available, but there are no historic datasets to identify trends.
 - The geography at which the data is collected or published - the finest geographical resolution for which data on most issues is published is local authority or ward.
- 5.5 Furthermore, most of the data used in the baseline has been collected by external bodies, and for purposes that may not be related to sustainability or environmental assessments.
- 5.6 The limitations of the data will have implications for the conclusions that can be drawn from the baseline and monitoring the Plan and Appraisal. These conclusions should therefore also refer to qualitative information and expert judgement and experience of officers and stakeholders.

6. Identification of Sustainability Issues

6.1 The following resources were used to identify Sustainability Issues:

- The Policies, Plans and Programmes relevant to the Local Development Plan;
- The baseline information gathered;
- Officers' experience of issues faced when working on behalf of the Authority;
- The monitoring of the Local Development Plan and Sustainability Appraisal over the last 3 years.

6.2 The issues identified through the above processes are summarised in the table below. Many of the issues are the same as those identified during the preparation of the adopted Local Development Plan but have been checked and updated with current data where it has become available. No new issues have been identified through the monitoring process; copies of the Local Development Plan Annual Monitoring Report are available from Denbighshire County Council's website⁴

⁴ Denbighshire County Council: Local Development Plan Annual Monitoring Report:
http://www.denbighldp.co.uk/english/Annual%20monitoring%20Report_new.htm

Table 1: Key sustainability issues to be considered by the replacement Local Development Plan for Denbighshire

SOCIAL SUSTAINABILITY ISSUES

COMMUNITY & WELL-BEING

POPULATION

Key Issues	Current Status and Trends	Source	Considerations for the SA Framework
<p>Population is expected to increase at a rate of between 120 – 410 people a year, with a projected household growth of between 100 – 220 new households a year.</p> <p>Although there has been out-migration by young people (ages 20-24) and reduced birth rates this has not resulted in a reduced population. In-migration by older working groups accompanied by their families has resulted in the net effect of population growth.</p>	<p>The County currently has a population of 93,734 (Census 2011). As population increases and household size decreases, there is a trend to increased households, particularly lone pensioner households. This has the impact of increasing demand for housing.</p>	<p>DCC Building Sustainable Communities Information Paper.</p> <p>2011 Census</p>	<p>Requirements for healthcare / extra-care facilities</p> <p>Use number, type and range housing to attract younger population to improve demographic profile</p>

<p>With an increasing elderly population there is the increasing demand on suitable housing, social and health care services. The dependency ratio is likely will have implications for service providers within the County.</p>	<p>To consider the impact of new developments on existing health care and education facilities. This is closely linked to changes in population and growth scenarios and the location of new development. This could have a cumulative impact on the capacity and quality of health care services provided.</p>		<p>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</p>
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HEALTH

Key Issues	Current Status and Trends	Source	Considerations for the SA Framework
<p>The general distribution of primary health care facilities is basically contained in / around the main settlements.</p> <p>Geographical access to services is poor in the south of the County.</p>	<p>Baseline data on Primary Health Care provision in the County includes delivery of services from:</p> <ul style="list-style-type: none"> ~ 16 General Practices ~ 12 dental practices ~ 24 pharmacies ~ 14 ophthalmic opticians <p>The general practitioners in the County have an average list sizes higher than the Wales average .</p> <p>Given the rural nature of the County and the clustering of facilities around major centres, the trends are likely to remain in the future. There are likely to be cumulative impacts on these services, closely linked to changes in population / demographics.</p>	<p>Denbighshire Building Sustainable Communities Information Paper</p> <p>Denbighshire Well-being Assessment</p>	<p>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.</p> <p>Consideration of need for future health care related developments</p>

<p>In Denbighshire, life expectancies are below both the Welsh national and England & Wales figures for males and females at birth and at age 65. The gap between male and female life expectancies narrows to only 2.0 years at age 65 (at birth = 3.5). Overall, the number of years spent in good health for males is comparable to the Wales average, and slightly lower for females</p>	<p>There is health inequality within the area. People living in the areas in the most deprived fifth of Denbighshire not only have a shorter lifespan, but also spend less of it in good health compared to those living in the least deprived fifth. There is a difference of over 17 years of healthy life expectancy for females in Denbighshire's most deprived areas when compared to the least deprived. There has been a mixed picture with regard to life expectancy for men (- 0.4 years) and women (+0.1) years between 2011- 13 and 2012 – 14</p> <p>Child Measurement Programme for Wales Report 2014-2015 (Public Health Wales) notes that 26.9% of 4-5 year old children in Denbighshire were obese or over weight (approx. 287 children), higher than the all-Wales percentage of 26.2%</p>	<p>Public Health Wales</p> <p>Denbighshire Well-being Assessment</p>	<p>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.</p>
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<p>Denbighshire has areas with high levels of multiple deprivation. Five most deprived areas are identified within the County which are Rhyl East; Rhyl West; Rhyl South West; Meliden; Denbigh Upper/ Henllan. It is likely that there will continue to be a geographical variation in the ranking for Wards in Denbighshire which may affect the opportunities for development.</p>	<p>Welsh Index of Multiple Deprivation: updated figures were published by Welsh Government in August 2015. The total number of Denbighshire wards in the 10 most deprived areas has fallen from 2 in 2011 to 1 in 2014.</p>	<p>Welsh Government WIMD</p> <p>Denbighshire Well-being Assessment</p>	<p>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.</p> <p>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</p>
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CRIME

Key Issues	Current Status and Trends	Source	Considerations for the SA Framework
<p>Crime and the fear of crime can be exacerbated by the design of the built environment.</p> <p>North Wales is an increasingly safe place to live, work and visit; with levels of victim based crime steadily reducing. Recorded crime in the region has fallen by 13% between 2008/9 and 2012/13, and by 43% when compared to the levels experienced in 2002/03. Victim based crime in the current year 2013/14 is showing a reduction of 3.3%.</p>	<p>There are significant regional variations in these levels.</p> <p>Approximately 30% of all recorded crime in the County is located in West Rhyl.</p> <p>Denbigh Central has the 2nd highest levels of crime in the County.</p> <p>Elsewhere in the County crime levels are low, particularly in Rhuddlan, Ruthin, St Asaph and Corwen.</p>	<p>Denbighshire Well-Being Assessment</p>	<p>Encourage developments and buildings methods to 'design out crime'.</p> <p>Consult with key stakeholder on individual planning applications and development briefs.</p>

HOUSING

Key Issues	Current Status and Trends	Source	Considerations for the SA Framework
<p>Significant under provision of new housing. Discussions with developers and landowners have indicated that development viability and that completion rates reflect this demand and also the wider economic downturn experienced nationally</p> <p>Average house price (April 2016) in Denbighshire was £139,900, 5.8 times the average household income of £23,900 and 10.4 times the lower quartile household income of</p>	<p>Housing completion rates have not reached the 500/annum required to meet the growth target in the current LDP in any year prior to, or since adoption in 2013. A total of 2,243 dwellings have been completed since 2006 at an average of 204 per annum. A total of 2,243 dwellings have been</p>	<p>DCC Building Sustainable Communities Information Paper.</p> <p>Denbighshire Housing Strategy</p>	<p>Consideration of how the housing needs of the community are met, including different types of housing and the need for smaller accommodation and</p>

<p>£13,500. Prices have been rising since 2009 but have not recovered to 2007/8 levels (pre-recession)</p> <p>There is an identified unmet need for affordable housing throughout the County.</p>	<p>completed since 2006 at an average of 204 per annum.</p> <p>As population increases and household size decreases, demand for housing will grow. There is a trend to increased households, particularly lone pensioner households.</p> <p>The provision of affordable housing is an important issue for the County and previous trends showed that such provision has been poor. There has been improved delivery since the adoption of the LDP, Housing Strategy and available external resources to Registered Social Landlords.</p> <p>A total of 691 affordable housing units have been delivered in Denbighshire since 2006.</p>	<p>Denbighshire Well-being Assessment</p> <p>2011 Census</p> <p>Joint Housing Land Availability Studies.</p>	<p>suitable provision for the elderly.</p> <p>The type, capacity and location of housing land supplied should be appropriate to meet the needs of population.</p> <p>Provision of affordable housing, in both urban and rural areas.</p>
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LANDSCAPE & CULTURAL HERITAGE

Key Issues	Current Status and Trends	Source	Considerations for the SA Framework
<p>Continued pressure on Denbighshire's high quality landscape from human related factors and certain natural processes</p>	<p>Denbighshire has a high quality landscape which includes features of both national and local landscape importance. These include:</p> <ul style="list-style-type: none"> ~The Clwydian Range Area of Outstanding Natural Beauty (AONB) ~ Area of Outstanding Beauty (AOB) 	<p>DCC Local Development Plan Annual Monitoring Report 2016</p>	<p>Consideration of how best to safeguard and enhance the County's heritage assets and preserve and enhance landscape character across the County, particularly the AONB</p>

	<p>~Regionally Important Geological Sites (RIGS)</p> <p>~Historic Landscapes</p> <p>~Areas of high quality open countryside. These account for approximately 45% of the total land area of the County and provide an attractive setting to many settlements.</p>		
Continued pressure threatening the condition of cultural heritage sites and monuments	There are very few Scheduled Ancient Monuments in Denbighshire compared to listed buildings and there is no evidence of deterioration. Guidance has been produced for the Pontcysyllte Aqueduct and Canal World Heritage Site providing advice & guidance for potential developers		Aim to prevent any future deterioration in the quality of the built environment including listed buildings, Conservation Areas and Historic Parks and Gardens through appropriate policies and proposals
Pressure to reduce the number of Listed Buildings at high risk.	There are no figures available for buildings that have been removed from at risk category and no figures of buildings that might have been added. The last building at risk survey was carried in 2011. Cadw will be resurveying Denbighshire.		

WELSH LANGUAGE

Key Issues	Current Status and Trends	Source	Considerations for the SA Framework
Decline in proportion of Welsh speakers in Denbighshire	<p>Figures from the Census 2011 have shown a decline in the number of Welsh speakers in Denbighshire from 26.7% to 24.6% since 2001. Similarly, the number of people with Welsh language skills has decreased from 36% to 35.4%.</p> <p>However, Welsh Government's annual survey estimates figures (see StatsWales, '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 who say they can speak Welsh in Denbighshire has fallen marginally from 35.8% to 34.8% over the period 2006 to 2015.</p>	<p>DCC Local Development Plan Annual Monitoring Report 2016</p> <p>DCC LDP Information Paper – Respecting Distinctiveness</p> <p>DCC Welsh Language Strategy</p>	<p>Work on the replacement Local Development Plan will need to reflect updated guidance and national policy relating to the Welsh language, together with consideration of the most up to date statistics and data available</p>

ENVIRONMENTAL SUSTAINABILITY ISSUES

AIR QUALITY

Key Issues	Current Status and Trends	Source	Considerations for the SA Framework
Identification of Air Quality Management Areas (AQMAs)	<p>The current air quality for Denbighshire is good, and there is a need to maintain these high air quality standards.</p> <p>There are no Air Quality Management Areas (AQMAs) in Denbighshire</p>	<p>Denbighshire County Council Air Quality Review and Assessment (2016)</p> <p>Welsh Air Quality Forum (2004)</p>	<p>Protect and improve air quality.</p> <p>Consideration of the impact of new development and site location air quality and the potential designation of AQMAs in Denbighshire and Wales's air quality objectives.</p>
Potential increases in carbon emissions which are associated with new development and increases in population and therefore car use.	The Key Strategic Site at Bodelwyddan with the largest allocation of housing development in the County is yet to be developed	DCC	<p>The SA will need to appraise the cumulative impact of new proposals against the air quality baseline.</p> <p>Ensure new development is not located close to sources of air pollution</p>
Carbon Dioxide emissions production due to reliance on car and van use to travel to work	67% of the employed workforce travels to work by driving a car or van with the A55 dual carriageway being a main source of carbon emissions.	DCC, Highways Department, (2017) DECC (2013)	Encourage Active Travel and other forms of sustainable transport

BIODIVERSITY

Key Issues	Current Status and Trends	Source	Considerations for the SA Framework
The County has a high quality natural environment which includes both statutory and non-statutory designated sites of nature conservation importance.	Within/close to the county there are 12 internationally designated sites, 32 national sites and over 250 local sites. Biodiversity within the county has been declining over the last century.	Natural Resources Wales	Protect and enhance all designated, nature conservation sites and species and avoid their damage or fragmentation.
The Environment Act (Wales) and Denbighshire Local Biodiversity Action Plan identifies key species and habitats which will require protection through the planning process.	Denbighshire LBAP has identified a number of priorities and measures to address the decline of biodiversity, including the identification of priority species and habitats.	DCC Local Biodiversity Action Plan	Protect and enhance all designated, nature conservation sites and species and avoid their damage or fragmentation. Aim to meet the requirements and targets contained within the LBAP.

CLIMATE CHANGE MITIGATION

Key Issues	Current Status and Trends	Source	Considerations for the SA Framework
Moving towards a low carbon economy	The provision of renewable energy is supported through national policy and has identified a Strategic Search Area (TAN 8) within Denbighshire where large scale wind turbine development will be considered acceptable.	TAN 8	<p>Consider the distribution of new growth and location and accessibility to services encouraging active travel and sustainable modes of transport.</p> <p>Encourage waste reduction, reuse and recycling</p> <p>Encourage the provision of renewable energy technologies</p>
Provision of renewable energy technologies and associated challenges	Wind Farm total operational and consented capacity at 31/03/2016 = 189.45MW which has exceeded the TAN 8 target of 140MW.	DCC, Annual Monitoring Report 2016	The SA should include objectives relating to emissions, carbon reduction, and adaptation to climate change.

<p>A need to reduce Carbon Dioxide Emissions and reduce societal contributions to climate change</p>	<p>Carbon Dioxide emissions are low for Denbighshire, the highest concentrations being in the urban areas of Rhyl and Prestatyn and along transport routes.</p>	<p>National Atmospheric Emissions Inventory (NAEI)</p>	<p>Encourage Active Travel and other forms of sustainable transport including car sharing initiatives and electric car usage.</p> <p>Encourage energy efficiency and conservation in development and encourage behavioural change to use less energy.</p> <p>Support increased provision and use of renewable energy</p> <p>Encourage waste reduction, reuse, recycling and recovery and regional self sufficiency</p>
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SOIL

Key Issues	Current Status and Trends	Source	Considerations for the SA framework
<p>Development of upland forests could increase soil erosion</p>	<p>The Strategic Search Area allocated in TAN 8 is located in the Clocaenog</p>	<p>TAN 8</p>	<p>Ensure soil conservation and management are</p>

	Forest. Development has not yet commenced on the Clocaenog Wind Farm.		considered in large scale renewable energy developments
Pressure from industry soil pollution	There is no major soil polluting industry operating in Denbighshire.	No data currently available on soil for Denbighshire	Protect and conserve soil through land management
Impact on soil in terms of greenfield site development(s)	Bodelwyddan Key Strategic site is allocated on greenfield land but development has not commenced yet.	No data currently available on soil for Denbighshire	The SA should consider the sequential use of land, promoting brownfield sites with little biodiversity value for redevelopment.
Impact on agricultural land quality from physical factors including climate and soil composition.	Increased flooding occurrences due to climate change. St. Asaph and Ruthin floods of 2012 .	No data currently available on soil for Denbighshire. TAN 15: Development and Flood Risk	Incorporate the safeguarding of soil quality and function and maintain long term productivity of agricultural land

MINERALS AND WASTE

Key Issues	Current Status and Trends	Source	Considerations for the SA framework
There is a need to ensure waste arisings are reduced and sufficient infrastructure capacity is provided to enable recycling, recovery and disposal of waste.	Waste arisings have seen a slight decline since adoption of the LDP. Denbighshire has met its landfill allowance targets each year but there is a continuing reduction of landfill capacity available.	TAN 21 Regional Waste Monitoring Report (2013/4)	Encourage waste reduction and re-use and ensure sufficient capacity is available for waste facilities.

The distribution of minerals resources within the County tend to correlate with areas of high landscape quality and extraction can negatively impact on communities and environment.	The LDP identified preferred areas for sand and gravel extraction but no applications have been received.	Denbighshire County Council	Protection of areas where mineral extraction should not occur and limitation of their environmental impacts.
Minerals are a finite resource and must be safeguarded.	The LDP identified preferred areas for sand and gravel extraction but no applications have been received.	Denbighshire County Council	Protection of mineral resources from development that would preclude extraction.

WATER AND WATER QUALITY

Key Issues	Current Status and Trends	Source	Considerations for the SA framework
No significant issues relating to water quality generally in the County.	The quality of surface and bathing water in the County is good/very good.	NRW	Ensure new development does not have a negative impact on water quality in the County.
Several areas of the County are at risk from coastal, river and surface water flooding.	Much of the County's urbanised coast is within areas of flood risk, along with other inland settlements. Climate change will increase the severity and frequency of flood events and new development must avoid or mitigate against these risks where appropriate.	TAN 15: Development & Flood Risk NRW Development Advice Maps	Prevent development in areas of high flood risk, minimise the vulnerability to flooding and ensure new development does not increase flood risk.

		Denbighshire Strategic Flood Consequences Assessment (2014)	
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ECONOMIC SUSTAINABILITY ISSUES

ECONOMY

Key Issues	Current Status and Trends	Source	Considerations for the SA Framework
The percentage of new business registrations are below the Wales average, with the percentage of de-registrations being higher than the Wales average.	<p>The key statistics for economic inactivity, unemployment and claimant rates for Denbighshire are all below the average for Wales which suggest the County is performing well economically.</p> <p>Although County wide Job Seekers Allowance claimant rates are low, there are regional variations in this.</p> <p>Rhyl West has an exceptionally high percentage of claimants (8.8%) – this is over 3 times higher than the Wales average. In contrast to this the majority of Denbighshire’s electoral wards have less than 2% of claimants.</p> <p>Since January 1996 there has been a general declining trend in the % of claimants within the County</p>	<p>Denbighshire Promoting Sustainable Economy Information Paper</p> <p>Denbighshire Economic and Community Ambition Strategy</p> <p>2011 Census</p>	<p>To consider methods of retaining, expanding and creating employment sites in the County</p> <p>Ensure that there is adequate provision of a range / of types, sizes and locations of employment land within the County</p> <p>Consider methods of promoting and attracting inward investment and indigenous company expansion in the County by providing attractive conditions and attractive premises.</p>

<p>Seasonal nature of employment within Denbighshire with marked variations between the winter and summer months</p>	<p>This trend is likely to continue in the future with a gradual levelling off of the overall percentage of claimants.</p>		<p>Diversification and regeneration of the economy in the County, i.e. to overcome seasonal variations in employment. This includes rural diversification and tourism diversification.</p>
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EMPLOYMENT LAND

Key Issues	Current Status and Trends	Source	Consideration for the SA Framework
<p>The take up of employment land within Denbighshire has been relatively low. From 2007-2015 there has been an annual take up of approximately 3.0ha / annum.</p> <p>Based on the adopted LDP policy a total of 112.1ha is vacant and potentially available for development. However, many sites are being retained by landowners for their own expansion, or are being held for non-employment use or are located in areas of low demand.</p>	<p>The employment development that has taken place within the County has been in the North and in close proximity to the A55 transport corridor, particularly on St Asaph Business Park.</p> <p>This trend is likely to remain in the future however recent planning applications indicate higher activity in the south of the County and the take up of employment land.</p>	<p>Denbighshire Annual Employment Land Availability Report</p>	<p>Ensure that important employment land can be protected from alternative forms of development.</p> <p>Consider methods of encouraging development of employment land, i.e. the scope for cross subsidy from other forms of development.</p>

Demand for employment land in the future is likely to remain near to the A55 and in the North of the County.			<p>Consider removing policy constraints on vacant existing employment land.</p> <p>Have regard to the North Wales Growth Vision/bid.</p>
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TRANSPORT AND ACCESSIBILITY

Key Issues	Current Status and Trends	Source	Considerations for the SA Framework
<p>Given the rural nature of the county Denbighshire residents are likely to remain reliant on the car. 67% of the County's working population travel to work by car.</p> <p>There is a need to promote a modal shift to more sustainable forms of transport</p>	<p>Denbighshire does not suffer from serious traffic congestion problems. This is in line with the Wales national average.</p> <p>No data is currently available for Traffic Flow trends, the proportion of new development within 500m of public transport or the proportion of new development within 500m of cycleway and footpaths. It is anticipated that this information will be collected and used in the future monitoring of the SEA.</p> <p>It is likely that travel by car is likely to remain at the current levels, given the predominantly rural nature of the County.</p>	Denbighshire County Council, Highways Department, 2017	<p>To provide opportunities for active travel by sustainable transport, i.e. walking, cycling and public transport, in new developments.</p> <p>To aim to reduce traffic congestion where possible</p> <p>To promote sustainable mixed development which reduces the need to travel by car and increase travel by walking and cycling.</p>

			To undertake traffic demand management and to encourage a switch from the car to other means of transport.
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7. Developing the Sustainability Objectives

7.1 Introduction

7.1.1 The next task (Task A4) in the Sustainability Appraisal is the development of the Sustainability Appraisal Framework. The SA Framework is a key component in completing the SA by synthesising the baseline information and sustainability issues into a systematic and easily understood tool that allows the prediction and assessment of effects arising from the implementation of the LDP. There is scope for evaluating the existing SA Objectives in light of the Annual Monitoring Reports.

7.1.2 Although the SEA Directive does not specifically require the use of objectives or indicators in the SEA process, they are a recognised and useful way in which environmental effects can be described, analysed and compared at key stages of the plan development. The sustainability objectives are distinct from the objectives of the LDP, though they may in some cases overlap with them. As the assessment progresses the degree of overlapping between the LDP and SA objectives will increase.

7.2 Methodology

7.2.1. A set of objectives, indicators and targets, against which the policies and proposals in the LDP can be assessed, was drawn up under the three sustainable development dimensions: social, environmental and economic.

7.2.2 The SA objectives have been derived from the various plans, policies and programmes that were reviewed as part of Task A1, collection of baseline data (Task A2) and the identification of key sustainability issues (Task A3). The SA objectives have been worded so that they reflect one single desired direction of change for the theme concerned and do not overlap with other objectives. They include both externally imposed social, environmental and economic objectives and others devised specifically in relation to the context of the LDP being prepared. The SA objectives have also been worded to take account of local circumstances and concerns feeding from the analysis on sustainability issues.

7.2.3 As this is a scoping report for a replacement Local Development Plan, significant weight should be given to the successes, or not of the previous SA Framework. The Annual Monitoring Report provides evidence to support including or deleting previous indicators and targets.

7.2.4 The SA framework of objectives, indicators and targets against which it is proposed to assess the replacement LDP is set out in Table 2 below.

7.2.5 As a reminder the SEA Directive Annex 1 topics are: Biodiversity, Population, Human Health, Flora & Fauna, Soil, Water, Air, Climatic Factors, Material Assets, Cultural heritage including archaeology and built heritage, Landscape; and the interrelationship between these factors.

Guide on making progress towards each objective	Potential Indicator(s)	Potential Target(s)	Links to SEA topics
SOCIAL progress			
SA Objective 1: Ensure the housing needs of the community are met			
<p>Will it increase or decrease the supply of housing appropriate to local need and affordability?</p> <p>Will it influence on the ability of housing policies to deliver available/appropriate homes for all due to location?</p> <p>Reduce the number of unfit homes?</p>	No. of affordable homes delivered per annum and the % of eligible residential planning permissions where affordable housing has been negotiated	Meet the policy requirement as set in the replacement LDP	Material assets, Population and Human Health
	% of empty homes	Progress made year on year to reduce the number of empty homes.	
	% of unfit housing against the Welsh Housing Quality Standard	To maintain high standard of homes	
	Average property price compared against average earnings	Monitor the ratio of property price and earnings	
SA Objective 2: Promote community health and well-being to meet the needs of Denbighshire's population			
<p>Will it improve access to health facilities?</p> <p>Will it improve health for all long-term?</p> <p>Encourage local stewardship of local environments, for example enabling communities to improve their neighbourhoods?</p>	<p>Indices of deprivation</p> <p>Access to the internet</p>	Aim to monitor a decreased % of population living in most deprived areas	Population and Human Health

Guide on making progress towards each objective	Potential Indicator(s)	Potential Target(s)	Links to SEA topics
<p>Secondary consideration: reduce air pollution? Ensuring homes are of a decent standard?</p> <p>Will it indirectly have positive effects upon health?</p> <p>Will it lead to secondary effect such as improving walking and cycling for purposeful and/or recreational trips? Will it improve access to greenspace?</p>			
SA Objective 3: Promote safer neighbourhoods and contribute to a reduction in the fear of crime			
<p>Will it engender a sense of safety, reduce crime or fear of crime through indirect measures such as incorporating design features in new development?</p> <p>Will it seek to deliver an increase in the range or the availability of community facilities (places to discourage incidences of anti-social behaviour and opportunistic crime)?</p>	Overall crime rates by type	To reduce crime rates year on year	Population and Human Health
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			

Guide on making progress towards each objective	Potential Indicator(s)	Potential Target(s)	Links to SEA topics
<p>Will it improve directly or indirectly the quality and range of recreation facilities, accessible countryside and greenspace, parks, open spaces and natural reserves through siting, improved active travel measures?</p> <p>Secondary effects: will it improve community safety and security measures?</p>	<p>Access to open space and sports facilities</p> <p>Wards falling within the lowest 20% IMD Health Domain</p>		<p>Population and Human Health</p>
<p>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</p>			
<p>Will it directly (through new or significantly enhanced provision) or indirectly (through improved transport links) increase accessibility to employment opportunities and public/private services? Schools, Health and Social Facilities, Nurseries, Further Education Establishments, Children’s Centres, Community Halls, Churches, Church Halls and Day Centres, Libraries, Residential Homes for the Elderly, Cemeteries, Open Space, Sports</p>	<p>Percentage of new residential development within 40 mins public transport time of a GP, hospital, primary and secondary school, employment and shopping.</p>		<p>Population and Human Health</p>

Guide on making progress towards each objective	Potential Indicator(s)	Potential Target(s)	Links to SEA topics
<p>Facilities and Centres, Supported Accommodation; and Theatres and Cinemas.</p> <p>Will it provide sustainable modes of transport?</p> <p>Will it promote Active Travel modes and restrict the use of cars.</p> <p>Will it reduce traffic levels in Denbighshire as well as other non-intrusive traffic management/exclusion measures (such as the quality of the pedestrian environment).(2nd)</p> <p>Anti-poverty considerations - child (access to play opportunities) -adult (A/H, HMO, Regen, Employment) -fuel poverty (to do with energy efficiency).</p>	<p>Proportion of trips by public transport?</p> <p>Proportion of trips by bicycle?</p> <p>'Active Travel' use.</p> <p>Road traffic mileage and congestion</p>		
SA Objective 6: Protect and enhance the Welsh Language and culture, including Denbighshire's heritage assets.			
<p>Will it protect and enhance the use of the Welsh language within communities and the culture (landscape, people, buildings,</p>	<p>Compliance with the Denbighshire Welsh Language Strategy 2017 - 2022</p>	<p>Maintain and impact the proportion towards the target of 0.5% increase in</p>	<p>Population and Human Health</p>

Guide on making progress towards each objective	Potential Indicator(s)	Potential Target(s)	Links to SEA topics
materials), heritage assets (buildings, sites, artefacts)? 1) directly through policy interventions (e.g. the provision of facilities, services, safeguarding), or 2) indirectly through protection of cultural and heritage assets, particularly in a physical sense (e.g. respecting the character of the built form (human structures) and natural form (natural geological/river process).		Welsh speakers over 15 years.	
	% quality of Schedule Ancient Monuments, Historic Parks and Gardens, Conservation Areas, Historic Landscapes	To be developed	
	Number of listed buildings on the 'Buildings at Risk Register'	Reduction	
	Number of Schedule Ancient Monuments on the 'Monuments at Risk' Register.	To be developed	
	Conservation Areas with management plans.	To be developed	
Building a SUSTAINABLE ECONOMY in which all can prosper			
SA Objective 7: Support Denbighshire's economic development and regeneration, including the provision of opportunities for rural diversification.			
Will it support maintaining and extending the range of wealth generating activities? (retail, leisure, recreation and tourism in addition to business and educational facilities)?	Gross value added per capita & worker; Employment/ unemployment	To be developed	Population

Guide on making progress towards each objective	Potential Indicator(s)	Potential Target(s)	Links to SEA topics
<p>Will it encourage rural diversification overall quality and attractiveness of the area? Will it cope with climate change?</p> <p>Encourage and support a culture of enterprise and innovation, including social enterprise?</p>	Employment land lost to other uses.		
SA Objective 8: Maintain and enhance the vitality and viability of town and rural centres			
<p>Will it be successful in reducing the number of vacant units in town and rural centres as well as adding to the diversity of town and rural centres through new development?</p> <p>Will it increase the vitality of town centres through improvements to public transportation and access; physical environment improvements; regeneration works; and measures that encourage increased length of stay for residents and visitors?</p> <p>Does it consider adaptation or mitigation to climate change?</p>	<p>Vacancy rates in town centres</p> <p>Quality of town centres (perception surveys)</p> <p>% changes in total number of VAT registered enterprises in town and rural centres</p> <p>% change in total number of shops, pubs and post offices in rural centres</p>	<p>To decrease the amount of vacant floorspace</p> <p>Maintain and improve the quality</p> <p>Increase in the number of VAT registered businesses</p> <p>To resist the loss of village shops, pubs and post offices in rural areas where appropriate</p>	<p>Population</p>

Guide on making progress towards each objective	Potential Indicator(s)	Potential Target(s)	Links to SEA topics
SA Objective 9: Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes			
Will it encourage efficient use of land and buildings in locations served by sustainable transport modes?	Area of contaminated land reclaimed.	% of new dwellings to be built on previously developed land same comment as below	Population
Minimise the loss of greenfield 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	
Will it indirectly effect improvement to accessibility since this can allow more intensive land uses?			
Does it consider the wildlife value of some PDL?	Amount of derelict land	Reduce year on year	
	No of empty properties	Reduce year on year	
SA Objective 10: Safeguard soil quality and function and maintain long term productivity of agricultural land			
Will it reduce or increase the chances of soil contamination? Safeguard agricultural soil quality particularly the best and most versatile land (grades 1, 2 and 3A in the national classification)? Construction management methodology.	Total area of contaminated land	To reduce the area of contamination year on year	Soil, Biodiversity, Landscape, Material Assets
	Total area remediated as part of new development	To remediate all areas of contamination to a satisfactory standard when required by new development	

Guide on making progress towards each objective	Potential Indicator(s)	Potential Target(s)	Links to SEA topics
	Soil management methodology	Positive mitigation of and reuse/replacement of soil	
Effective protection of the ENVIRONMENT			
SA Objective 11: Maintain and enhance biodiversity/geo-diversity both within and outside designated sites and avoid their damage or fragmentation. Promote appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity resilience.			
Will it have a positive or negative effect on internationally and nationally designated sites and locally important habitats and species (either through fragmentation, proximity or disturbance effects)?	Area and condition of statutory nature conservation sites. Area and condition of non-statutory nature conservation sites	No adverse effects on SSSI's/ SAC's/SPA's	Biodiversity
Will it have a positive or negative effect on Regionally Important Geological and Geomorphological Sites (RIGS) and other non-designated sites of local geological importance?	Number of proposals/policies resulting in the loss or damage to designated sites	No loss or damage to designated sites at all levels	
Will it use approaches that improves the resilience of natural systems such as linking fragmented habitats where possible? (e.g. through increased connectivity or reduced disturbance).	Achievement of the Biodiversity Action Plan targets	Annual Local Biodiversity Action Plan reports	
	No. of Regionally Important Geological and Geomorphological Sites (RIGS)	No decrease in number	

Guide on making progress towards each objective	Potential Indicator(s)	Potential Target(s)	Links to SEA topics
Lead to habitat creation delivering BAP priorities?	Area of land actively managed for nature conservation	Increase in the area of land managed under Environmental Stewardship Schemes e.g. Tir Gofal	
Additional consideration of whether the policies will result in the conservation, enhancement or creation of habitats.	Number of development schemes which include designed in ecological features	Increase proportion of ecological design in new developments	
	Maintenance regimes in place for new habitats on new developments	100%	
SA Objective 12: Preserve and enhance landscape character across Denbighshire, particularly the AONB and WHS.			
Will it directly or indirectly safeguard and enhance the character of the local landscape and local distinctiveness, including historic landscape features (e.g. field boundaries and hedgerows/hedgebanks). Will it consider the effects on the special qualities of the AONB & WHS? Will it impact on LANDMAP studies (landscape quality and quantity of areas)?	Positive actions taken to strengthen the process involved in understanding quality design – linked with landscape character assessments	No decrease	Biodiversity

Guide on making progress towards each objective	Potential Indicator(s)	Potential Target(s)	Links to SEA topics
<p>Will it result in the potential loss to the quality/quantity of tranquil areas?</p> <p>Does it promote high quality design that reflects local distinctiveness and materials?</p> <p>Can the new development restore local distinctiveness?</p>			
SA Objective 13: Protect and improve the water quantity and quality of inland and coastal waters			
<p>Will it have positive or negative effects on maintaining and improving the quality of surface, ground and coastal waters? Is there adequate supply?</p>	<p>% of watercourse classified as good biological and chemical quality</p>	<p>To be developed</p>	<p>Soil</p>
<p>Will it encourage a responsible approach to aspects such as surface water run-off from impermeable surfaces?</p>	<p>Compliance with Bathing Water Directive, European Blue Flag and UK Seaside awards</p>	<p>100% compliance</p>	
<p>Proximity of development to water courses?</p>	<p>Groundwater quality</p>	<p>To maintain groundwater quality</p>	
<p>Water use, re-use and water conservation?</p>	<p>Distribution of aquifers and their vulnerabilities</p>	<p>To maintain groundwater quality</p>	
	<p>Number of incidents of major and significant water pollution due to new developments</p>	<p>0%</p>	

Guide on making progress towards each objective	Potential Indicator(s)	Potential Target(s)	Links to SEA topics
	% of planning permissions with water saving devices/ grey water recycling required as part of conditions	To reduce overall water consumption in new developments	
SA Objective 14: Minimise the vulnerability to flooding and ensure new development does not increase flood risk			
Will it minimise the risk of flooding from rivers and watercourses to people and property? Will it protect, enhance and extend green infrastructure resources?	New development incorporating SuDS	All new development proposals to show that sustainable drainage has been considered and implemented if appropriate; Source: NRW	Landscape
Will it result in an increase/decrease of flooding and other climate change effects e.g. by using sustainable drainage systems and reducing greenhouse gas emissions.	No. of new development granted planning permission in C1 and/or C2 floodplain.	0%	
SA Objective 15: Protect and improve air quality			
Will it reduce or increases in traffic- and industry- derived pollutant concentrations. Effect of policy interventions on predicted changes in road traffic numbers and the effect on	Changes in Denbighshire's Air Quality Management Appraisal.		Heath & Cultural Heritage

Guide on making progress towards each objective	Potential Indicator(s)	Potential Target(s)	Links to SEA topics
<p>the concentrations of certain pollutants (NO₂ and PM₁₀).</p> <p>Will it promote the use of more sustainable modes of transport? Reductions in private vehicle use? Sustainable location of industrial activities (as near the workforce as possible)? Better integration of land use and transport planning? Local key services within walking/cycling distances? Resist development that would adversely affect air quality, especially by exacerbating existing air quality problem areas?</p>			
<p>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</p>			
<p>Will it result in reductions or increases of greenhouse gas emissions and to what extent? This includes a consideration of emissions arising</p>	<p>Annual greenhouse gas emissions by sector</p> <p>Number of new buildings exceeding Building Regulations.</p>	<p>To be developed</p> <p>100% of new dwellings to meet Code Level 3 Standards from 2010.</p>	<p>Water, Biodiversity, Population, Human Health</p>

Guide on making progress towards each objective	Potential Indicator(s)	Potential Target(s)	Links to SEA topics
from buildings, land use change and transport.		100% of new commercial buildings to meet BREEAM Very Good Standard	
Will it directly reduce energy demand by encouraging energy efficiency and micro-generation by efficient sources?	Energy Efficiency of the housing stock.	To be developed	
	Renewable energy capacity installed by type in the County.	Increase number year on year	
Will it reduce dependency on fossil fuel?	Construction projects incorporating on-site recycling	All major development projects to incorporate on-site recycling	
Will it have indirect effects, e.g. development located to reduce transport distances and design factors such as building orientation (linked to passive solar gain) and building form.			
Will it directly encourage the use of renewable energy technologies in new developments and renewable generation schemes?			
Will it promote the use of low embodied energy materials from sustainable sources and material from local sources and suppliers in the construction of new developments?			

Guide on making progress towards each objective	Potential Indicator(s)	Potential Target(s)	Links to SEA topics
SA Objective 17: Protect mineral resources from development that would preclude extraction			
Will it prevent development from occurring that would preclude mineral extraction?	Amount of mineral reserves	To sustainably manage existing reserves	Water, Climate Factors
	Reuse of aggregates in construction	100%	
Will it require or encourage the reuse of aggregates in construction, which will have benefits in terms of safeguarding the longevity of supply locally? (2 nd)	Number of planning applications approved resulting in the sterilisation of mineral reserves	0%	
SA Objective 18: Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency			
Will it directly reduce the generation of waste and increase recycling of waste against standard levels expected for development, e.g. by providing recycling facilities within and near to homes?	Household, construction and demolition and industrial waste production (tonnage)	To be developed	Biodiversity, Population, Human Health, Soil
Will it consider construction waste reduction, re-use and recycling?			

Guide on making progress towards each objective	Potential Indicator(s)	Potential Target(s)	Links to SEA topics
Will it contribute sufficient land to be allocated within Denbighshire to encourage regional self-sufficiency in waste management and processing?			
	% of household, construction and demolition and industrial waste recycled	To be developed	
SA Objective 19: Manage resilience and adaptation to the effects of climate change with particular reference to the risk of flooding; the effects on biodiversity; public health.			
Will it positively contribute to the resilience of a place to the effects of climate change?	Number of properties at risk from flooding.		Biodiversity, Population, Human Health, Water, Climate Factors
Will it positively contribute towards adaptation to climate change risks?			

8. Consulting and Next Steps

8.1 Consultation on the draft Scoping Report

- 8.1.1 Direct communication via email or letter will be made with those identified on the Local Development Plan database. During the preparation of the first Local Development Plan an extensive database was developed that included many organisations and individuals who asked to be kept informed at various stages in the process.
- 8.1.2 Direct contact will also be made with the following:
City, Town and Community Councils;
Specific Consultation Bodies and UK Government Departments;
General Consultation Bodies and Other Consultees
- 8.1.2 For the general public, who do not also fall into any of the groups listed above, the opportunities to engage and the consultation stages will be publicised via the Denbighshire County Council website, the Denbighshire consultation portal, use of social media and information in all libraries and one-stop shops.

8.2 Findings of the draft SA Scoping Report

- 8.2.1 Comments in support were submitted by Natural Resources Wales. Copy attached APPENDIX C.

8.3 Next Steps

- 8.3.1 The overall findings of the SA Scoping process, will be documented in the SA Report. The SA Report will fulfil all the requirements of the SEA Directive that are presented below.

The SA Report will also demonstrate how the SA process has influenced the plan-revision and will be a full and transparent account of the process.

- 8.3.2 Requirement of the SEA Directive on the content of a Sustainability Appraisal Report:

- An outline of the contents and main objectives of the plan or programme, and of its relationship with other relevant plans and programmes.
- The relevant aspects of the current state of the environment and likely evolution thereof without implementation of the plan or programme.
- The environmental characteristics of areas likely to be significantly affected.
- Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Council Directive 79/409/EEC on the conservation of wild birds and Habitats Directive.
- The environmental protection objectives, established at international, Community of Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.

- The likely significant effects on the environment, including short, medium and long-term effects, permanent and temporary effects, positive and negative effects, and secondary, cumulative and synergistic effects, on issues such as – biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage, including architectural and archaeological heritage, landscape and the inter-relationship between these issues.
- The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.
- An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties encountered in compiling the required information.
- A description of the measures envisaged concerning monitoring.
- A non-technical summary of the information provided in the Environmental Report, as described above.

Compatibility Matrix.

	Well-Being of Future Generations Act - Goals						
SA Objectives	A Prosperous Wales.	A Resilient Wales.	A Healthier Wales.	A more Equal Wales.	A Wales of cohesive communities.	A Wales of vibrant culture and thriving Welsh language.	A globally responsible Wales.
1							
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19							

Inter-compatibility of the Sustainability Appraisal Objectives:

1.	Ensure the housing needs of the community are met	✓																		
2.	Promote community health and well-being to meet the needs of Denbighshire's population.	✓	✓																	
3.	Promote safer neighbourhoods and contribute to a reduction in the fear of crime	✓	✓	✓																
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	✓	✓	✓	✓															
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	✓	✓	✓	✓	✓														
6.	Protect and enhance the Welsh Language and culture, including Denbighshire's heritage assets.	✓	✓	✓	✓	✓	✓													
7.	Support Denbighshire's economic development and regeneration, including the provision of opportunities for rural diversification.	✓	✓	✓	✓	✓	✓	✓												
8.	Maintain and enhance the vitality and viability of town and rural centres	✓	✓	✓	✓	✓	✓	✓	✓											
9.	Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes	?	✓	-	✓	✓	✓	?	✓	✓										
10.	Safeguard soil quality and function and maintain long term productivity of agricultural land	?	✓	-	✓	?	✓	?	✓	✓	✓									
11.	Maintain and enhance biodiversity/geo-diversity both within and outside designated sites and avoid their damage or fragmentation. Promote appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity resilience.	?	✓	✓	✓	✓	✓	?	✓	✓	✓	✓								
12.	Preserve and enhance landscape character across Denbighshire, particularly the AONB and WHS.	?	✓	✓	✓	✓	✓	?	✓	✓	✓	✓	✓							
13.	Protect and improve the water quantity and quality of inland and coastal waters	-	✓	-	✓	✓	✓	?	✓	✓	?	✓	-	✓						
14.	Minimise the vulnerability to flooding and ensure new development does not increase flood risk	?	✓	✓	✓	-	✓	?	?	?	?	✓	-	✓	✓					
15.	Protect and improve air quality	-	✓	-	-	-	✓	?	?	?	-	✓	-	✓	-	✓				
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	✓	✓	✓	✓	✓	✓	?	✓	✓	✘	✓	✓	-	✓	✓				
17.	Protect mineral resources from development that would preclude extraction	?	✓	-	-	-	✓	?	-	✓	✓	✓	✓	-	-	-	✓	✓		
18.	Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency	✓	✓	✓	-	-	✓	?	?	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓

Key: Compatibility of SA Objectives

✓ - broadly compatible

✘ - broadly incompatible

? - depends on implementation

- - No link

19	Manage resilience and adaptation to the effects of climate change with particular reference to the risk of flooding; the effects on biodiversity; public health.	?	✓	✓	✓	✓	✓	?	✓	✓	?	✓	✓	✓	✓	✓	✓	✓	✓	✓
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19

Denbighshire Replacement Local Development Plan

Sustainability Appraisal (incorporating
Strategic Environmental Assessment)

Scoping Report – Appendix C
Consultation Response.

November 2017

APPENDIX C: Consultation Responses to draft SA Scoping Report (August 2017)

Issue	Representor	Council Response	Changes Proposed
We note the confirmation that the replacement Plan will need to comply with the requirements of the Well-being of Future Generations (Wales) Act and that the updated SA/SEA Assessments will also need to be revised accordingly.	Natural Resources Wales	Comments noted.	Consider amending the structure of the Sustainability Appraisal report to correspond with the Well-Being of future Generations (Wales) goals.
We note that the Annual Monitoring of the SA Framework concludes that the LDP is delivering in terms of sustainable development in line with SA objectives and that therefore it is considered that the SA objectives all remain relevant to the current adopted LDP. No developments have been granted which have undermined the objectives set out as part of the LDP process.	Natural Resources Wales	Comments noted. NRW do not consider it necessary to amend SA objectives.	
We welcome that the baseline information has been updated where available and new and additional data included that provides upto-date baseline data to assist in monitoring and reconsidering the SA as part of the replacement LDP	Natural Resources Wales	Support welcomed. Sources of baseline information will continue to be researched and evaluated throughout the process of Plan writing.	None required.
We are satisfied with the review of relevant plans, programmes and policies that has taken place and note that the list may evolve	Natural Resources	Support welcomed. Agree to evolve the list as plans develop. Adoption of Denbighshire Corporate	None required.

as the plan develops.	Wales	Plan (2017 – 2022) an example to be incorporated.	
We note the resources that have been used to identify sustainability issues.	Natural Resources Wales	Support welcomed. Resource collecting will be continued throughout the process of Plan writing.	None required.
NRW is satisfied with the SA Scoping Report and consider that it can be used to inform the SA Report as part of the replacement LDP.	Natural Resources Wales	Support welcomed.	None required.

Denbighshire Local Development Plan 2006 - 2021

Habitat Regulations Appraisal (Update December 2017)

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1. Introduction

- 1.1 Denbighshire County Council has started the process of reviewing its adopted Local Development Plan 2006 – 2021 (LDP), with the view to developing a replacement Plan. In its initial stage, the Council aims to identify changes to national policy, strategic documents and newly emerged evidence that necessitates or substantiates future LDP amendments.
- 1.2 The Planning Inspectors leading the examination of the DRAFT LDP were satisfied that the document complies with ‘The Conservation of Habitats and Species Regulations 2010’. All planning proposals were comprehensively assessed with regard to the likelihood of significant adverse effects on the qualifying features of European sites within and (where appropriate) outside the County throughout the Plan-making process.
- 1.3 It is the purpose of the following sections to re-visit previous assessments with the aim of identifying potential changes to the relevant European sites (area, qualifying features, relevance to future assessments, etc.) and screening individual site allocations with regard to the effectiveness of the incorporated cancellation, avoidance or mitigation measures in the LDP. There is additional information on air quality as its impact on the qualifying features of the ‘Berwyn a Mynyddoedd de Clwyd / Berwyn and South Clwyd Mountains’ Special Area of Conservation were highlighted as an area of caution in proposing new road infrastructure in the south of the County.
- 1.4 This document does not meet the legal and procedural requirements of a full Habitat Regulation Assessment (HRA) for a local plan. It is preparative in nature for future HRA work, to support the assessment of forthcoming work on a replacement LDP with updated information. The Council nevertheless invites members of the public and interest bodies to submit their comments in order to inform drafting of future HRA documentation.

2. European site review

- 2.1 The first step in carrying out a Habitats Regulations Assessment for an emerging or revised Local Development Plan is the identification of European sites and Ramsar

sites that could adversely be effected by individual development proposals. It is important to identify the interest features and their conservation objectives.

- 2.2 Local policy revision must be carried out on the basis of up-to-date evidence and in line with national policy and other strategic documents. Equally, any HRA is going to be carried out on the basis of latest information available for the relevant European and Ramsar sites. The purpose of this section is to identify any changes to those sites that have been made since the Denbighshire LDP was adopted in June 2013. Table 1 presents an overview of all European sites and a single Ramsar site that were considered throughout the previous process. Site details can be found on the website of the Joint Nature Conservation Committee (www.jncc.defra.gov.uk).

Table 1: European sites

Site Name	Designation*
Llwyn	SAC
Coedwigoedd Dyffryn Elwy / Elwy Valley Woods	SAC
Coedwigoedd Dyffryn Alun / Alyn Valley Woods	SAC
Afon Dyfrdwy a Llyn Tegid / River Dee and Bala Lake	SAC
Mynydd Helygain / Halkyn Mountain	SAC
Berwyn a Mynyddoedd de Clwyd / Berwyn and South Clwyd Mountains	SAC
Deeside and Buckley Newt Sites	SAC
Johnstown Newt Sites	SAC
Aber Dyfrdwy / Dee Estuary	SAC
Aber Dyfrdwy / Dee Estuary	SPA
Y Berwyn	SPA
Bae Lerpwl / Liverpool Bay	SPA
Aber Dyfrdwy / Dee Estuary	Ramsar

- * SAC – Special Area of Conservation;
 SPA – Special Protection Area;
 Ramsar – Sites protected under the Convention of Wetlands (Ramsar 1971)

- 2.3 The Liverpool Bay became a ‘full’ Special Protection Area in 2011; after the Council had started working on the Deposit LDP and the completion of the first HRA. Since potential Special Protection Areas and candidate Special Areas of Conservation have to be treated in for HRA purposes as if they were already fully designated sites, the Council had regard to all interest features and conservation objectives for this area throughout the Plan-making process.
- 2.4 In Winter 2016, Natural Resources Wales and Natural England consulted with the public and proposed an extension to the Liverpool Bay SPA. The intention is to extend the SPA area westwards along the central beach area of Prestatyn. Being mindful of the proposal, the Council is going to review the spatial extent of the Coastal tourism protection zone (LDP policy PSE 13) between Rhyl and Prestatyn which lays immediately to the south of the beach.

- 2.5 Natural Resources Wales is currently in the process of reviewing the available information on Alyn Valley Woods SAC. It is likely to publish an update in Autumn 2017. This means future assessments will have to take into consideration that information; particularly with regard to planning proposals along the eastern boundary of the County.
- 2.6 'Johnstown Newt Sites' SAC and 'Deeside and Buckley Newt Sites' SAC are two European sites that have previously been considered in the HRA. They are located in the urbanised areas of Wrexham CBC and Flintshire CC respectively; with a minimum distance of 5,000m from any County-boundary with Denbighshire. The qualifying feature is the Great Crested Newt (GCN). Threats to its habitat can broadly be caused by (1) development requiring planning permission; (2) harmful human activities affecting the habitat; (3) activities that involve damage or infilling of ditch or pond supplied by ditch, pipe or watercourse; or (4) threats by stocking with fish. [Source: Langton, T.E.S., Beckett, C.L., and Foster, J.P. (2001), Great Crested Newt Conservation Handbook, Froglife, Halesworth; p.40]
- 2.7 It is argued that any development stipulated by the provisions of the Denbighshire Local Development Plan would unlikely to be of threat to these GCN habitats due to the built environment surrounding them, lack of authority in adjoining local planning authorities, and the distance to the County boundary. Great Crested Newts rarely migrate more than 1,000m from their breeding pond. [Source: Langton, T.E.S., Beckett, C.L., and Foster, J.P. (2001), Great Crested Newt Conservation Handbook, Froglife, Halesworth; p. 10] It is therefore suggested that individual Plan proposals are not screened regarding the likelihood of significant effects on 'Johnstown Newt Sites' SAC and 'Deeside and Buckley Newt Sites' SAC in itself. However, both European sites must still be considered as part of potential cumulative effects when assessing planning proposals in adjacent authorities.

3. **LDP site allocation screening**

- 3.1 All local policies and site allocations were screened with regard to likely significant effects on the qualifying features of the European sites several times during the Plan-making process. The Council is confident that the different types of avoidance, cancellation or mitigation measures incorporated in the LDP or secured by external bodies are 'fit for purpose' and operational where necessary.
- 3.2 The purpose of screening the LDP site allocations is to look at how effective are those measures and, if possible, are there any ways of improving or strengthening them. Appendix 1 contains the complete screening table. In summary, there are three types of activities that could cause the occurrence of likely significant effects: (1) changes to water quantity and/ or water quality; (2) recreation pressure from new residential development; (3) adverse air quality impacts; or (4) 'in-combination effects' with adjoining local authorities' development plans. Air quality impacts are discussed in section 4. Irrespective of the screening results, it must be noted that the number of dwellings granted planning permission so far, is well below the anticipated levels of growth. For example, as of May 2017, the Bodelwyddan Key

Strategic Site had not delivered any dwellings. It benefits from an outline planning application with many details still to be approved by the local planning authority.

- 3.3 Changes to water quantity and/ or water quality are controlled through the incorporation of soakaways and drainage structures in new developments. If applicable, planning permission is accompanied by a developer note outlining the need to seek further consent from Dŵr Cymru Welsh Water or Natural Resources Wales prior to commencement of development. Both bodies are statutory consultees on planning applications and provide advice on the adequacy of the proposed measures.
- 3.4 The Council has conducted an audit of recreational open space in the County. It included playgrounds, sports fields, amenity green spaces, public parks and gardens and natural and semi natural greenspaces on the outskirts of settlements. The results will not only be used to improve the quality of existing spaces but informed the production of a new supplementary planning guidance note on open space provision in residential developments. Providing high quality places for sports or recreational purposes within settlements raises the local offer and distracts from roaming through the open countryside and European sites. Well-maintained and signposted paths guide local communities through adjacent woods and fields, and supports the experience of natural environment in a managed way without harming protected habitats and species.
- 3.5 The screening exercise did not identify any 'in-combination' effects. It must however be kept in mind that some adjoining local planning authorities in the process of progressing their local development plan towards adoption or they are in the process of revising its document, too. Whilst Denbighshire County Council is likely to be consulted on their proposed changes, the next HRA must carefully study the effects of externally proposed development proposals on the natural environment in the County.

4. **Air Quality**

- 4.1 Likely significant effects on the qualifying features of a European site may not only be caused by development or human activities but also by changes to the air quality of an area; especially the exceedance of critical load levels in selective gases. Previous screening of the Draft Denbighshire Local Development Plan 2006 – 2021 highlighted concerns regarding adverse effects on the qualifying features of the 'Berwyn a Mynyddoedd de Clwyd / Berwyn and South Clwyd Mountains' caused by high deposition of nitrogen (N dep).
- 4.2 Air pollution can affect ecosystems in a variety of ways on a local, regional and global scale. Concentrations in air and deposition of particles onto vegetation can damage the vegetation directly or affect plant health productivity. Air quality will generally be considered in term of oxides of nitrogen (NOx), nitrogen deposit (N dep) and other concentration deposits. It can be classified as 'direct', i.e. it is assigned to a physical pollutant/ source, or as 'diffuse', i.e. part of the general air composition in

a given area. Diffuse air pollution cannot be assigned to individual pollutants, it is difficult to identify the source and establish a chain of cause and effect.

- 4.3 In relation to land use planning, the two main sources for 'direct' air quality impacts are employment / industrial areas and transport networks, mainly roads. There has been a newly-built facility for a local printing company in Llangollen. The Planning application was closely scrutinised by the Council and Natural Resources Wales for potential effects on two European sites ('Afon Dyfrdwy a Llyn Tegid / River Dee and Bala Lake' and 'Berwyn a Mynyddoedd de Clwyd / Berwyn and South Clwyd Mountains'). Subject to the installation of mitigation measures, planning consent for replacing the 'old' factory was granted by the Council.
- 4.4 New transport routes change traffic directions and traffic flows in an area, with corresponding impacts on air quality. Increases in concentration occur usually within 200m of a major road, though a small contribution from vehicular emissions may be measurable at a further distance. Of most concern for sensitive vegetation are oxides of nitrogen (NO_x) and nitrogen deposition (N dep). The latest figures available from the Air Pollution System website (APIS) are shown below for 'Berwyn a Mynyddoedd de Clwyd / Berwyn and South Clwyd Mountains' SAC.

Table 2: Air quality in Berwyn and South Clwyd Mountains SAC for 2013 - 2015

Interest features	Critical Load N dep kg/ha/yr	Critical Level (µg NO _x /m ³ annual mean)	APIS - N dep (kg/ha/yr)	APIS – NO _x (µg/m ³)
Blanket bogs	5 – 10	30	22.54	5.38
Calcareous rocky slopes with chasmophytic vegetation	5 – 10	30	22.54	5.38
Calcareous and calcshist screes of the montane to alpine levels	5 – 15	30	22.54	5.38
Transition mires and quaking bogs	10 – 15	30	22.54	5.38
European dry heaths	10 – 20	30	22.54	5.38
Semi-natural dry grasslands and scrubland facies on calcareous substrates	15 – 25	30	22.54	5.38

* - Standard critical load level set for international and national nature sites

Source: Core Management Plan for European site, APIS website (accessed 05/05/2017)

- 4.5 The table above shows that the nitrogen deposition (N dep) significantly exceeds the relevant critical load in 'Berwyn a Mynyddoedd de Clwyd / Berwyn and South Clwyd Mountains SAC' but not the critical level in nitrogen oxidants (NO_x) for vegetation. Nitrogen oxides are the main contributors to air pollution within 200m of the road curb. Since there are no main roads in this European site, and no proposals contained in the Local Development Plan, the existing nitrogen deposition will not be significantly affected by the low levels of NO_x.

5. Summary

- | | |
|-----|---|
| 5.1 | The purpose of the Habitat Regulations Assessment (HRA) screening exercise was to re-visit previously conducted HRAs with regard to the Denbighshire Local Development Plan 2006 -2021 (LDP); identify changes to individual European sites; and look at the effectiveness of previously suggested avoidance, cancellation or mitigation measures. It was not aimed at compliance with HRA methodology and legislative requirements but at setting the framework for future work. |
| 5.2 | None of the local policies and planning proposals contained in the LDP have caused significant effects on any European site since Plan adoption. Proposed measures to offset their occurrence are (where necessary) operational and effective. Nevertheless, further investigations must be carried out to explore opportunities to improve the air quality in the south of the County; especially the reduction of nitrogen depositions. |
| 5.3 | It was concluded that forthcoming HRAs will additionally have to have regard to the proposed extension of the 'Bae Lerpwl / Liverpool Bay' SPA and new information on 'Coedwigoedd Dyffryn Alun / Alyn Valley Woods' SAC. These changes may have an effect on local policy and the potential forms of land use. |

Appendix I – LDP site allocation screening

Settlement	LDP Policy	Site Name / Deposit LDP ref.	Previously identified potential effects on any European site	Have significant effects occurred since Plan adoption?	Comments (May 2017)
Corwen	BSC 1	former Council Depot, Clawdd Poncen / 05A-01	'River Dee and Bala Lake SAC', 'Berwyn SPA' and 'Berwyn and South Clwyd Mountains SAC' are located approx 1.5km to the south, partly on a lower level; Potential effects on 'River Dee and Bala Lake SAC': effects on water quality from surface water run-off; Potential effects on the 'Berwyn SPA' and 'Berwyn and South Clwyd Mountains SAC': recreation pressure	No	No planning application has yet been received.
Corwen	BSC 1	adj. Ysgol Caer Drewyn, Clawdd Poncen / 05A-02		No	No planning application has yet been received.
Denbigh	BSC 1	Land at Bryn Stanley / 01A-01	'Llwyn SAC' is located approx. 3km to the south east;	No	No planning application has yet been received.
Denbigh	BSC 1	former Autoworld Garage, Smithfield Road / 01A-25	Site allocation taken forward from UDP; Potential effects on 'Llwyn SAC': None identified	No	Development completed; mixed use scheme (residential / community use)
Denbigh	BSC 1	former Smithfield Garage, Smithfield Road / 01A-26		No	Planning permission has been granted for a change of use to car wash facility (May 2017).
Denbigh	BSC 1	Land at Lodge Farm	'Llwyn SAC' is located about 4km to the southwest of potential housing site; Potential effects on the SAC's qualifying features were not identified	No	No planning application has yet been received.
Denbigh	BSC 1	Land adj Ysgol Heulfre		No	No planning application has yet been received.
Denbigh	BSC 1	Land between old and new Ruthin road	Llwyn SAC' is located about 1km to the southwest of potential housing site. Potential effects on the SAC's	No	Planning application is under consideration (May 2017)

Denbigh	BSC 1	Land off Whitchurch Road [Land at Cae Topyn]	qualifying features were not identified.	No	No adverse effects were identified through Council and NRW assessment of planning application; Planning Committee refused permission in March 2017 and appeal lodged.
St Asaph	BSC 1	Land at former HM Stanley hospital / 46A-01	'Coedwigoedd Dyffryn Elwy/ Elwy Valley Woods SAC' is located on a higher ground approximately 3km to the south, Potential effects on 'Coedwigoedd Dyffryn Elwy/ Elwy Valley Woods SAC': None identified; Potential effects on 'Liverpool Bay SPA': indirect effects caused by changes in water quality (river Elwy, river Clwyd, river Clwyd estuary) might have an impact on fish species that form the basis of the diet of protected birds	No	Development is under construction. No likely significant effects were identified prior to granting planning permission.
St Asaph	BSC 1	Bishops Walk / 46A-02		No	Development completed.
St Asaph	BSC 1	Bronwylfa Nurseries / 46A-03		No	Development completed.
St Asaph	BSC 1	Land off Bryn Gobaith		No	No likely significant effects were identified prior to granting planning permission by appeal.
St Asaph	BSC 1	Land off the Paddock		No	No planning application has yet been received.
St Asaph	BSC 1	Additional land at former HM Stanley hospital		No	No planning application has yet been received.
Llangollen	BSC 1	Vicarage Road / 03A-01		'River Dee and Bala Lake SAC', 'Berwyn SPA' and 'Berwyn and South Clwyd Mountains SAC' are located in the vicinity (~1km); Potential effects on 'River Dee and Bala Lake SAC': effects on water quantity, on water quality from surface water run-off; Potential effects on the 'Berwyn SPA' and 'Berwyn and South Clwyd Mountains SAC': recreation pressure	No
Llangollen	BSC 1	Land adj. Trem y Gwernant / 03A-02	No		No planning application has yet been received.

Llangollen	BSC 1	Land at Wern Road	'River Dee and Bala Lake SAC' is located on lower ground approx. 300m to the south potential effects on 'River Dee and Bala Lake SAC': impact on water quality caused by surface water run-off from site	No	No planning application has yet been received.
Llangollen	BSC 1	Rear of Castle View and The Hollies	'River Dee and Bala Lake SAC' is located on a lower ground approx. 550m to (north)east; Potential effects on SAC: none identified; Potential effects on the 'Berwyn SPA' and 'Berwyn and South Clwyd Mountains SAC': recreation pressure; Additional consideration: air pollution caused from traffic towards this site in relation to 'Berwyn SPA' and 'Berwyn and South Clwyd Mountains SAC'. Site is located approx. 2km to the south/ southwest, and there is no access from the main road network to the site closer than this distance. Therefore, direct air pollution caused by additional road traffic can be excluded as a likely significant effect. (see HRA document (August 2011), paragraph 5.12 – 5.18))	No	Site is going to be delivered in conjunction with Vicarage Road residential development. No likely significant effects were identified prior to granting planning permission. Update on air quality monitoring can be found in main document, section 4.
Prestatyn	BSC 1	Tip Lane, 43A-02	'Liverpool Bay SPA' and 'The Dee Estuary SPA' are off the Prestatyn coast; Potential effects: none identified at application stage – 'in combination'	No	Development completed.

			with other developments: water quantity and water quality in above European sites		
Prestatyn	BSC 1	Land at Mid Nant Farm	'The Dee Estuary SPA' is located adjacent to the potential housing site. Potential effects on the SPA's qualifying features could be caused by surface water run-off and subsequent changes to food regimes, and recreation pressure.	No	No planning application has yet been received.
Prestatyn / Meliden	BSC 1	Land rear of Ffordd Hendre (Minfford Farm)	'Liverpool Bay SPA' and 'The Dee Estuary SPA' are approximately 3km to the north of the sites; Potential effects: none identified	No	No adverse effects were identified through Council and NRW assessment of planning application; Planning Committee refused permission in April 2017.
Prestatyn / Meliden	BSC 1	Land rear of Maes Meurig		No	No planning application has yet been received.
Ruthin	BSC 1	Glasdir	'Llwyn SAC' is located approximately 7km downstream the river Clwyd; Potential effects: none identified at application stage	No	Site allocation carried forward and granted permission under former local plan (UDP) policies. Site remains under construction.
Ruthin	BSC 1	Land adj Maes Hafod and Llys Famau	There isn't a European site in the vicinity that requires consideration. Impact on the water quality caused by water surface run-off into the river Clwyd / Liverpool Bay SPA cannot be envisaged.	No	No planning application has yet been received.
Rhyl	BSC 1	Rhyl South East / 45A-01 / 45A-48	Liverpool Bay SPA' and 'The Dee Estuary' are off the Rhyl coast; Potential effects: none identified at application stage – 'in combination' with other developments: water	No	Site allocation carried forward and granted permission under former local plan (UDP) policies. Site is under construction.

			quantity and water quality in above European sites.		
Rhyl	BSC 1	Grange Hotel / 45A-46	Liverpool Bay SPA' and 'The Dee Estuary' are off the Rhyl coast.	No	Site allocation carried forward and granted permission under former local plan (UDP) policies. Site is under construction.
Rhyl	BSC 1	Northgate School / 45A-47	Potential effects: none identified at application stage – 'in combination' with other developments: water quantity and water quality in above European sites.	No	No likely significant effects were identified prior to granting planning permission; development is under construction.
Rhyl	BSC 1	Victoria Road / 45A-49		No	No likely significant effects were identified prior to granting planning permission; development is under construction.
Rhyl	BSC 1	Westbourne Avenue / 45A-53		No	No likely significant effects were identified prior to granting planning permission; development is under construction.
Rhyl	BSC 1	Land adj. Sydenham Avenue and West Parade		No	No likely significant effects were identified prior to granting planning permission; development is under construction.
Rhuddlan	BSC 1	Maes y Castell / 44A-13	River Clwyd runs in close proximity to this site, and joins the 'Liverpool Bay SPA' at Foryd harbour in Rhyl; Potential 'in combination' effects: water quantity and water quality in above European sites	No	Site allocation carried forward and granted permission under former local plan (UDP) policies. Development is completed.
Rhuddlan	BSC 1	Land adj. Hafod Gan and Ysgol Tir Morfa (Tirionfa)	River Clwyd runs in close proximity to this site, and joins the 'Liverpool Bay SPA' at Foryd harbour in Rhyl. Potential in-combination effects on	No	No likely significant effects were identified prior to granting planning permission; development is under construction.

			the SPA's qualifying features were not identified.		
Bodfari	BSC 1	Land to rear of Bryn Orme / 41A-01	'Llwyn SAC' is located about 5km to the southwest of potential housing site. Potential effects on the SAC's qualifying features were not identified.	No	No planning application has yet been received.
Bodfari	BSC 1	Car park adj Dinorben Arms / 41A-02	'Llwyn SAC' is located about 5km to the southwest of potential housing site. Potential effects on the SAC's qualifying features were not identified.	No	No planning application has yet been received.
Bodfari	BSC 1	Ffynnon y Chwarel/ 41A-03	'Llwyn SAC' is located about 5km to the southwest of potential housing site. Potential effects on the SAC's qualifying features were not identified.	No	Site allocation carried forward and granted permission under former local plan (UDP) policies. Development has been completed.
Bodfari	BSC 1	Land at side of No.16 Maes y Graig	'Llwyn SAC' is located about 5km to the southwest of potential housing site. Potential effects on the SAC's qualifying features were not identified.	No	No planning application has yet been received.
Bryneglwys	BSC 1	Land to the rear of Bryn Awel / 10A-01	'Berwyn SPA' and 'Berwyn and South Clwyd Mountains' are located approx. 1.5km to the south on a higher ground; Potential effects on the 'Berwyn SPA' and 'Berwyn and South Clwyd Mountains SAC': recreation pressure	No	No planning application has yet been received.
Bryneglwys	BSC 1	Trem y Foel / 10A-02		No	No adverse effects were identified through Council and NRW assessment of planning application; Development not yet commenced.
Carrog	BSC 1	Land adj Cemetary / 05B-01	'River Dee and Bala Lake SAC', 'Berwyn SPA' and 'Berwyn and South Clwyd Mountains' are located in the vicinity (~1km);	No	No planning application has yet been received.
Carrog	BSC 1	Land adj Maes Sidan / 05B-02		No	No planning application has yet been received.

			Potential effects on 'River Dee and Bala Lake SAC': effects on water quantity, on water quality from surface water run-off; Potential effects on the 'Berwyn SPA' and 'Berwyn and South Clwyd Mountains SAC': recreation pressure		
Clawddnewydd	BSC 1	Land adj to Crud yr Awel / 12A-01	'Berwyn SPA' and 'Berwyn and South Clwyd Mountains' are located approx 6km to the south; Potential effects: None identified	No	No planning application has yet been received.
Clawddnewydd	BSC 1	Rear of Paradws / 12A-02		No	No adverse effects were identified through Council and NRW assessment of planning application; planning application covers only small part of original site allocation
Clocaenog	BSC 1	Nant y Celyn / 11A-01	'Berwyn SPA' and 'Berwyn and South Clwyd Mountains' are located approx 9km to the south; Potential effects: None identified	No	No planning application has yet been received.
Cynwyd	BSC 1	Maes Glyndwr / 08A-01	'River Dee and Bala Lake SAC', 'Berwyn SPA' and 'Berwyn and South Clwyd Mountains SAC' are located in the vicinity; Potential effects on 'River Dee and Bala Lake SAC': effects on water quantity, on water quality from surface water run-off; Potential effects on the 'Berwyn SPA' and 'Berwyn and South Clwyd Mountains SAC': recreation pressure	No	Site allocation carried forward and granted permission under former local plan (UDP) policies. Development has been completed.
Cynwyd	BSC 1	Land adj. Bryn Gwynt	'River Dee and Bala Lake SAC' is located on a lower ground about	No	No planning application has yet been received.

			400m to the north-west of potential housing site. Potential effects on the SAC's qualifying features could be caused by surface water run-off and changes in water quality. 'Berwyn SPA' and 'Berwyn and South Clwyd Mountains SAC' are located about 1km to the east. Potential effects on the SPA's and SAC's qualifying features could be caused by recreation pressure		
Cyffylliog	BSC 1	Land to the rear of Llys Heulog	'Llwyn SAC' is located about 6.5km to the south-east of potential housing site. Potential effects on the SAC's qualifying features were not identified.	No	No planning application has yet been received.
Dyserth	BSC 1	Land adjoining Glan Ffyddion Estate	'Liverpool Bay SPA' is located about 4km to the south-west of potential housing site. Potential effects on the SPA's qualifying features were not identified.	No	No planning application has yet been received.
Eryrys	BSC 1	Gwalia House	The closest European site is 'Alyn Valley Woods/ Coedwigoedd Dyffryn Alun', approx. 5km away; Potential effects on SAC: None	No	No adverse effects were identified through Council and NRW assessment of planning application; planning permission has expired.
Eryrys	BSC 1	Canol y House		No	No planning application has yet been received.
Gellifor	BSC 1	Land at Penarth / 22B-01	'Llwyn SAC' is located approximately 2.5km to the west; Potential effects: None identified	No	No planning application has yet been received.
Glyndyfrdwy	BSC 1	Land rear of New Inn Terrace /	'River Dee and Bala Lake SAC', 'Berwyn SPA' and 'Berwyn and South	No	No planning application has yet been received.

			Clwyd Mountains SAC' are located in the vicinity of the site; Potential effects on 'River Dee and Bala Lake SAC': effects on water quantity, on water quality from surface water run-off; Potential effects on the 'Berwyn SPA' and 'Berwyn and South Clwyd Mountains SAC': recreation pressure		
Graigfechan	BSC 1	Land south of Tan y Graig / 20B-02	'Berwyn SPA' and 'Berwyn and South Clwyd Mountains' are located approx 5.5km to the south; Potential effects: None identified	No	Outline planning application has been granted for 9 dwellings.
Gwyddelwern	BSC 1	Bryn Llan / 06B-01	'Berwyn SPA' and 'Berwyn and South Clwyd Mountains' are located approx 5.5km to the south; Potential effects on the 'Berwyn SPA' and 'Berwyn and South Clwyd Mountains SAC': recreation pressure	No	No planning application has yet been received.
Gwyddelwern	BSC 1	Rear of Beuno Terrace / 06B-02		No	No planning application has yet been received.
Gwyddelwern	BSC 1	South of School / 06B-03		No	Site allocation carried forward and granted permission under former local plan (UDP) policies. Development has not been completed, yet.
Henllan	BSC 1	Ty Coch / 28A-01	'Coedwigoedd Dyffryn Elwy/ Elwy Valley Woods SAC' is located in the vicinity (~1km); Potential effects on 'Coedwigoedd Dyffryn Elwy/ Elwy Valley Woods SAC': recreation pressure	No	Site allocation carried forward and granted permission under former local plan (UDP) policies. Development is under construction.
Henllan	BSC 1	Henllan Centre / 28A-05		No	Site allocation carried forward and granted permission under former local plan (UDP) policies. Development is under construction.

Llanarmon yn Ial	BSC 1	South of Cam yr Alyn / 15A-01	'Berwyn and South Clwyd Mountains SAC' is located about 3km to the east. Potential effects on the SAC's qualifying features could be caused by recreation pressure.	No	No adverse effects were identified through Council and NRW assessment of planning application; Development not yet commenced.
Llanarmon yn Ial	BSC 1	Land rear of Maes Garmon estate		No	No planning application has yet been received.
Llanbedr Dyffryn Clwyd	BSC 1	Land adj Troed y Fenlli/ 16A-01	'Berwyn SPA' and 'Berwyn and South Clwyd Mountains SAC' are located approx. 3.5km to the south; Potential effects: none identified	No	No planning application has yet been received.
Llanbedr Dyffryn Clwyd	BSC 1	Rear of Llwyn Derw / 16A-02		No	No planning application has yet been received.
Llanbedr Dyffryn Clwyd	BSC 1	Land between the Rectory and Brakendene / 16A-03		No	No planning application has yet been received.
Llanbedr Dyffryn Clwyd	BSC 1	Land to the northwest of Maes Derwen		No	No planning application has yet been received.
Llanbedr Dyffryn Clwyd	BSC 1	Land adj to the old Rectory		No	No planning application has yet been received.
Llandegla	BSC 1	16A-01	'Coedwigoedd Dyffryn Alun/ Alyn Valley Woods SAC', 'Berwyn SPA' and 'Berwyn and South Clwyd Mountains SAC' are located about 1 and 5km to this site; Potential effects on the 'Berwyn SPA', 'Berwyn and South Clwyd Mountains SAC' and 'Coedwigoedd Dyffryn Alun/ Alyn Valley Woods SAC': recreation pressure	No	Site allocation carried forward and granted permission under former local plan (UDP) policies. Development is completed.
Llandrillo	BSC 1	Rear of Bodwen / 17A-01	'River Dee and Bala Lake SAC', 'Berwyn SPA' and 'Berwyn and South Clwyd Mountains SAC' are located in	No	No adverse effects were identified through Council and NRW assessment of planning

			the vicinity of the site; Potential effects on 'River Dee and Bala Lake SAC': effects on water quantity, on water quality from surface water run-off; Potential effects on the 'Berwyn SPA' and 'Berwyn and South Clwyd Mountains SAC': recreation pressure		application; development not yet commenced.
Llandyrnog	BSC 1	Land adj Maes Llan / 18A-05	'Llwyn SAC' is located approximately 3km to the west; Potential effects: None identified	No	No adverse effects were identified through Council and NRW assessment of planning application; development not yet commenced.
Llanfair Dyffryn Clwyd	BSC 1	Land to the rear of the crossroads and Bron y Clwyd / 20A-01	'Berwyn SPA' and 'Berwyn and South Clwyd Mountains SAC' are located approx. 7 km to the south; Potential effects: None identified	No	Planning permission has been granted for 63 dwellings.
Llanfair Dyffryn Clwyd	BSC 1	Vicarage Field / 20A-04		No	No planning application has yet been received.
Llanferres	BSC 1	Rear of Bod Eryl / 21A-03	'Coedwigoedd Dyffryn Alun/ Alyn Valley Woods SAC' is located approx 2.5km to the south east; Potential effects: None identified	No	No planning application has yet been received.
Pentre Llanrhaeadr	BSC 1	Land to the rear of Maeshwylfa/ 23B-01	'Llwyn SAC' is located about 1.5km to the north. Potential effects on the SAC's qualifying features were not identified.	No	No adverse effects were identified through Council and NRW assessment of planning application; latest application seeks extension to time for submitting details.
Pentre Llanrhaeadr	BSC 1	Land rear of Dolwar / 23B-02		No	Outline planning permission has been renewed for 15 dwellings.

Pentre Llanrhaeadr	BSC 1	Land adjacent to Dolwar		No	
Pwllglas	BSC 1	Land south of the A494 / 13A-01	'Berwyn SPA' and 'Berwyn and South Clwyd Mountains' are located approx. 7km to the south;	No	No planning application has yet been received.
Pwllglas	BSC 1	Land at Minffordd / 13A-02	Potential effects: None identified	No	No planning application has yet been received.
Rhewl (nr Ruthin)	BSC 1	Land rear of Rhyd y Byll / 24B-01	'Llwyn SAC' is located approximately 4km to the west;	No	No adverse effects were identified through Council and NRW assessment of planning application; development not yet commenced.
Rhewl (nr Ruthin)	BSC 1	Hafod Ynys / 24B-02	Potential effects: None identified	No	No adverse effects were identified through Council and NRW assessment of planning application; development not yet commenced; Development is under construction.
Rhuallt	BSC 1	Land rear of Dyffryn Teg / 47A-01	'Coedwigoedd Dyffryn Elwy/ Elwy Valley Woods SAC' is located on a higher ground approximately 5km to the west;	No	No planning application has yet been received.
Rhuallt	BSC 1	Land west of Dyffryn Teg / 47A-02	Potential effects: None identified	No	No planning application has yet been received.
Rhuallt	BSC 1	Land south of Dyffryn Teg		No	No planning application has yet been received.
Trefnant	BSC 1	Land rear of Maes yr Erwain / 30A-01	'Coedwigoedd Dyffryn Elwy/ Elwy Valley Woods SAC' is located on a higher ground approximately 2km to the west;	No	No planning application has yet been received.
Trefnant	BSC 1	Land adj Maes Gruffyd / 30A-02	Potential effects: None identified	No	Site allocation carried forward and granted permission under former local plan (UDP) policies. Development has not commenced, yet.

Tremeirchion	BSC 1	Land rear of Llys y Twysog / 47B-01	'Coedwigoedd Dyffryn Elwy/ Elwy Valley Woods SAC' is located on a higher ground approx. 5km to the west; Potential effects: None identified	No	No planning application has yet been received.
Abbey Terrace	BSC 6	27A	Potential effects on the 'Berwyn SPA' and 'Berwyn and South Clwyd Mountains SAC': recreation pressure	No	3 units permitted in area of search; no adverse effects were identified through Council and NRW assessment of planning application
Aberwheeler	BSC 6	09A	Potential effects: None identified	No	No dwelling has been approved.
Bontuchel	BSC 6	14B	Potential effects: None identified	No	No dwelling has been approved.
Cefn Mairwen	BSC 6	31A	Potential effects: None identified	No	No dwelling has been approved.
Cwm	BSC 6	47C	Potential effects: None identified	No	No dwelling has been approved.
Derwen	BSC 6	12B	Potential effects: None identified	No	5 units permitted in area of search; no adverse effects were identified through Council and NRW assessment of planning application
Graianrhyd	BSC 6	15C	Potential effects: None identified	No	2 units permitted in area of search; no adverse effects were identified through Council and NRW assessment of planning application
Groesffordd Marli	BSC 6	31B	Potential effects: None identified	No	No dwelling has been approved.
Hendrerwydd	BSC 6	22A	Potential effects: None identified	No	No dwelling has been approved.
Hirwaen	BSC 6	16B	Potential effects: None identified	No	2 units permitted in area of search; no adverse effects were identified through Council and NRW assessment of planning application
Llanelidan	BSC 6	19A	Potential effects: None identified	No	No dwelling has been approved.

Llangynhafal	BSC 6	22C	Potential effects: None identified	No	1 unit permitted in area of search; no adverse effects were identified through Council and NRW assessment of planning application
Llanrhaeadr yng Nghinmeirch	BSC 6	23A	Potential effects: None identified	No	No dwelling has been approved.
Llanrhydd	BSC 6	16C	Potential effects: None identified	No	No dwelling has been approved.
Llanynys	BSC 6	24A	Potential effects: None identified	No	No dwelling has been approved.
Loggerheads	BSC 6	21C	Potential effects on 'Coedwigoedd Dyffryn Alun/ Alyn Valley Woods SAC': recreation pressure	No	No dwelling has been approved.
Maeshafn	BSC 6	21D	Potential effects on 'Coedwigoedd Dyffryn Alun/ Alyn Valley Woods SAC': recreation pressure	No	3 units permitted in area of search; no adverse effects were identified through Council and NRW assessment of planning application
Marian Cwm	BSC 6	47D	Potential effects: None identified	No	No dwelling has been approved.
Melin-y-Wig	BSC 6	04B	Potential effects: None identified	No	No dwelling has been approved.
Pant Pastynog	BSC 6	23C	Potential effects: None identified	No	No dwelling has been approved.
Peniel	BSC 6	23D	Potential effects: None identified	No	No dwelling has been approved.
Pentre Saron	BSC 6	23E	Potential effects: None identified	No	No dwelling has been approved.
Pentrecelyn	BSC 6	20C	Potential effects: None identified	No	3 units permitted in area of search; no adverse effects were identified through Council and NRW assessment of planning application
Pentredwr	BSC 6	27B	Potential effect on 'Berwyn and South Clwyd Mountains SAC': recreation pressure	No	4 units permitted in area of search; no adverse effects were identified through Council and NRW assessment of planning application
Prion	BSC 6	23F	Potential effects: None identified	No	No dwelling has been approved.

Tafarn Y Gelyn	BSC 6	21E	Potential effects on 'Coedwigoedd Dyffryn Alun/ Alyn Valley Woods SAC': recreation pressure	No	2 units permitted in area of search; no adverse effects were identified through Council and NRW assessment of planning application
Y Green	BSC 6	01B	Potential effects: None identified	No	3 units permitted in area of search; no adverse effects were identified through Council and NRW assessment of planning application
Prestatyn	BSC 2	former Gas Works site / 45A-03	'Liverpool Bay SPA' and 'The Dee Estuary' are off the Prestatyn coast; Potential effects: water quantity and water quality in above European sites	No	The Council approved a retail development scheme that does not adversely affect water quantity or water quality of these two European sites.
Rhuddlan	BSC 2	'Rhuddlan Triangle' / 43A-02	River Clwyd runs adjacent to this site, and joins the 'Liverpool Bay SPA' at Foryd harbour in Rhyl; Potential 'in combination' effects: water quantity and water quality in above European site	No	The Council approved a supermarket scheme that does not indirectly affect water quantity or water quality of this European site.
Rhyl	BSC 2	Marina Quay (former Ocean Plaza) / 45A-51	'Liverpool Bay SPA' and 'The Dee Estuary' are off the Rhyl coast; Potential effects: water quantity and water quality in above European sites	No	The Council granted planning permission for a mixed use development, incl. retail and food outlets, that does not adversely affect water quantity or water quality of these two European sites.
Llangollen	ASA 1	land safeguarded for recreational purposes	Land safeguarded for possible recreation purposes on disused railway along the river Dee from Trevor towards Llangollen. Impacts on 'River Dee and Bala Lake SAC' cannot be excluded from the outset. The use	No	Former railway embankment was safeguarded for the installation of a walking path between Llangollen and Trevor (Wrexham CBC). Project has not been implemented, yet.

			of disused railway lines for walking and cycling purposes does not need planning permission in itself.		
Carrog - Corwen	ASA 1	Railway extension	'The Llangollen and Corwen Railway Order 2010' was passed by WAG in 2010. Countryside Council for Wales did not object to the proposal but raised concern in respect to the 'River Dee and Bala Lake SAC' (CCW Ref: DH/SJ44.1.11.1.3/1295948).	No	Railway extension between Corwen and Carrog has successfully been implemented.
Corwen	VOE 7	Part of Ty'n Llidiart Industrial Estate / 05A-06	'River Dee and Bala Lake SAC', 'Berwyn SPA' and 'Berwyn and South Clwyd Mountains SAC' are located approx. 1.5km to the south, partly on a lower level; site allocation on existing employment land, small scale to serve the local area; Potential effects on 'River Dee and Bala Lake SAC': effects on water quantity/ water quality; Potential effects on the 'Berwyn SPA' and 'Berwyn and South Clwyd Mountains SAC': air quality impacts	No	No planning application has yet been received for waste management on this site.
Denbigh	VOE 7	Denbigh Quarry / 01A-05	'Llwyn SAC' is located approximately 3km to the south east; former Quarry, small scale to serve the local area; Potential effects: None identified	No	No planning application has yet been received for waste management on this site.
Graig Lelo	VOE 7	Graig Lelo Quarry / 06A-01	'Berwyn SPA' and 'Berwyn and South Clwyd Mountains SAC' are located approx. 5.5km to the south; Potential effects: None identified	No	No planning application has yet been received for waste management on this site.

St Asaph Business Park	VOE 7	32A-02	'Coedwigoedd Dyffryn Elwy/ Elwy Valley Woods SAC' is located on a higher ground approx. 3km to the south; part of St Asaph Business Park former hazardous instalment on site; Potential effects: None identified	No	No planning application has yet been received for waste management on this site.
Rhuallt	VOE 7	47A-07	'Coedwigoedd Dyffryn Elwy/ Elwy Valley Woods SAC' is located approximately 5km to the south west; Potential effects: None identified	No	The Council granted planning permission for the erection of an anaerobic digestion facility, now completed. No adverse effects on the qualifying features of any European site were identified during the application determination-process.
Ruthin	VOE 7	former Bus depot /	'Llwyn SAC' is located approximately 7km downstream the river Clwyd; Potential effects: indirect impact on water quality and water quantity downstream in the 'Liverpool Bay SPA'	No	No planning application has yet been received for waste management on this site.
Ruthin	VOE 7	Fedw Fawr /		No	No planning application has yet been received for waste management on this site.
Bodelwyddan	PSE 2	40A-02 / 40A-03 / 40A-04 /	'Coedwigoedd Dyffryn Elwy/ Elwy Valley Woods SAC' is located on a higher ground approximately 3.5km to the south; Potential effects: None identified	No	Established employment sites with various uses; no adverse effects identified through the assessment of planning applications.
Corwen	PSE 2	Land adj A5 (Corwen) / 40A-04	'River Dee and Bala Lake SAC', 'Berwyn SPA' and 'Berwyn and South Clwyd Mountains SAC' are located in the vicinity (>1km) of this site; Potential effects on 'River Dee and Bala Lake SAC': effects on water quantity/ water quality;	No	Established employment sites with various uses; no adverse effects identified through the assessment of planning applications.

			Potential effects on the 'Berwyn SPA' and 'Berwyn and South Clwyd Mountains SAC': air quality impacts		Update on air quality monitoring can be found in main document, section 4.
Corwen	PSE 2	Ty'n Llidiart Industrial Estate / 40A-05	'River Dee and Bala Lake SAC', 'Berwyn SPA' and 'Berwyn and South Clwyd Mountains SAC' are located approx 1.5km to the south; Potential effects on 'River Dee and Bala Lake SAC': effects on water quantity/ water quality; Potential effects on the 'Berwyn SPA' and 'Berwyn and South Clwyd Mountains SAC': air quality impacts	No	Established employment sites with various uses; no adverse effects identified through the assessment of planning applications. Update on air quality monitoring can be found in main document, section 4.
Denbigh	PSE 2	Colomendy Industrial Estate / 01A-03	'Llwyn SAC' is located approximately 3km to the south east; Potential effects: None identified	No	Established employment sites with various uses; no adverse effects identified through the assessment of planning applications.
St Asaph	PSE 2	Land at former HM Stanley hospital / 46A-01	'Coedwigoedd Dyffryn Elwy/ Elwy Valley Woods SAC' is located on a higher ground approximately 3km to the southwest; Potential effects: None identified	No	Site has planning permission for residential development, currently under construction, see also comments re BSC 1 46A-01
St Asaph	PSE 2	46A-04 / 46A-05 /	'Coedwigoedd Dyffryn Elwy/ Elwy Valley Woods SAC' is located on a higher ground approximately 3km to the southwest; Potential effects: None identified	No	Established employment sites with various uses; no adverse effects identified through the assessment of planning applications.
Llangollen	PSE 2	03A-04	'River Dee and Bala Lake SAC', 'Berwyn SPA' and 'Berwyn and South Clwyd Mountains SAC' are located in the vicinity (>1km) of this site;	No	Site has planning permission for retail development; development is completed. There were no adverse effects identified on any

			Potential effects on 'River Dee and Bala Lake SAC': effects on water quantity/ water quality; Potential effects on the 'Berwyn SPA' and 'Berwyn and South Clwyd Mountains SAC': air quality impacts		European site during the determination-process. Update on air quality monitoring can be found in main document, section 4.
St Asaph Business Park	PSE 2	32A-01	'Coedwigoedd Dyffryn Elwy/ Elwy Valley Woods SAC' is located on a higher ground approximately 3km to the south; Potential effects: None identified	No	Established employment sites with various uses; no adverse effects identified through the assessment of planning applications.
Prestatyn	PSE 2	former Warren Drive depot / 43A-06	'Liverpool Bay SPA' and 'The Dee Estuary' are off the Prestatyn coast; Potential effects: water quantity and water quality in above European sites	No	Site got planning permission for residential development. There were no adverse effects identified on any European site during the determination-process for individual planning proposals.
Ruthin	PSE 2	02A-02 / 02A-03	'Llwyn SAC' is located approximately 7km downstream the river Clwyd; Potential effects: indirect impact on water quality and water quantity downstream in the 'Liverpool Bay SPA'	No	Established employment sites with various uses; no adverse effects identified through the assessment of planning applications.
Rhyl	PSE 2	45A-02 / 45A-03 / 45A-04 / 45A-05 / 45A-06 / 45A-07 / 45A-08 / 45A-09	Liverpool Bay SPA' and 'The Dee Estuary' are off the Rhyl coast; Potential 'in combination' effects: water quantity and water quality in above European sites	No	Established employment sites with various uses; no adverse effects identified through the assessment of planning applications.
Cynwyd	PSE 2	Ifor Williams factory / 08A-03	'River Dee and Bala Lake SAC', 'Berwyn SPA' and 'Berwyn and South	No	Established employment sites with various uses; no adverse effects identified through the

			Clwyd Mountains SAC' are located in the vicinity of the site; Potential effects on 'River Dee and Bala Lake SAC': effects on water quantity/ water quality		assessment of planning applications. Update on air quality monitoring can be found in main document, section 4.
Dyserth	PSE 2	'Anglia Yard' / 42A-01	'Liverpool Bay SPA' and 'The Dee Estuary' are approximately 4km to the north of the site; Potential effects: None identified	No	Site has planning permission for residential development. There were no adverse effects identified on any European site during the determination-process.
Meliden	PSE 2	43B-02	'Berwyn SPA' and 'Berwyn and South Clwyd Mountains SAC' are located approx. 5.5km to the south; Potential effects: None identified	No	Established employment sites with various uses; no adverse effects identified through the assessment of planning applications.
Graig Lelo	PSE 2	Graig Lelo Quarry/ 06A-02	'Berwyn SPA' and 'Berwyn and South Clwyd Mountains SAC' are located approx 5.5km to the south; Potential effects: None identified	No	Established employment sites with various uses; no adverse effects identified through the assessment of planning applications. See also comments re VOE 7 06A-01
Rhuddlan	PSE 2	HTM Industrial Estate / 44A-01	River Clwyd runs in close proximity to this site, and joins the 'Liverpool Bay SPA' at Foryd harbour in Rhyl; Potential 'in combination' effects: water quantity and water quality in above European sites	No	Established employment sites with various uses; no adverse effects identified through the assessment of planning applications.