

Site Development Brief

Residential development at Ffordd Hendre & Maes Meurig, Meliden



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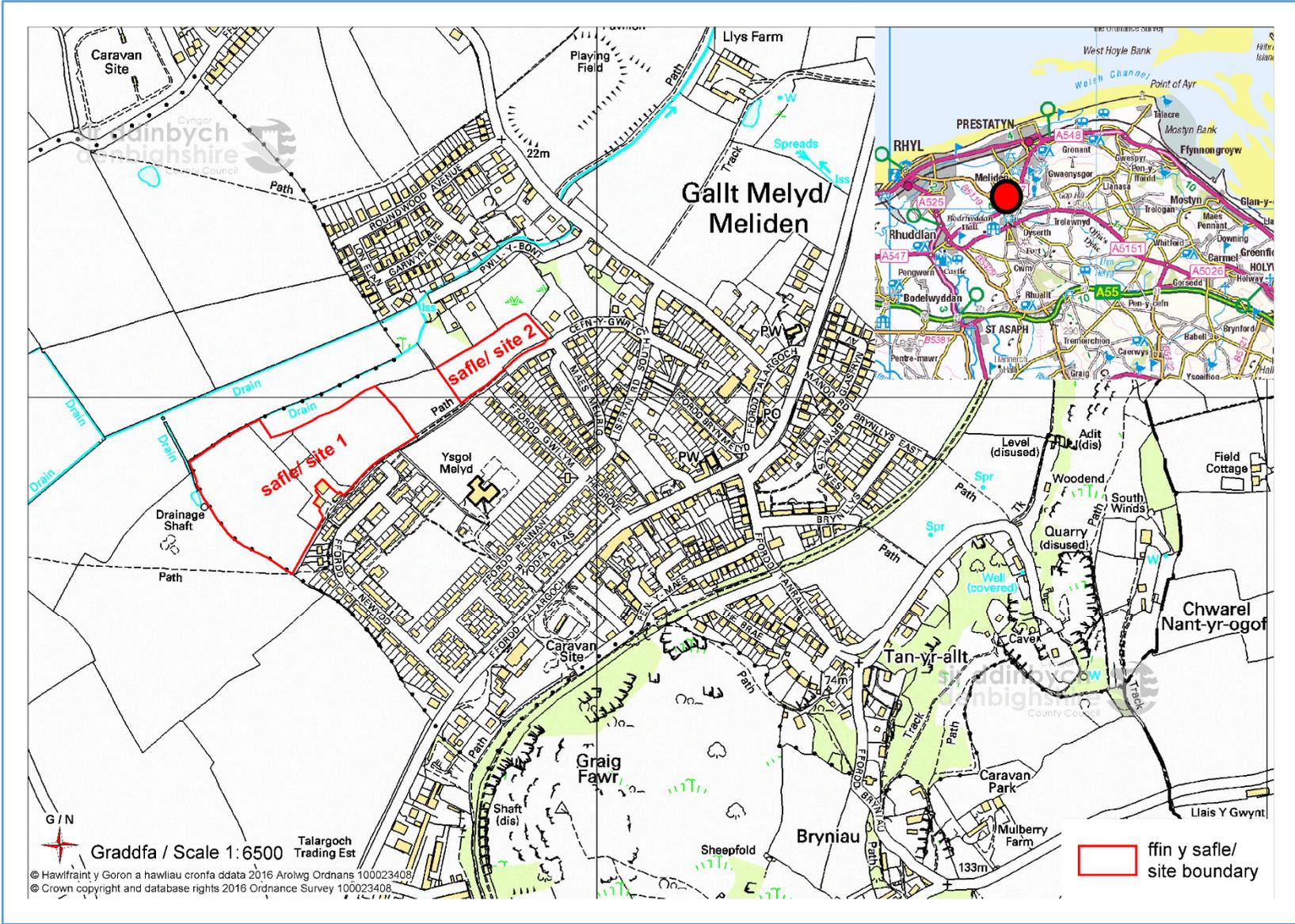
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Cover Photo: Meliden (Aerial View, 2009)

Figure 1: Location of residential land at 'Ffordd Hendre & Maes Meurig, Meliden



1. Introduction

- 1.1 This site development brief is one of a series of Supplementary Planning Guidance (SPG) notes amplifying Denbighshire Local Development Plan 2006 – 2021 (LDP). SPGs are based on policies or individual site allocations and aim to guide the process, design and quality of new development. These notes are intended to offer detailed guidance to assist the public, Members of the Council, developers and Officers in discussions prior to the submission of and, subsequently, in the determination of planning applications.

2. Document Status and Stages in Preparation

- 2.1 This site development brief was formally adopted Denbighshire County Council’s Planning Committee on 16th March 2016.
- 2.2 The Council’s Supplementary Planning Guidance notes (SPGs) are not part of the adopted local development plan. The Welsh Government (WG) has confirmed that following public consultation and subsequent Local Planning Authority (LPA) approval, SPGs can be treated as a material planning consideration when LPAs, Planning Inspectors and the Welsh Government determine planning applications and appeals.
- 2.3 This document has been prepared in accordance with planning policy contained in Planning Policy Wales (Edition 8), guidance documents provided by Welsh Government and advice received from Natural Resources Wales (NRW) on flood risk matters.

3. Site Location and Description

- 3.1 Meliden is a village located to the north in the county of Denbighshire. It is located about 6km to the north of the A55 trunk road, a principal transport corridor in North Wales. It is linked to the wider area by the A547 which provides access to Prestatyn, approximately 1.4km north of Meliden (see Figure 1). According to the 2011 census, there are roughly 2050 people living in Meliden. Meliden has been identified as a village in the Denbighshire Local Development Plan 2006 – 2021 (LDP). However, Meliden is considered a lower growth town for the purpose of allocating housing over the lifetime of the LDP.

Photo 1 View across the Ffordd Hendre site from Mindale Farm looking northwest



- 3.2 For ease of reference, figure 1 labels ‘Land rear of Ffordd Hendre’ as site 1, and ‘Land rear of Maes Meurig’ as site 2. This is how the sites will be referred to throughout the document. Sites 1 & 2 are located to the north west of Meliden and slope gently downhill from south to north. The sites currently consist of grassland and scrubland. Both sites are surrounded by scrubland/grassland to the immediate north, west and east, and residential use to the south. To the immediate north of the sites is Pwll y Bont wildlife site, whilst to the south is Ysgol Melyd and associated playing fields. Site 1 can be accessed from Ffordd Ty Newydd, and Ffordd Gwilym, site 2 from Maes Meurig. The noted access roads are on a steep incline and all link to Meliden Road, the main road that runs through Meliden village. A public right of way runs across the southern boundary of both sites. This right of way becomes Cefn y Gwych, a single width vehicular lane that is adjacent site 2.
- 3.3 There are frequent bus services that are close to both sites on Meliden Road. These nearby bus services offer access to Rhyl, Prestatyn, Trelawnyd, Llandudno Junction, Dyserth, and Holywell.

Photo 2 View from Ffordd Ffynnon field looking south towards both sites



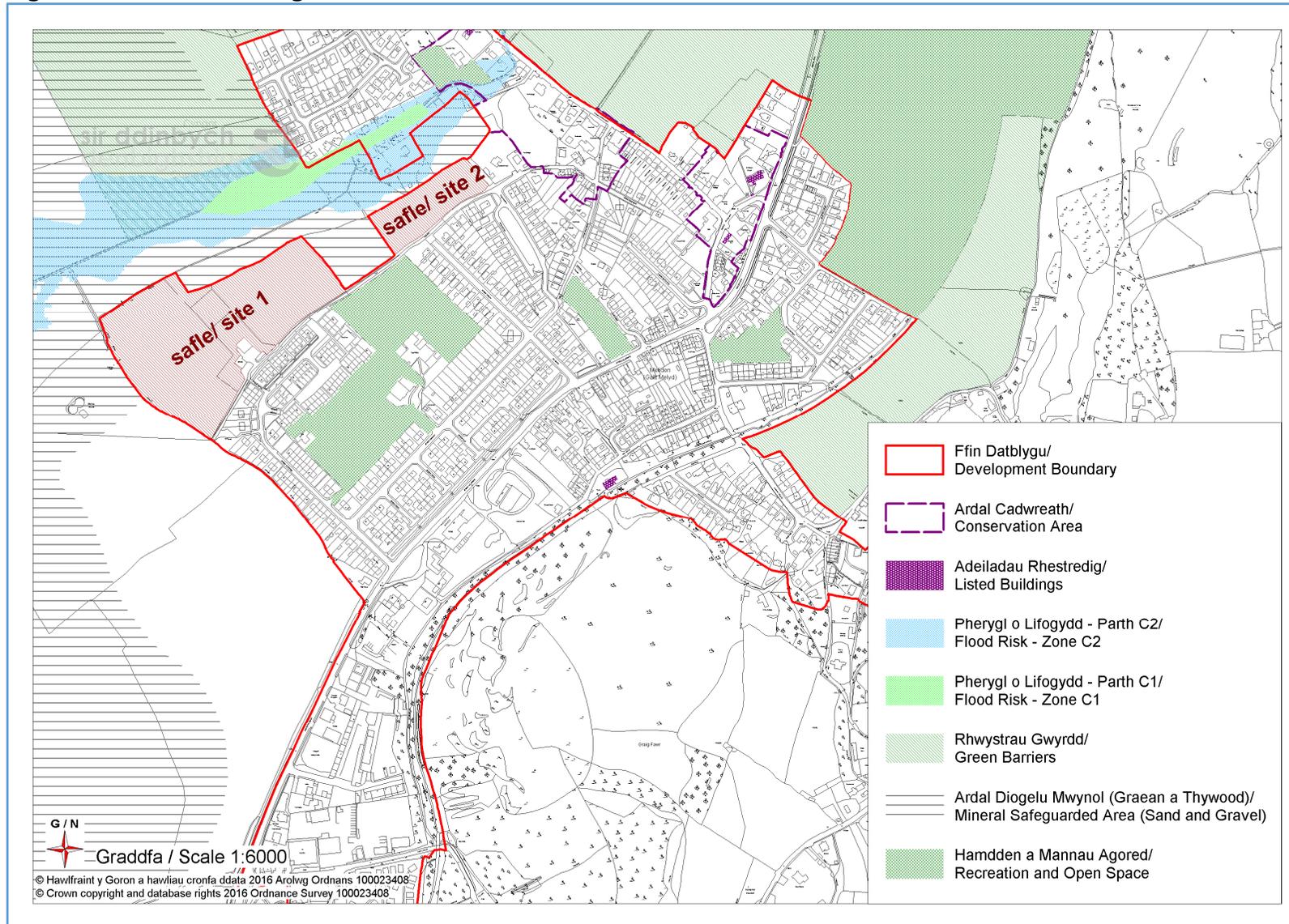
3.4 The site lies outside of the Clwydian Range and Dee Valley Area of Natural Beauty (AONB) but is considered to be within the setting, i.e. uninterrupted views from higher grounds, of this protected landscape area. Design and landscaping of the proposed development should take particular account of potential adverse effects on views from the AONB.

4. **Planning Policies**

4.1 Figure 2, next page, shows local designations which would be applicable when determining planning applications for the site. The LDP Proposals Map for Meliden and the LDP Key Map provide an overview of land designations relevant to the wider area.

4.2 Planning Policy Wales Edition 8, paragraph 2.1.2, states that planning applications have to be determined in accordance with the adopted development plan unless material considerations indicate otherwise. Denbighshire's LDP was adopted in June 2013, and contains local policies applicable to development proposals at the sites.

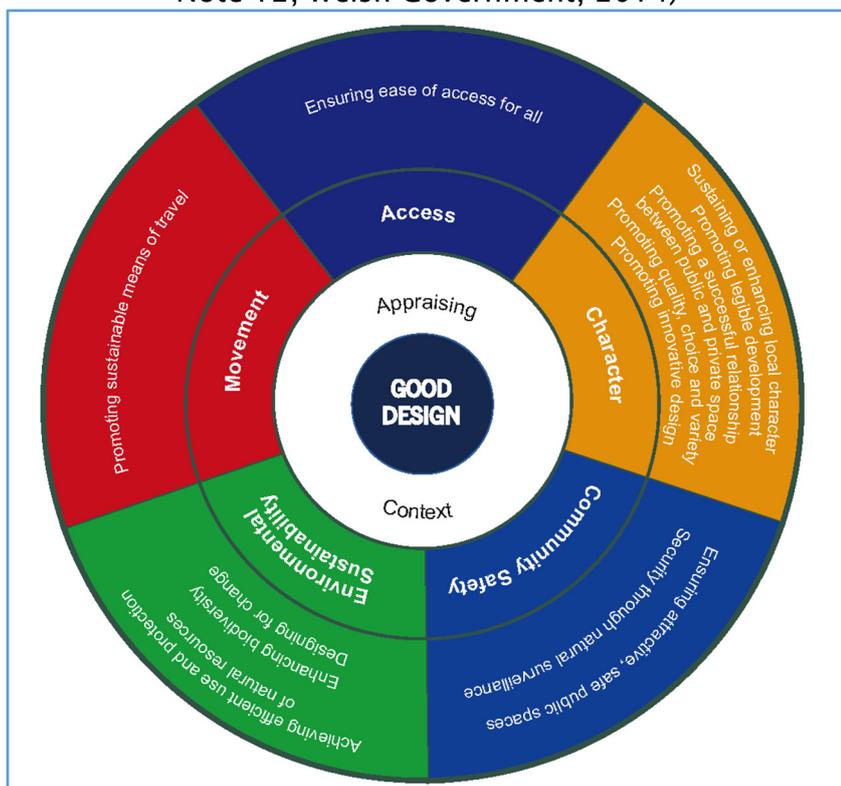
Figure 2: Location designations relevant to the sites



4.3 Planning Policy Wales states that material considerations must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest. It also states that material considerations must be fairly and reasonably related to the development concerned. For example, material considerations could include physical infrastructure capacity (e.g. in the public drainage or water systems), noise or disturbance resulting from use, highways capacity, biodiversity, flood risk, previous appeal decisions, and research work carried out to support planning proposals. Section 5 of this document will further detail material considerations specific to the sites. These material considerations are based primarily on policy RD1.

4.4 **LDP Policy RD 1 – Development Boundary.** Sites 1 & 2 are located within the development boundary of Meliden and are allocated for housing as outlined in policy BSC 1. Therefore the principle of housing development at the sites is established subject to the acceptability of design details outlined in section 5. The number of units proposed on the site should be justified in accordance with policy RD 1 if it falls below the 35 dwellings per hectare density indicated in the policy. This document details local circumstances relevant to the sites that would warrant a lesser density.

Figure 3 The 5 Objectives of good design (Source: Technical Advice Note 12, Welsh Government, 2014)



- 4.5 Development proposals should raise design standards and enhance the environment through landscape improvements. Policy RD 1 outlines general design criteria that development proposals in development boundaries should adhere to. Applicants should consider the following design matters (that are by no means exhaustive): built height, scale, density of development, massing, site layout, impacts on the wider rights of way network, waste disposal/recycling arrangements, elevation of buildings, Sustainable Drainage Systems (SuDS), green landscape features and built material sympathetic to the surrounding area. Technical Advice Note 12: Design outlines that good design goes beyond being visual attractive. Good design involves access, character, community safety, environmental sustainability, and movement. Development proposals will be required to apply these objectives of good design. Further design principles are outlined in section 6 of this document.
- 4.6 **LDP Policy BSC 1** – Growth Strategy for Denbighshire. Both sites are allocated for residential development in the adopted Denbighshire Local Development Plan 2006 – 2021 (LDP), and labelled ‘BSC 1’ on the LDP Proposals Map for Gallt Melyd/ Meliden. The Policy Justification contains a table setting out the housing contributions expected from new allocations: Site 1 (‘Rear of Maes Meurig, Meliden’) – 30 dwellings and Site 2 (‘Rear of Ffordd Hendre, Meliden’) – 154 dwellings. These figures reflect development at 35 dwelling per hectare based on the gross site area.
- 4.7 LDP Policy BSC 1 sets also out the requirement to provide a range of house types, sizes and tenure to reflect the local need and demand. The Local Housing Market Assessment provides further details on individual areas in the County.
- 4.8 **LDP Policy BSC3** – Securing Infrastructure Contributions from Development. This policy states that development is expected to contribute to infrastructure provision to meet social, economic, physical and/or environmental infrastructure requirements arising from the development. The policy lists 5 priorities, and notes that the priorities will vary depending on the nature and location of development. Improving the quality of school buildings and performance in education is a key corporate priority outlined in Denbighshire’s Corporate Plan. Alongside affordable housing, sustainable transport facilities and open space, contributions to education provision will be sought. Education requirements are outlined in section 5.37.

- 4.9 **LDP Policy BSC 4 – Affordable Housing.** This policy states that all developments of 3 or more residential units are expected to provide a minimum of 10% affordable housing. This should be delivered on site for developments of 10 or more residential units. The policy requirement of a minimum 10% contribution will be subject to annual monitoring of sales prices and could be increased to a minimum 30% when sale prices rise.
- 4.10 A demand for 2 bedroom affordable housing exists in the area. The tenure type for the affordable housing could include rented through a Registered Social Landlord, intermediate rented, and shared equity. Affordable housing should be designed in line with space requirements in Residential Space Standards SPG (2013), and Design Quality Requirements (Welsh Government, 2005). Further guidance on this topic is also contained in the Council’s Affordable Housing SPG (2014).
- 4.11 **LDP Policy BSC 11 – Recreation and open space.** This policy seeks to ensure that the county minimum standard of 2.4 hectares per 1,000 people is applied to development proposals. Development proposals should provide open space on site. Per dwelling, this equates to 48 sqm outdoor sport, and 24 sqm children’s equipped playspace & informal space.

Figure 4 Fields in Trust ‘benchmark’ standards, as applied in LDP Policy BSC 11

Type of Open Space	Standard
Outdoor Sport including Playing Pitches	1.6 Hectares/1,000 Population
Children’s Equipped Playspace	0.25 Hectares/1,000 Population
Children’s Informal Space	0.55 Hectares/1,000 Population
Overall	2.4 Hectares/1,000 Population

- 4.12 **LDP Policy RD 5 – The Welsh Language and the social and cultural fabric of communities.** This policy requires all planning applications to take into account the needs and interests of the Welsh Language. The policy contains development thresholds which set out the need for planning applications to be accompanied by additional information. Both sites exceed the threshold of 20 residential units. As a result, a “Community and Linguistic Impact Assessment” is required to accompany any planning application. Further guidance on this topic is contained in the Council’s Planning and the Welsh Language SPG (2014).

- 4.13 **LDP Policy VOE 1** – Key areas of importance. Alongside policy RD 1 criteria iii), this policy requires proposals to respect and where possible enhance built heritage sites for their characteristics and local distinctiveness. Site 2 is located close to the Meliden Ffordd Penrhwyfa Conservation Area. Planning Policy Wales Edition 8 section 6.5.17 highlights the objective of preserving or enhancing the character or appearance of a Conservation Area and its setting. Further guidance is outlined in Welsh Government Circular 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas.
- 4.14 **LDP Policy VOE 2** – Area of Outstanding Natural Beauty and Area of Outstanding Beauty: Both sites are within the setting of the Clwydian Range and Dee Valley AONB. There is a need to ensure that the overall approach to development, and particularly the landscaping of the site, pays regard to the need to mitigate any adverse effects on the AONB, notably on views from the higher ground within the protected area.
- 4.15 **LDP Policy VOE5** – Conservation of natural resources. The purpose of this policy is to protect and enhance the natural environment. Development proposals that might have an impact on protected habitats and species will be required to be supported by an ecological survey / biodiversity statement. Compensation, mitigation or avoidance measures may be required to offset any adverse effects on protected environmental features caused by the development. In such cases, the measures should be in advance of any potential impact.
- 4.16 **LDP Policy VOE6** – Water management. Development proposals for both sites are required to incorporate water conservation measures to reduce or to eliminate surface water run-off from the site. The preparation of a Water Conservation Statement to substantiate proposed measures is welcomed. To manage surface water run-off, Technical Advice Note (TAN) 15: Development and Flood Risk supports the incorporation of Sustainable Drainage Systems (SuDS), see TAN 15 paragraph 8.2. Part H (Approved Document H – Drainage and Waste Disposal) of the Building Regulations 2000 establishes that where feasible, the first option for surface water disposal should be the use of SuDS.

- 4.17 **LDP Policy ASA 2** - Provision of sustainable transport facilities. Development proposals can result in a need to bring forward improvements to public transport, walking or cycling infrastructure. In such cases, this policy requires proposals to incorporate or contribute to the cost of their provision. This could include; capacity improvements or connection to the cycle network; provision of walking and cycling links with public transport facilities; improvement of public transport services.
- 4.18 **LDP Policy ASA3** - Parking Standards. This policy seeks to ensure that appropriate parking spaces for cars and bicycles are provided as part of development proposals. The surrounding area in terms of access & availability of public transport, population density, parking space availability, and whether alternative forms of transport are proposed, will be taken into account. Parking requirements are further discussed in section 5.12.

5. **Site appraisal and requirements**

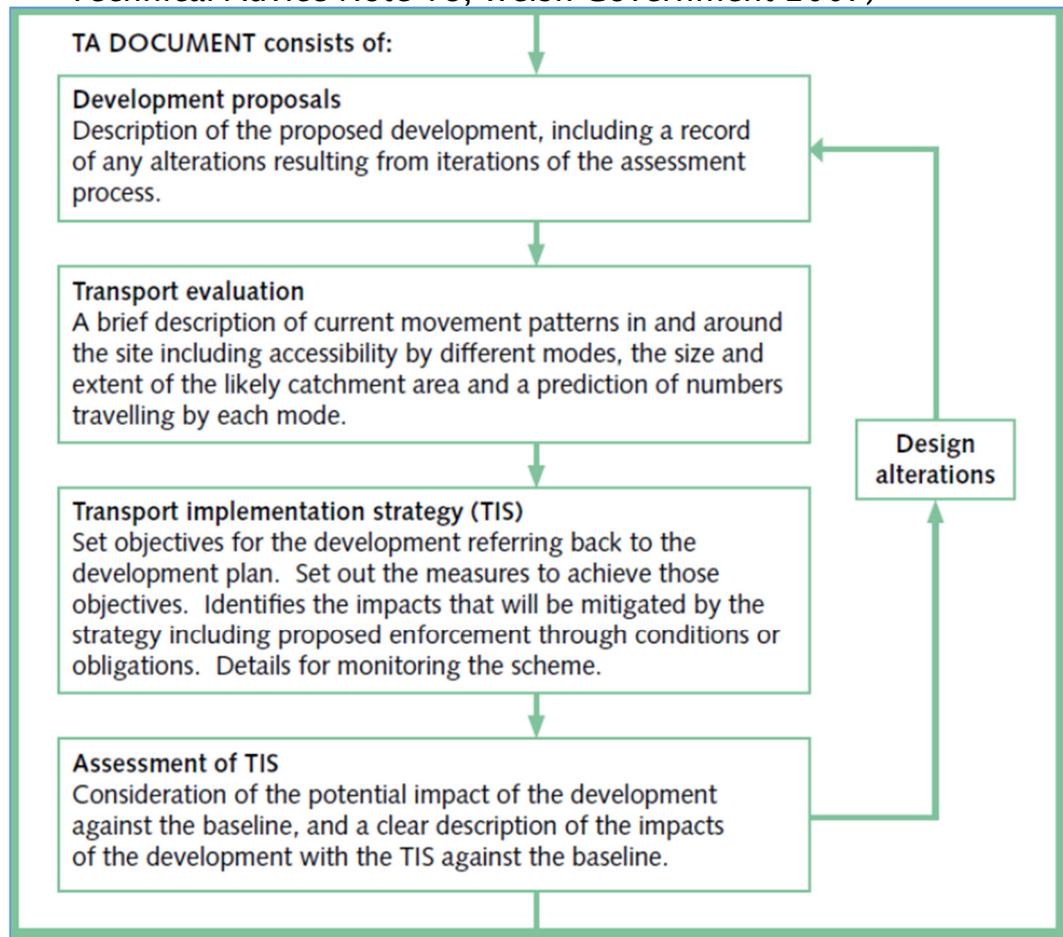
- 5.1 This section describes known constraints at the sites that any planning application would have to give consideration to and overcome. The below considerations are outlined in alphabetical order.

Access and parking

- 5.2 Any development proposal will require a Transport Assessment (TA) as per policy RD1 criteria vii), and as both housing allocations together could exceed 100 houses (PPW Edition 8 section 8.7.2). In addition, the Council consider the locality to be sensitive to additional highway pressure which also triggers the TA requirement in PPW Edition 8.
- 5.3 The TA should outline how the development proposal would mitigate transport impact through design and planning conditions or obligations. A TA would be required should planning applications be submitted separately for the 2 sites. In such a case, the TA should take account of the adjacent site and not prevent its delivery. This would involve assessing the combined impact of both sites when complete (at a range of housing density scenarios) on the local highway network. PPW Edition 8, section 8.7.2, and Annex D of Technical Advice Note 18: Transport provide further guidance on

TAs. Non-vehicular (pedestrian & cycling) requirements are outlined in section 5.14 of this brief.

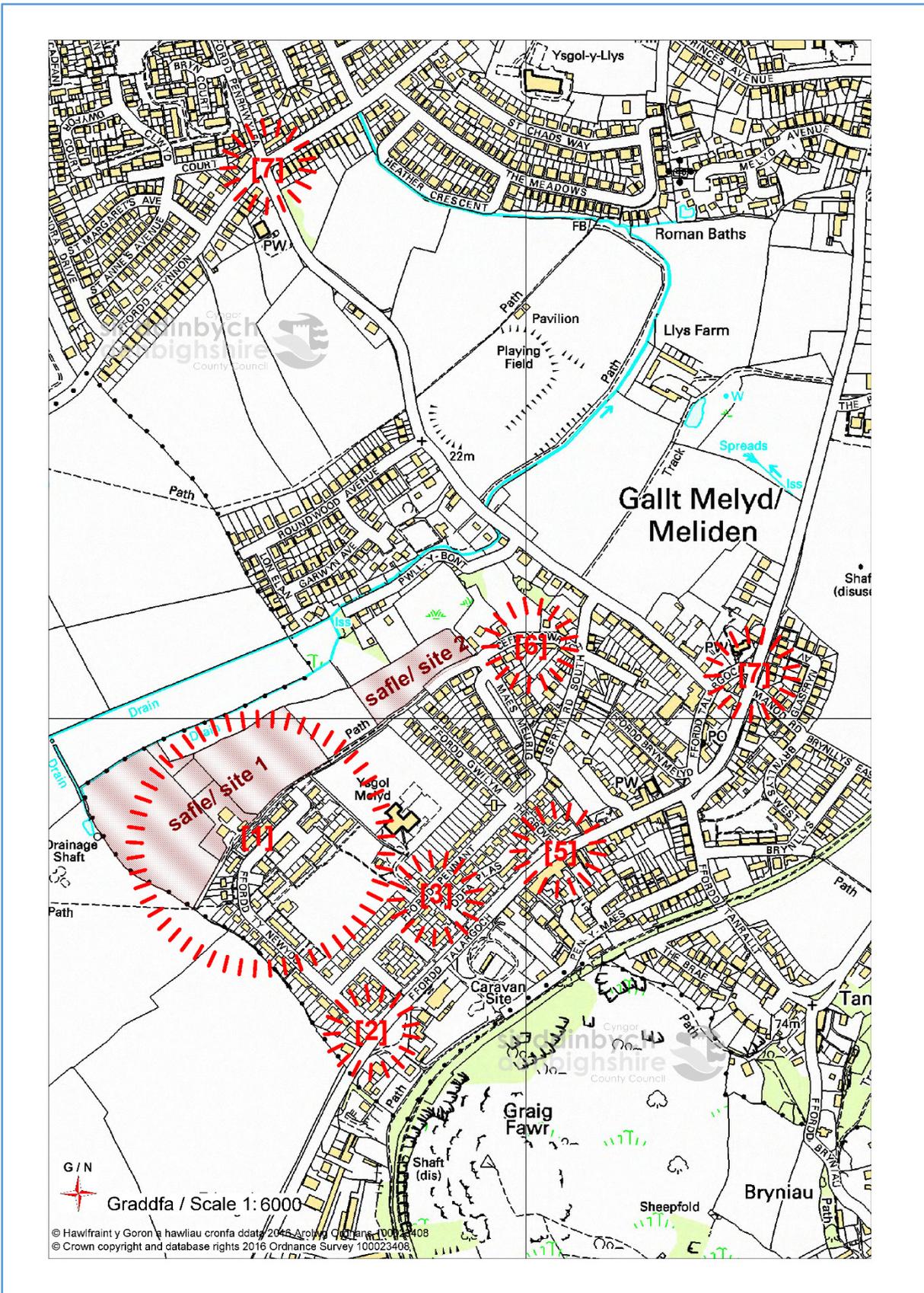
Figure 5 Transport Assessment document typical content (Source: Technical Advice Note 18, Welsh Government 2007)



5.4 In addition to any considerations highlighted during discussions with the Highway Authority, the TA should take account of the following noted community concerns (see figure 6, p.14):

5.5 **[1] - Ffordd Ty Newydd**
Ffordd Ty Newydd is a narrow road with little off street parking. Cars therefore park on what is already a narrow road. This presents capacity safety issues, and would need particular consideration if chosen as an access route for site 1. This could also be problematic in situations when emergency vehicles require urgent access to the site.

Figure 6 Key areas to be subject of highway considerations



- 5.6 **[2] - A547/Ffordd Ty Newydd junction**
The A547 and Ffordd Ty Newydd junction requires assessment to ascertain whether capacity and visibility standards can cope with additional traffic. This junction would require a Priority Intersection Capacity and Delay (PICADY) assessment to ascertain junction capacity, queues, delays and accident risk. The assessment should assess the steep incline of Ffordd Ty Newydd and its impact on junction safety. The A547 currently experiences high levels of traffic during peak times.
- 5.7 **[3] - Ysgol Melyd**
Traffic issues arise during peak travel times at Ysgol Melyd. The TA should assess and propose mitigation measures to ensure vehicle and pedestrian safety is maintained as part of any proposal.
- 5.8 **[4] - Nearby planning permissions**
A number of planning permissions have been granted for housing development in the surrounding area. The majority of the permissions are yet to be built. Including sites 1 & 2, through a mixture of housing allocations and planning permissions, it is anticipated roughly 368 houses will be built in Meliden and including Caer Ffyddion LDP housing allocation, Dyserth. This surrounding housing development will generate extra traffic on the A547 which will need to be taken into account by the TA. The A547 at Ffordd Talargoch has an Average Annual Daily Traffic flow of nearly 14,000 vehicles as per a survey undertaken in March 2014.
- 5.9 **[5] - A547 / The Grove junction**
Similar to point number 2, the TA should assess the capacity and visibility standards of this junction are capable of handling additional traffic. This junction would require PICADY assessment to ascertain junction capacity, queues, delays and accident risk. The assessment should assess the steep incline of The Grove and its impact on junction safety. The A547 currently experiences high levels of traffic during peak times.
- 5.10 **[6] - Maes Meurig and Cefn Y Gwrych**
Planning permission has been granted at Cefn Y Gwrych relating to development of 18 dwellings. Following a number of appeal decisions and subsequent approval of conditions, it has been established that increasing highway traffic on Cefn y Gwrych is unacceptable on highway safety grounds.
- 5.11 **[7] - Ffordd Penrhwyfa between junctions with Ffordd Talargoch and Penrhwyfa Crossroads, Prestatyn**
Ffordd Penrhylwfa (FP) is a busy and narrow road linking Meliden with Prestatyn. There are no pavements along the southern stretch of the road in Meliden, and cars park primarily on-street. Both junctions have become traffic sensitive owing to recent road traffic collision

history. A PICADY assessment (see above) is required to assess the capacity at them. The purpose of including FP in the TA is to assess how the volume of traffic generated by the new development impacts on the wider road network in the village.

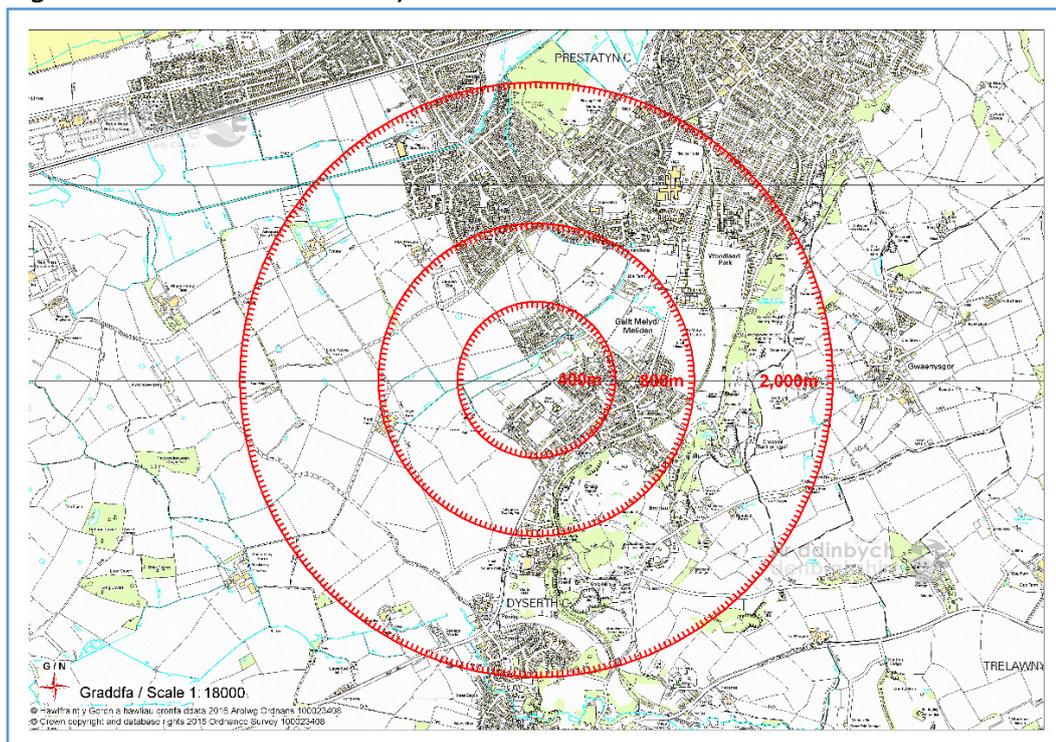
Parking requirements

5.12 Denbighshire's Parking Requirements in New Developments SPG divides the County into 2 parking zones (based on urban and rural areas) to set standards. The site is located in parking zone 2 (Meliden is allocated as a village in the LDP). Therefore the parking requirements outlined in section 6.23 of the SPG apply. Other relevant sections from the SPG include: section 7 which outlines access requirements for disabled people, section 8 cycle parking standards, section 9 on motorcycle parking standards and section 10 on landscaping.

Accessibility

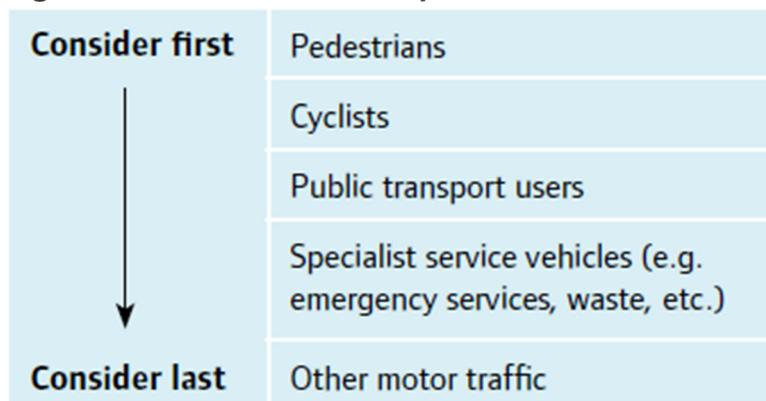
5.13 Figure 7 outlines local amenities that surround sites 1 & 2 within a 2km radius. Within 800m of the site the following uses are available; Primary school, Local convenience shop, post office/newsagent, medical facilities & pharmacy, leisure/ community facilities, public houses, and a health club. This is within walkable distances outlined in Manual for Streets 0.8km – 2km (MfS 2007, section 4.41).

Figure 7 Site accessibility to local amenities



- 5.14 The development both within the site and immediate area should be designed to become a walkable neighbourhood. This will help reduce the need to use the car for short journeys, benefit local business and create health and wellbeing benefits for the wider community. The World Health Organisation recently created a Health Economic Assessment Tool (HEAT – see <http://heatwalkingcycling.org/> for more info). This tool outlines the economic benefit from walking and cycling.
- 5.15 The growing trend of realising the environmental role in shaping human health is recognised in Health Impact Assessments. This assessment considers all the wider determinants of health and wellbeing. The Wales Health Impact Assessment Support Unit offer Guidance on Health Impact Assessments ('HIA: A Practical Guide'. – available on the following link www.whiasu.wales.nhs.uk). Providing a HIA is not a statutory requirement. However, any proposal is encouraged to recognise the benefits of designing a development that contributes to human health.
- 5.16 Principles from Manual for Streets 2007 (MfS) should be implemented into the design of the development proposal. This involves giving design priority to pedestrians as per the below table taken from MfS:

Figure 8 User hierarchy



- 5.17 The above approach is endorsed in PPW Edition 8 section 8.1.3 4, alongside the need to promote walking, cycling and improve access to public transport, local shops and facilities (PPW Edition 8 section 8.1.4, TAN 18 section 3.6).
- 5.18 The proposed site layout should fit in with and enhance existing walking routes. The site layout should encourage walking and make it easier and preferable to get around the area by foot. Consideration should be given to the requirements of the Active Travel (Wales) Act

2013, supported by enhancement measures and design features aiming to improve to the local walking and cycle network. To make walking and cycling easier to local amenities in Meliden, the layout of the site should seek to integrate with the surrounding area including Public Right of Ways. Figure 7 on the previous page shows the distance of the two sites from local amenities outlined in section 5.12.

Access for all

- 5.19 In line with policy RD1, the development proposal should ensure safe and convenient access for disabled people, pedestrians and cyclists. National planning policy outlines that access should consider all people who may be affected by the development. This includes all age groups across society and people with sensory impairments and learning difficulties. Technical Advice Note 12: Design (2014) page 18 and section 5.4 provides further guidance on inclusive access. Section 7 of the Council's Parking in New Developments SPG (2014) outlines accessibility requirements for disabled people.
- 5.20 Developers are encouraged to provide safe to use open space on site that caters for the need of different users and age groups. Layout and design features should be drawn up to be as inclusive and accessible for all.

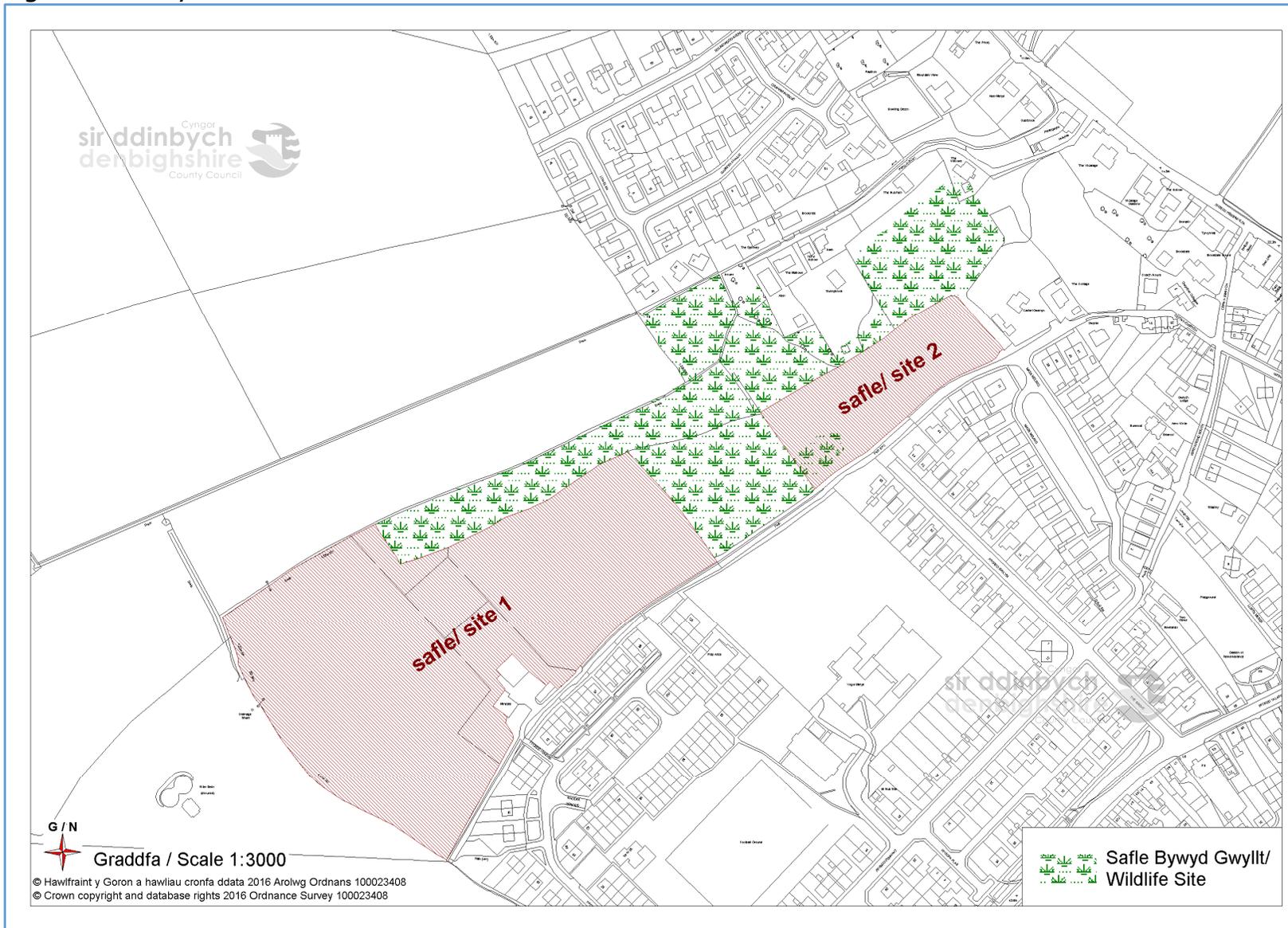
Archaeology

- 5.21 The Council's Archaeologist has no evidence of archaeology at the site within the Historic Environment Record. However, the Council's Archaeologist notes that owing to the large area of the site, it cannot be fully ruled out that there has not been any archaeological activity in the area. Any application should be accompanied by a desk based assessment and if necessary, geophysical surveying.
- 5.22 If planning permission is granted for development on either of the two sites, the Council will require the preparation and maintenance of an archaeological watching brief during construction phase.

Biodiversity

- 5.23 Site 1 is adjacent Pwll y Bont; a 2.8 ha Wildlife Site designated as a wet area with marshy grassland and species poor fen. Site 2 is also adjacent Pwll y Bont Wildlife Site and includes a small section of it.

Figure 9: Pwll y Bont Wildlife site



- 5.24 The grassland in the Wildlife Site is considered of most interest, with species including ragged robin, amphibious bistort, cowslips, primroses, greater bird's-foot-trefoil, cuckooflower, meadowsweet, water mint and carnation sedge. Ungrazed grassland sections of Pwll y Bont support greater horsetail, whilst there is also a small area of reedbed and fen. Roughly half a hectare consists of common nettle with sparse common reed and marsh-marigold and there are species-rich hedgerows and ditches.
- 5.25 In context of Pwll y Bont Wildlife site, the Council's Biodiversity Officer has outlined that mitigation measures would be required as part of any proposal. An Extended Phase 1 survey should inform the design of the proposal so that features of ecological importance can be retained and enhanced. The development proposal should ensure that little change occurs to the local hydrology in order to prevent drying of the Wildlife site.
- 5.26 Natural Resources Wales (NRW) consider that the site may provide suitable habitat for water voles. Water voles are fully protected under the Wildlife and Countryside Act 1981 (as amended). Where impacts on water voles are considered likely, then the ditches should be subject to a water vole survey. It is understood that water voles (along with ducks & pheasants) use the local brook as habitat. Should water voles be found to be using the area, NRW would expect the applicant to propose appropriate mitigation and/or compensation schemes. This would include retention and/or enhancement of the ditches and water features on site, along with Reasonable Avoidance Measures, to ensure the favourable conservation status of the species is maintained.
- 5.27 If planning permission is granted for residential development on either site, the Council will require a Construction Management Plan prior to commencement of development. The document must set out the management measures which the contractors will be required to adopt and implement for the construction of the proposed development to manage any construction effects on the built and natural environment.
- 5.28 As part of the LDP examination process, the site promoter for site 1 submitted an Ecological Assessment to support the allocation. The assessment was undertaken in April 2012 by Clwydian Ecology. The assessment found no evidence of badgers on site. It noted that mature trees on the site may provide habitat potential for bats, and

that there are no ponds on or within 250m of the site. The assessment notes that water voles could be just outside the western boundary of the site and recommends that adjacent ditches should be surveyed for water voles. Adjacent habitats of wetland scrub and reedbed are noted for ecological interest. In addition, the document outlines that a bat and bird survey will be required prior to any alteration or removal of trees and hedgerows. The nearest pond to the sites is approximately 380m to the north of the sites.

- 5.29 Where impacts on bats are considered likely, trees should be subject to emergence surveys at an appropriate time of year. Should bats be found to be using the trees as roosting sites then NRW would expect the proposal to deliver appropriate mitigation and/or compensation schemes, along with Reasonable Avoidance Measures, to ensure the favourable conservation status of the species is maintained. If bats are found, an NRW licence to permit works that will affect bats and bat roosts will be required. The SW boundary water outlet for the lead mines is a known habitat for a variety of species.

Boundaries

- 5.30 The site is bounded by hedgerow on the northern boundary of site 1. Site 1 is viewable from Ffordd Ffynnon to the north of the site. Retention and enhancement of the existing northern hedgerow boundary should be considered by any development proposal in order to reduce the visual impact of the scheme from this direction. In the interests of visual amenity, alternatives to wooden panel fencing to screen the site along this boundary should be considered.
- 5.31 The south west of the site is bounded by hedgerow and trees which assists in screening view of the site from the A547 travelling towards Meliden. Enhancement of this boundary should be considered as part of any development proposal. As with the northern boundary, the use of wooden panel fencing as screening should be discouraged here. Existing Public Right of Ways (PROWs) that abut the site benefit from being screened by trees and hedgerows. These should be retained where possible.

Built Heritage and surrounding character

Nearby listed buildings

- 5.32 The closest listed building is The Priory (pictured below), a grade II listed building which is 140m to the north of site 2. The Priory is

listed as a good late Georgian House and is white rendered, with white 9-12 pane sash windows which are black framed.

Photo 3 The Priory, Meliden



Nearby buildings with notable design influence

- 5.33 Roughly 64m to the north east of site 2 is the Meliden Ffordd Penrhwylyfa Conservation Area shown in figure 2. Although both sites are not in the conservation area, site 2 is within its setting. It is considered the Conservation Area showcases design features that are valued and locally distinct to Meliden. The Priory also displays design features locally distinct to the area.
- 5.34 The Conservation Area Appraisal for this area identifies a number of characteristics that contribute to its heritage quality. It notes that all buildings are two storeys high, and are a range of Victorian detached and terraced miner's cottages. The grade II listed Priory is Georgian in style. Limestone walls and slate roofs are acknowledged as materials characteristic to the conservation area. The built style of the area includes substantial stone chimneys, Georgian sash sixteen pane windows, Victorian horn sash four pane windows, small timber doors and small scale fenestration detailing for the miner's cottages. The noted features of this conservation area could be an appropriate 'village' design influence for development at sites 1 & 2. In comparison, the houses to the south of the site are more modern and are unlikely to be a design influence for the scheme.

Community safety

- 5.35 Any proposal should create attractive and safe public spaces and movement routes. This includes pedestrian and cyclist routes and maximising natural surveillance over public spaces. Where appropriate, Secure by Design measures should be adopted. Active frontages to all streets should be designed into the scheme. This approach will avoid blank elevations and blank walls (including on junctions and rear alleyways) deadening the street scene and creating a perception of an unsafe space. Figure 10 shows how to achieve natural surveillance through minor design alterations. Please note that figure 10 illustrates crime prevention design only, matters of scale and visual design are addressed in section 5.33.

Figure 10 Examples of crime prevention design (Source: <http://interactive.securedbydesign.com/residential>)



The corner plot white dwelling in this illustration is orientated and overlooks the highway and public realm from both elevations. This approach avoids blank wall elevations facing onto the public realm which offers no natural surveillance and can attract vandalism.

This example shows an open space which benefits from natural surveillance provided by the orientation and overlooking from surrounding dwellings.



Contamination

- 5.36 Based on desk based records, the Council are unaware of any land contamination relating to historic land uses at the sites. However, to the north of site 2, the records suggest potential land contamination

from an unknown source. NRW advise that preliminary contamination risk assessments should be submitted with any site where ground contamination is possible as a result of previous uses at the site.

Education

- 5.37 Development of the sites would create extra demand on nearby education facilities. Ysgol Melyd school capacity is 147 places and the actual number of pupils was 132 in 2015. That means that there is a spare capacity of 15 places at the local primary school. Since the number of pupils generated by the new development will exceed these 15 places, a developer's contribution would be required to increase the capacity of the school as part of any proposal. Further guidance on the method of calculation is set out in Appendix 1.
- 5.38 Based on the latest figures provided by Denbighshire's Education department on secondary education provision in Prestatyn and Rhyl, there are sufficient school places available to accommodate additional pupils generated by these two developments. Considering the fact that both sites are likely to generate a demand for 32 places, it is expected that a surplus of 99 places is available at Prestatyn High School and a surplus of 427 places is available at Rhyl High School in 2017. Based on this information, the Council is unlikely to require secondary education contributions. These projections may change over the next two years. Prospective developers are therefore reminded to check the latest figures prior to submitting a planning application.

Flood Risk

- 5.39 To the north of sites 1 & 2 is a C2 flood zone which surrounds a drainage ditch. Meliden Mine Drain (part of the wider 'Rhyl Cut') runs south west to north east from Meliden to Prestatyn. Figure 2 shows the extent of the C2 flood zone. Natural Resources Wales have raised no objection to the housing allocation from a flooding perspective. To reduce risk, the proposal would be required to maintain pre-development rates run off rates as per policy VOE 6 Water Management. The policy does include scope to seek a reduced run off rate. However, in context of the comments from the Biodiversity Officer, existing run off rates should be retained to prevent harm to the wet land wildlife site. The use of SuDS should be considered alongside other design solutions to retain pre-development run off rates. Details of adoption and management for the proposed SuDS

should also be submitted to ensure that the scheme/systems remain effective for the lifetime of the development. It should be noted Welsh Water have identified sewer flooding incidents (see paragraphs 5.47 and 5.48)

- 5.40 NRW recommend that future planning applications for the site are supported by a Surface Water Drainage Strategy / Flood Consequences Assessment. This document could be incorporated into the Water Conservation Statement required as per policy VOE 6 and should demonstrate that a viable means of surface water disposal can be achieved as part of the development(s).
- 5.41 Meliden Mine Drain is designated as a "main river" by NRW. Therefore, the prior written consent of NRW is required for any works or structures located in, under, over or within 7 metres of the bank top of the watercourse. Any future development layouts should allow for an un-interrupted access strip between any development and 7 metres of the bank top of the watercourse so that NRW are able to access the watercourse for the purposes of undertaking maintenance and/or improvement works. Further guidance on the Flood Defence Consent application process is available the following website: <http://naturalresources.wales/apply-for-a-permit/apply-for-flood-defence-consent/applying-for-a-flood-defence-consent/?lang=en>
- 5.42 As part of the public consultation, Meliden residents provided the Council with valuable information that will assist prospective applicants in the preparation of a water drainage strategy and/ or flood consequence assessment. Both sites have been used as a 'soak away' to control surface water run-off from Ysgol Melyd's school fields. Many of the surrounding properties of natural water running beneath them, which eventually run off into the fields allocated for residential development. Maes Meurig, properties no. 37 and no. 39 have unadopted sewers which need to be protected during the construction phase. There are two main drains in front of the wooden fence that forms the cul-de-sac at Ffordd Gwilym and a gully which are necessary for safety and removal of surface water. Any deep foundations required on either of the two fields should ensure that they do not contribute to drying out the area. The wildlife site should not be affected by significant changes to the water table.

Landscape and open space

- 5.43 Policy BSC11 Recreation and open space. Situations when commuted sums provision will only be acceptable are outlined in the policy. It is expected that any development proposal should provide open space on site. Open space provided should be accessible to all and well linked to existing public right of ways. The developer should ensure maintenance arrangements are in place for recreation and open space provided, alongside landscape features such as trees & hedgerows.
- 5.44 Improvements and the creation of public access to Pwll y Bont wildlife site could contribute to the open space provision and also be an area of natural drainage (SuDS). The small parcel of land that separates sites 1 and 2 could be used to provide non-vehicular access to Pwll y Bont wildlife site.

Trees and hedges

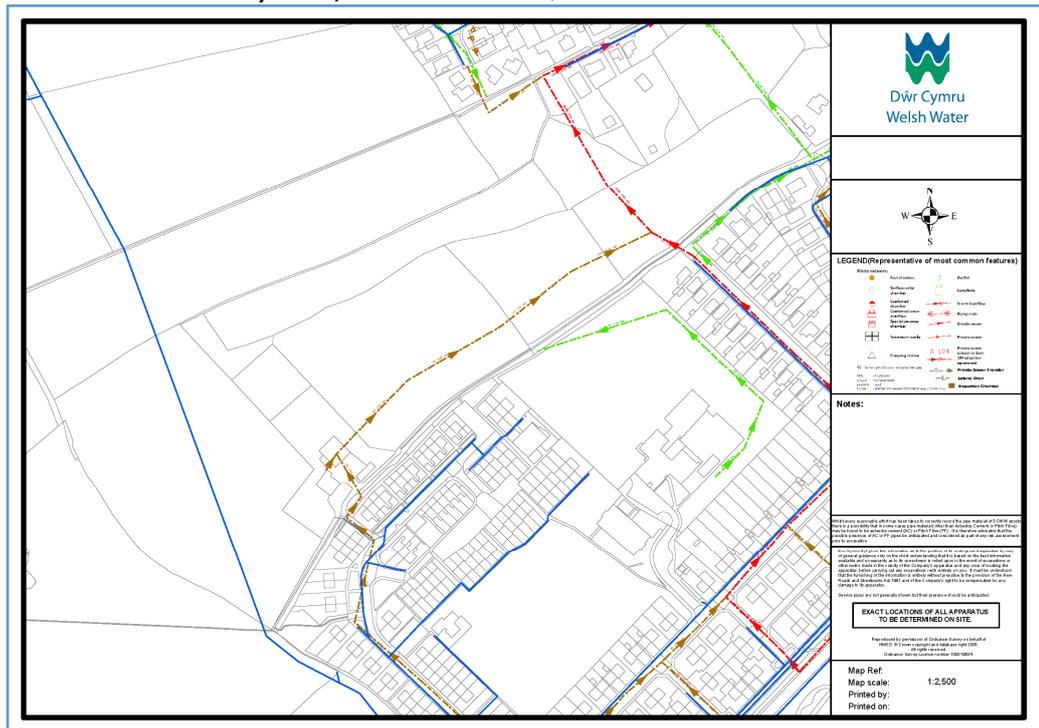
- 5.45 As noted in sections 5.16 and 5.18, existing trees and vegetation visually screen the site and also could provide habitat opportunities for wildlife and protected species. Sites 1 and 2 do not contain any trees subject to a Tree Preservation order. A Tree Survey would be required should any works occur to trees on site.

Utilities

- 5.46 Welsh Water have confirmed the following in relation to the sites:
- 5.47 Site 1 - Ffordd Hendre:
- Water Supply: No issues with supply. A water main crosses the site.
 - Sewerage/foul drainage: Sewer flooding incidents & sewer crossing site.
 - Wastewater Treatment Works: No issues.
- 5.48 Site 2 – Maes Meurig:
- Water supply: No issues.
 - Sewerage/foul drainage: Sewer flooding incidents & sewer crossing site.
 - Wastewater Treatment Works: No issues.
- 5.49 Dŵr Cymru / Welsh Water note that there are known problems with the existing sewerage network, and the impact of development on related flooding incidents should be assessed at pre- planning /application stage. In addition, it is noted that hydraulic modelling

of the network may be required at the developer's expense to ascertain capacity of sewers. Any improvements required to the network can be requisitioned via the provisions of the Water Industry Act 1991. Figure 11 outlines the water and sewerage network in the area. Protection measures/ easements would be required for the existing sewers and water mains.

Figure 11 Local water and sewerage network (Source: Dŵr Cymru/ Welsh Water)



Welsh language

5.50 Meliden is an historic village with a history of mining and quarrying. The 2011 Census recorded that 15.1% of the population of Meliden spoke Welsh, which is below the County average of 24.6%. ‘A Community and Linguistic Impact Assessment’ will be required to accompany a planning application. As a minimum, development proposals should seek to use locally relevant Welsh names for streets and the development as a whole. Further information on ‘Community and Linguistic Impact Assessments’ can be found in the Council’s SPG on ‘Planning and the Welsh Language’.

6. Design objectives

6.1 In context of the site description and requirements outlined previously, this section states the design objectives that any proposal would also have to meet. The 6 design principles are:

6.2 1. A development that prioritises walking, cycling and public transport over private vehicular. This will be achieved by creating attractive and safe routes that links proposed open spaces, existing public right of ways and bus stops.

6.3 2. Access, housing density and site layout will be designed in context of the surrounding area. This should take account of highway network capacity, the opposite housing allocation, local character, built heritage, and the objective to prioritise design around non-vehicular movement.

6.4 3. The design will take account of the sites edge of settlement visual prominence and existing built heritage. This will be achieved by a context aware use of design and external construction materials. The site layout & building orientation will respect views from the surrounding area. High quality landscaping will ensure a seamless transition from countryside to build form.

6.5 4. A design that enhances human health and existing biodiversity. This will be achieved by protecting and where possible enhancing the wildlife site, and by providing green public spaces, walking routes and new natural habitats throughout the site. The proposal should also retain surface water run-off to prevent flooding risk from the water ditch whilst maintaining the favourable wetland conditions of Pwll y Bont wildlife site.

6.6 5. A development that ensures satisfactory infrastructure is in place to handle water, sewerage, waste collection, and education provision.

6.7 6. A Welsh branded scheme with affordable housing to help the community and Welsh language to grow in the area.

7. Further Considerations

Consultation

7.1 At the time of writing, the Welsh Planning System does not have a statutory requirement to undertake pre-application with key consultees and the local community. However, any applicant is strongly encouraged to engage the surrounding local community, ward members and the town council. Key consultees outlined in section 8 should also be engaged prior to submitting any planning

application. Any local comments provided in this pre-application process should be taken into account when designing the scheme.

Environment Impact Assessment (EIA)

- 7.2 Applicants are advised to establish whether their planning proposal falls under the regulations of the Town and Country Planning (Environment Impact Assessment) (England and Wales) Regulations 1999, and, therefore, could be classed as 'EIA development'. The purpose of an EIA is to establish whether development is likely to cause significant effects on the environment and what type of mitigation measures may be required to reduce them.
- 7.3 All proposals that are of a description mentioned in Schedule 1 of the regulations have to be subject to an EIA, whereas proposals that are of a description mentioned in Schedule 2 of the regulations do not necessarily have to be subject to an EIA depending on the outcome of the EIA screening exercise. Further information on the process can be found in Welsh Office Circular 11/99 ('Environmental Impact Assessment (EIA)') or obtained from the Planning / 'Development Management' section.

Validation requirements

- 7.4 The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 and WG Circular 002/2012: 'Guidance for Local Planning Authorities on the use of the standard application form ('1app') and validation of applications' set the context for planning application validation requirements in Wales.
- 7.5 In light of the above legislative context and policy requirements outlined in the LDP, the following documents will be required to accompany any planning application. Please note that the validation requirements vary depending on the type of planning application and the proposal submitted to Denbighshire County Council.

Validation requirements;

- Design and Access Statements;
- Transport Assessment;
- Biodiversity Report / Ecological Surveys;
- Tree Survey;
- Welsh Language Community and Linguistic Impact Assessment;

- Water Conservation Statement / Flood Consequence Assessment / Water Drainage Strategy (depending on the planning proposal).

8. **Contacts**

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9. **Sources**

Welsh Government – Planning Policy Wales Edition 8, 2016

Welsh Government – Technical Advice Note 12: Design, 2014

Welsh Government – Technical Advice Note 15: Development and Flood Risk, 2004

Welsh Government – Technical Advice Note 18: Transport, 2007

Denbighshire County Council – Local Development Plan 2006 – 2021, 2013

Denbighshire County Council – Supplementary Planning Guidance Note: Affordable Housing, 2014

Denbighshire County Council – Supplementary Planning Guidance Note: Planning and the Welsh Language, 2014

Denbighshire County Council – Supplementary Planning Guidance Note: Parking Requirements in New Developments, 2014

Denbighshire County Council – Supplementary Planning Guidance
Note: Residential Space Standards, 2013

Thomas Telford Publishing for Department for Transport – Manual
for Streets, 2007

Appendix 1 – Guidance on Contributions to Education

Educational Planning in Denbighshire

- A.1 Denbighshire County Council, like every other Local Authority in Wales, is currently reviewing its schools as part of our commitment to modernise education and to ensure our schools provide the best possible learning environments. In accordance with Welsh Government requirements, Denbighshire are required to provide the right number of places, of the right type in the right location.
- A.2 Due to the geographical nature of Denbighshire there are some areas, predominantly in the South of the County, which have significant surplus places and in other areas, predominantly in the North, which are facing significant capacity issues, this includes Ysgol Melyd in Meliden. Denbighshire County Council's Admissions Policy grants parental preference where there are sufficient places available. In some instances 'empty places' in a school do not equate to there being capacity in the school due to these places being restricted to certain year groups.
- A.3 Contributions may be used for the following;
- The provision of new classrooms to accommodate an increase in pupil places within existing schools;
 - Replacement and/or improvement of existing school facilities to adequately facilitate an increase in pupil places;
 - Provision of land for a new school where required and related to the scale of the development;
 - Provision of additional facilities (i.e. playing fields) necessitated by an increase in pupil numbers.

Criteria

- A.4 The requirement for developer contributions will be based on the following criteria:
- i) Contributions will be sought from proposed developments which comprise of 5 or more dwellings, or a site area of 0.2 hectares or more, that have the potential to increase demand on local schools. This will be for primary and secondary provision where a capacity issue has been highlighted by Education Services, Denbighshire County Council. It should be noted that empty places does not necessarily equate to there being sufficient capacity at that school. Investment may be need to bring it up to the required standard to make it suitable for the pupils generated from the proposed development.
 - ii) Only those schools affected by the development will receive the benefit of the financial contribution. Where a number of developments are being proposed within close proximity which as a whole will necessitate a need for additional facilities,

- Denbighshire may combine contributions as necessary to negate the cumulative effect.
- iii) Contributions received by Denbighshire will be held in interest bearing accounts with a unique finance code which is to be used only for the purpose specified in the obligation. If this contribution is not spent within an agreed timescale the contribution will be reimbursed with interest.
 - iv) For planning contributions the pupil capacity will be calculated net of any capacity that has been achieved through using mobile accommodation.

Exceptions

- A.5 The exceptions to the provision of school places will be the following type of residential development from which planning authorities will not seek contributions:
- Housing specifically designed for occupation by elderly persons (i.e. restricted by planning condition or agreement to occupation by those over aged 55 years or more);
 - 1 bed dwellings or 1 bed apartments or flats.

Calculations and Contributions

- A.6 Contributions towards additional or improved school facilities will be based on the following factors:
- A.7 **1. The number of qualifying dwelling units in the development**
The policy will apply to developments with 5 or more dwelling units or over 0.2 hectares.
- A.8 **2. The number of school age children likely to be generated by each residential unit.** This is based on the data gathered by local authorities to estimate likely pupils arising from developments. This would generate a figure of 0.24 as the primary school formula multiplier and 0.174 as the secondary school formula multiplier. This will be reviewed by the local authority.
- A.9 **3. Cost Guidelines.** Denbighshire has suggested a sum of £16,000 per pupil place for a primary school and a sum of £15,000 per pupil for a secondary school. These costs are based on a 420 primary school development and a 1500 secondary school development average cost/ m2 data sourced from the Building Cost Information Service and are current as 4Q 2013.

Example: Contribution towards improvements at Ysgol Melyd

- A.10 Ysgol Melyd school capacity is 147 places and the actual number of pupils was 132 in 2015. That means that there is a spare capacity of 15 places at the local primary school.

- A.11 If both sites are approved for residential development at the same point in time, there would be a need for 44 additional places = $((154 + 30) \times 0.24)$.
- A.12 Contributions will only be sought for 29 spaces (44 additional places required to accommodate new development minus spare capacity of 15 places). Calculation: $29 \times \text{£}16,000 = \text{£}464,000$
- A.13 The total amount of contributions sought towards primary education at Ysgol Melyd would be £464,000 in January 2015.
- A.14 Note: The amount of contributions sought towards primary education will vary depending on the time that planning permission is sought and whether both sites come forward for development at the same time.

Example: Contributions towards improvements at Prestatyn High School

- A.15 Prestatyn High School capacity is 1,774 places and the actual number of pupils was 1705 in 2015. That means that there is a spare capacity of 69 places at the nearest secondary education facility.
- A.16 If both sites are approved for residential development at the same point in time, there would be a need for 32 additional places = $((154 + 30) \times 0.174)$.
- A.17 The need for 32 additional places at Prestatyn High School can be accommodated due to the spare capacity of 69 places. No contributions will be sought towards secondary education.
- A.18 Note: Prospective developers are reminded to check the latest figures prior to submitting a planning application.