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Introduction

Denbighshire County Council's Local Development Plan was adopted in June 2013 and includes land at Bodelwyddan as a Key Strategic Site (Policy BSC 5)¹.

The policy contains a condition that a detailed Masterplan must be produced in consultation with key stakeholders and the local community before a decision is made on a planning application.

This report has been commissioned by Denbighshire County Council as part of the undertaking to consult with the local community – so that it is involved in the process and to provide the community with the opportunity to help shape proposals for the development of the site and its future. Its purpose is:

- To provide evidence of the undertaking to consult with the local community
- To capture local thoughts, comments and knowledge (strengths, weaknesses etc.) about the area, Bodelwyddan and the site
- To capture potential local community ideas and solutions that might help shape the proposals
- To identify implications and conclusions that have emerged through the process

Context

General

The settlement of Bodelwyddan is situated next to the A55 in North Denbighshire, approximately 5 miles south of Rhyl. The Parish includes several smaller hamlets, including Pengwern approximately 1 mile to the north west of Bodelwyddan itself. Bodelwyddan has a long history and is home to many listed buildings including the Marble Church and Bodelwyddan Castle. The Glan Clwyd Hospital, which serves North Wales, is also located in Bodelwyddan on Sarn Lane. The population is served by a public house, a small number of shops, a Primary School, and a Community Centre with nearby recreation ground and children's play area.

Planning

In 2008 the Authority consulted on the emerging Local Development Plan which included proposals to designate a large site at Bodelwyddan as a Key Strategic Site (KSS) to help meet the development proposed over the Plan period (2006 – 2021). Despite opposition the site was approved in 2013 following a lengthy Public Inquiry and it now forms part of the adopted Local Development Plan. At that time Denbighshire County Council gave an undertaking that the community would be consulted in the preparation of a Development Brief for the Bodelwyddan Key Strategic Site.

¹ Denbighshire County Council Local Development Plan 2006 – 2021 Adopted 4th June 2013

It is intended that the Development Brief is adopted by the council as Supplementary Planning Guidance (SPG).

In September 2010 a Draft Development Brief was produced by Denbighshire County Council which included the following:

- A description of the proposed mix and broad amount of uses including housing, employment and green space
- Proposed qualities of the development
- Development requirements including access, movement, green space.
- Infrastructure provision such as water supply and telecommunications
- Requirements regarding planning applications including public consultation and Design and Access Statement
- Details regarding implementation and phasing
- How the site will be managed which could include ongoing site stewardship based upon a model which included developer, community and council representatives

The development vision contained in the Draft Development Brief included the following objectives: ²

- A community integrated within the landscape. A place that "fits" and draws on the best of its setting.
- A distinct local community. A place that is still unmistakeably Bodelwyddan where old and new communities are "one"; the local centre is strengthened; the Conservation Area and the Church become the "heart"; and open spaces and connections are enhanced.
- Sustainable employment for the local area. Grasps the opportunities being next to the A55 brings; builds on the success of the St. Asaph Business Park; and harnesses the employment potential of the Hospital and within the wider regeneration initiatives along the North Wales coast.
- Improved healthcare infrastructure and community services. Where the Hospital is part of the community and they grow together in size.
- A connected community. Where new footpaths, cycle links, and connected open spaces bring the community together linking homes to jobs, local amenities, the Hospital and the countryside.
- *A community of walkable streets.* Safe and attractive opportunities to walk or cycle to schools, to work, to the shops, to parks, to allotments, to the countryside.
- A community of neighbourhoods. Where different neighbourhoods can thrive and different needs can be met.

² Section 3. Development Vision Bodelwyddan Strategic Site :Draft Development Brief Sept 2010

- A community of green infrastructure. Where sustainable developments go hand in hand with a network of open green spaces small and large amenity and recreation areas; public and private; formal and informal accessible to all residents.
- A community of diversity. A "green" community that minimises energy, water use, and carbon emissions, supports and encourages waste recycling, and promotes local food production.

Consultation

The Process

The consultation process involved engaging with residents and key stakeholders, including Bodelwyddan Town Council, supported by experienced facilitators from the *Planning for Real Unit*, during October 2013. It included two all day community "drop in" sessions (one during the week and one during the weekend), a Resident and Stakeholder Workshop, and attendance at a special meeting of the Town Council.

For the community "drop in" sessions information and themed question boards, in Welsh as well as English; a large map of Bodelwyddan showing the Key Strategic Site together with colour coded suggestion and blank "Your Idea" flags, were used to engage local residents and to elicit their views. It was crucial that residents attending these sessions were clear as to what they **could influence** (housing – types and design; employment land – location and types; access and movement; types of open space; views and setting of St. Margaret's Church; location for school and community facilities; and phasing of the various elements of the development) and what they **could not influence** (the principle of development on the site; housing numbers; and the amount of employment land) and, to this end, one of the boards was dedicated to providing this message. These "drop in" sessions were held during the daytime and evening at the Community Centre on the 7th and 12th October. (See Appendix A for a copy of the Information and Themed Question Boards)

The Resident and Stakeholder Workshop, held on the 30th October also at the Community Centre, began with a presentation about "Place Making" which was followed by group work based upon general comments and the following 4 specific themes:

- Transport, Movement and Access
- Open Space and Heritage including green infrastructure, water and drainage, environment and sustainability
- Community Facilities and Employment including a sense of place, facilities and services, health and well being.
- Housing including types, design, density and layout

(See 'information gathering' below)

To aid discussion large maps of the village and the KSS, marked up to show the "headline" findings from the consultation events, were laid out on the tables for each group in order to encourage participants to discuss a wide range of issues. As well as writing their views directly onto the maps, participants were able to complete a chart with information about issues and what would work best in terms of the existing village and the new extension.

The special meeting of the Town Council was held on the evening of 30th October to provide Councillors with the opportunity to put their views forward to help inform the Draft Development Brief for the KSS. A number of Town Councillors had also attended the Resident and Stakeholder Workshop. Councillors were given a summary of the key findings from the consultation events and asked for their views, theme by theme. The meeting concluded with a round up of thoughts facilitated by the Chair of the Council.

Information gathering

The engagement consisted of the following:

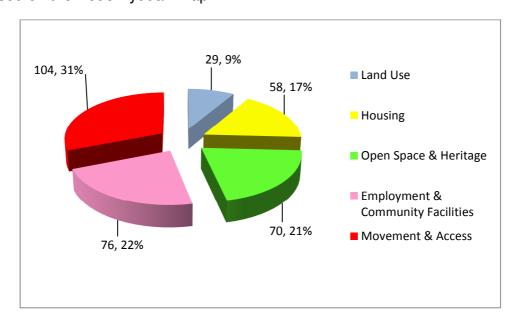
- Community 'drop in' sessions
- Resident and Stakeholder Workshop
- Special Town Council Meeting

The engagement captured information according to **general** comments and **four** specific **themes**.

General

Community "drop in" sessions

Residents attending these sessions demonstrated through the "flags" placed on the map that Movement and Access; Employment and Community Facilities; and Open Space and Heritage were the issues that were most important to them, representing 74% of all the "flags" used on the Bodelwyddan map.



Asked about Bodelwyddan's strengths, residents identified these as a strong sense of community; its rural location and quiet, peaceful, attractive "village" feel; its architecture and history; the local services; the A55 and access to it; and the fact that it was within reasonable reach of coastal towns.

Bodelwyddan's weaknesses were identified as poor infrastructure; poor employment chances; lack of facilities; health care, the hospital and the parking problems; lack of leisure facilities and activities for residents of all ages; existing traffic congestion and concern for the future; lack of footpaths and bridleways; no definitive focal point; policing and crime prevention; and capacity of cemetery.

Please refer to Appendix A for a copy of the Consultation Boards used, and Appendices B and C for the combined results sorted (a) for theme; and (b) by location.

Resident and Stakeholder Workshop

As part of and following the "Place Making" presentation questions were posed and references were made to different aspects of housing including phases, mix of tenure, and percentages; the importance of community facilities and education provision and how this would be calculated; employment provision including relationship to St. Asaph's Business Park and potential capacity there; level of representation in the process; the problem of flooding; and whether existing residents affected by the development would get compensation.

Special Town Council Meeting

Important that access goes in first in order to free up employment land so that jobs, for local people ("community" labour), come before housing; integration between old and new communities is important; the development needs to be of the highest standard with lessons learnt from other "flagship" developments being taken on board; that there are existing needs within the village – a Doctors Surgery, Medical Centre, Dentist, Multi Agency facility, and a Library therefore it is important to spread the benefit across the whole area including the existing village; development should include truly affordable housing and that the new strong policy within the Supplementary Planning Guidance on affordable housing should be used to achieve this; and that the development should bring the benefit of improved transport / bus service for the whole village.

Transport, movement and access

Analysis of responses made through all forms of engagement ("drop in" sessions, resident and stakeholder Workshop, and the special Town Council meeting) show:

Existing Village and Road Infrastructure:

There is pressure and congestion on existing roads which the development should not add to. Particular locations identified were:

 Sarn Lane: problems – congestion, particularly bad at 9am, 3pm, and 5pm; "pinch points"; bad corner (Ger y Faenol and Coed Derw) made worse by high hedge; no extra traffic wanted on this road; crossing it is difficult from junction with Rhuddlan Road to the KSS site.

- A55 Bodelwyddan junction road over and roundabout (Abergele Road / Rhuddlan Road): problems seen as a "pinch point"; congestion.
- Abergele Road particularly near junction with Ronald's Way: problems seen as a "pinch point"; congestion.
- Ronald's Way: problems daily congestion; concern road is being used even more as a route to Rhyl; considered a dangerous road in terms of speed, speed humps, and street parking which obstructs traffic, road rage issues – an accident waiting to happen.
- Ronald's Way just outside village boundary: "Priority" sign needed for traffic coming into village plus extension of restricted speed limit beyond village for those using this road to leave the Village.
- Local shops: problems seen as a "pinch point".

Off site solutions to ease traffic pressure / congestion:

To ease traffic pressure and congestion within the village, it was suggested that the creation of a slipway onto A55 off St. Asaph's Road near Park View would enable traffic from Towyn and Kimmel Bay to join A55 without having to come into / through village and that parking should be restricted along Ronald's Way together with the removal of the "traffic island".

Development site:

Whilst there was support amongst residents and stakeholders for the A55 / St. Asaph's Business Park junction being used as the "key access point" for this development, Town Councillors expressed concern that this could divide rather than integrate village (old and new).

There was strong support for the access / road infrastructure to go in first, including pedestrian and cycle routes, in order to bring forward the economic development land before housing as it was felt that securing jobs / employment would make the development sustainable.

Linkages and permeability were seen as important factors in linking east / west through the site.

It was suggested that the main route through the development site should take the form of a link / loop road from the A55 / St. Asaph's Business Park junction joining to Sarn Lane above the Hospital location / northern edge of site boundary. It was also suggested that a feeder road be created linked to a roundabout by the hospital entrance for **ambulances only**, which would also address the Town Councillors' concern that the Hospital A&E presently has no direct road.

It was felt that the development offered the opportunity to return Sarn Lane to a minor road through the development site road becoming a major / main road which would help ease problems on this road.

In order to protect the Church, it was suggested that the road in front of the Church (running parallel with the A55) should not be extended beyond the roundabout to give access to the development.

Public Transport:

A more frequent, reliable and affordable public transport service including weekend services and more direct routes was sought as a benefit resulting from this development, with improvements to public transport sought on most of the main routes e.g. Sarn Lane, Abergele Road, Ronald's Way.

Footpaths / cycle lanes / bridleways:

The two Public Rights of Way that cross the development site are valued by local people and they are also referenced under Open Space and Heritage below. The development site; Bodelwyddan Park and Ronald's Way just outside village boundary, were all seen as locations for new footpaths / routes as well as cycle lanes. Cycle lanes and walkways were also seen as a means to link people to facilities and local shops, with the walkability to the existing school, Ysgol Y Faenol, or any proposed new schools being highlighted as important for local children.

Bridleways were requested at the eastern end of the development site and, off site, along Abergele Road. It was also noted that horses are ridden through the village and there is a problem with them crossing the playing fields.

Open Space and Heritage

Analysis of responses made through all forms of engagement ("drop in" sessions, resident and stakeholder Workshop, and special Town Council meeting) showed there was support for:

Development site:

The early installation of the green infrastructure was called for which should include: open space being spread evenly throughout the development; the creation of green corridors that link up existing copse's and ponds and along the existing Public Rights of Way within the site and also link to existing green spaces beyond the site; and a green / wooded screen planted around the site. It was felt that the planting of copses and trees throughout the development together with balancing pools could help with issue of water levels / water table.

The enhancement and protection of the Church, cemetery and Conservation Area was seen as being achieved by the creation of a large open space or Village Green around it (a "buffer zone").

The importance of sensitive landscape boundaries to preserve rural appearance; of preserving the landscape quality; and the importance of short and long views across the site were also identified as important factors.

Land drainage, existing flooding problems and potential future problems and sewerage were concerns highlighted:

<u>Drainage</u> was important and needed to be done properly with a Drainage Plan being produced for the whole "village" (new and old) to alleviate existing and avoid future problems.

<u>Flooding</u>: whilst a general concern and relevant to the whole scheme, individual flood concerns were raised by as follows:

- Land behind Marble Church Grove where it floods and where it was felt that land drainage / drainage works will be required.
- Sarn Lane where even a small amount of rain causes problems at a number of locations. It is considered that the drainage system does not cope with existing water flow.
- Felin Y Gors Mill where the footpath floods

It is known locally that the water table is already high and is affected by normal rainfall and concern was expressed about the fact that the development site will join up with the flood plain to the north.

<u>Sewerage</u>: it was important to ensure that a sustainable and achievable scheme, which has been independently tested, is agreed with the developer.

Public Right of Way: there are two Public Rights of Way that cross the development site from north to south – one at the western end and one at the eastern end. These are used by local people for recreation (walking) and the desire is to see these Rights of Way kept, that the feel and continuity are preserved, and for a wide natural wildlife corridor to be created around them.

Grazing land: presently a number of horses are stabled at Ty Mawr and graze in adjacent fields and a concern was expressed about whether this grazing land has been retained, and if not, where alternative provision could be made.

It was felt to be Important to retain the old house known as Coed Ty-Mawr, which is well known to local people.

As a means to protect and enhance the Welsh language and culture locally the following suggestions were put forward: a Welsh Primary School; people to be encouraged to speak / learn the Welsh language; street names totally in Welsh; advertise homes for sale in Wales only.

Community Facilities and Employment

Analysis of responses made through all forms of engagement ("drop in" sessions, resident and stakeholder Workshop, and special Town Council meeting) identified the following views:

Employment:

There were mixed views about the employment land – those who did support it being located on the southern boundary (A55) also felt that it should be kept away from the Church and cemetery and that it would be necessary to provide good parking for

employers and employees. There were those who felt that existing empty units / space elsewhere on St. Asaph's Business Park and the Hotpoint site should be used to meet this need before building new units. There was also support for employment and jobs being created before houses are built. It was felt that poor local internet access would deter employment.

Important was the need for management / controls / incentives regarding the provision of, and retention of, employment including measures to prevent the change of use from employment to residential.

In terms of training and Skills: whilst there was a feeling amongst some local people that there were insufficient training opportunities locally, a number of positive suggestions were put forward including: high speed internet, a Technical College, and proper training for unemployed with real prospects at the end that would enable local people to benefit from potential employment from the development during construction and afterwards. Town Councillors urged Denbighshire CC to immediately get young people into Rhyl College in order to develop their skills in readiness for work opportunities. An audit of local skills should be undertaken in order to ensure that local people get jobs and that this should be legally enforceable / watertight.

Community Facilities:

Whilst there were needs identified within the wider village setting (Doctor's Surgery, Health Centre, Dentist, Library – to improve opportunities for learning, a Leisure Centre and swimming pool – to address health issues, and youth facilities), the "western end" of the development site, towards Sarn Lane, was a highlighted as a location for community facilities which could be seen as an indication of support for this area to become a "local centre". There was however strong feeling expressed that benefit deriving from this development should be spread throughout the **whole village** – new and old.

New School: within the development site a favoured location for a new school was to the rear of properties on Marble Church Grove off Sarn Lane with the school playing fields adjoining the existing properties.

Existing provision and future need:

It was felt that the location of facilities would be important in integrating both old and new communities and that there should be no duplication on the new development of existing facilities which are important to local people.

Hospital: the issue of concern locally was the capacity of, and ability to cope, of the Glan Clwyd Hospital and for the need to expand the car park, including staff car park (portacabins located on the car park are presently taking up space). Suggestions put forward in regard to the parking were: (a) that people need to be directed to the back of the hospital where there is further parking; and (b) land on the western edge of the development site should be allocated for extra car parking for the hospital.

In relation to the Church, Cemetery and Conservation Area the need for on going maintenance and expansion of the cemetery, which was nearly at capacity, was highlighted.

Bodelwyddan Community Centre: highlighted through the various activities was the need to build a fit for purpose / new community centre to replace the existing Centre with the intention to create a community friendly venue; with affordable rates for locals, which would also provide the opportunity for new residents to join in with existing community and use existing facilities (supporting integration).

Education:

The existing Village School – Ysgol Y Faenol - is currently oversubscribed and there was support for a new Primary School to be built, possibly a Welsh language school. It was also highlighted that consideration should also be given to Secondary education provision and access to it as presently the majority of the pupils from Ysgol Y Faenol transfer to Emnysap Iwan within the Conwy Authority. The possibility of a new school being built in the early phases of the development, even though this may create surplus places, needs to be considered.

Section 106 – Community Benefit:

Strong views were expressed that community benefit must be achieved through the Section 106 money, possibly through a body being set up (Community Trust), and that this process needed to be written down.

Housing

Analysis of responses made through all forms of engagement ("drop in" sessions, resident and stakeholder Workshop, and special Town Council meeting) identified the following views:

There was support for housing types being mixed and spread throughout the site, with building design positively responding to the different site boundaries e.g. buildings fronting onto Sarn Lane will be different to those which may be seen from the countryside to the east of the site which would be rural in character, form and scale – possibly single storey, and reducing the visual impact from outside the strategic site. The housing types favoured were bungalows (in order not to obstruct views across the site); a sheltered housing scheme; homes for 1st time buyers; affordable and social rented homes. In terms of construction, local people wished to see Welsh slate; local stone / brick; and wood from sustainable sources, used.

As mentioned above under "Environment", flooding concerns relating to land within the development site, particularly behind bungalows in Marble Church Close, and the need for land drainage to avoid further flooding were highlighted, as was a concern generally about building on permeable ground which could create flooding.

It was felt that the phasing of development was: critical; should minimise disruption; should be determined by actual <u>local</u> need; should be slow to help integrate old and new communities; and that, if the whole site is prepared for development, it must not be allowed to lie as a building site over many years waiting for each small area to be developed.

As mentioned under other theme headings, the development would need a new sewerage plant and other services.

Implications and conclusions

The consultation not only revealed existing issues and those which were felt would be exacerbated by the proposed development but also sought to identify those features that could potentially 'make the development work' i.e. development features that would produce a 'good development' and features that would not only mitigate against detrimental impact but would help to assimilate the development with the existing settlement of Bodelwyddan <u>and</u> help to address existing issues.

Identifying Bodelwyddan as a Key Strategic Site through the Development Plan process had previously attracted community objection. Those objections could be summarised as three related issues:

- The principle of development (the location)
- The scale (size) of development
- The quality and type of development and the ability to assure the delivery of the appropriate quality and type

The principle and scale of development did not form part of this consultation as they were issues which were already adopted by the Development Plan and as such were 'none negotiable'. However, the consultation has identified and in some cases confirmed important issues that not only help address the quality and type of development but also have the capacity to help the community come to terms with the principle and scale of development through:

- good urban design
- effective, timely and sensitive phasing of the development
- adopting processes such as the Development Brief
- embedding a Parameter Plan or Masterplan within any planning approval
- involving the local community in ongoing governance

The implications and possible actions arising from issues produced by the consultation have been grouped according to whether they relate to the quality, quantity and distribution of development ('the product') or whether they relate to the implications and possible actions involved in managing, controlling the development as well as the delivery of the development. ('the process').

Relationship to the Draft Development Brief

Many of the issues can be cross related to the Development Requirements³ which form part of the Bodelwyddan Strategic Site: Draft Development Brief Sept 2010.

³ Paragraph 2.30 Development requirements Bodelwyddan Strategic Site :Draft Development Brief Sept 2010

The following table relates key consultation comments with the Development Requirements contained in the Draft Development Brief.

Development	Consultation		
Requirements	Product	Process	
(summarised) A signature location	Use Welsh slate, local	Masterplan	
A Signature location	stone/brick i.e. reference	Masterpiari	
	vernacular design	Early installation of green infrastructure	
	Preserve rural appearance		
	Using green infrastructure to preserve rural appearance		
Delivery of a range and	A variety of housing types,	Phasing is critical	
choice of housing	mixed and spread		
	throughout the development	Site must not be allowed to lie as (one big) building site	
	Bungalows	over many years	
	Sheltered housing scheme	106 contributions	
	affordable		
Provision of a high quality	Jobs for local people	Bring forward employment	
business location	Access from St Asaph A55	land before housing	
	junction – not via church	Drayant the change from	
	access.	Prevent the change from employment to residential	
	Provide good parking for	'	
	employers and employees	Audit of local skills	
	Critical high speed internet		
Provision and facilitation of social infrastructure	The importance of community facilities	Integration between existing and new	
	Existing village school is	New school built in the early	
	already over subscribed	phases of the development	
	Support for a new primary school	Community Trust	
		Section 106 planning gain	
	Consideration of secondary provision		
	Spreading facilities across the village (and the new development) as a means of integrating old and new communities		
	Opportunity to build a fit for purpose new community		

	centre	
Mix of sustainable land uses	Network of footpaths and cycle routes which would link people to facilitiesensure 'walkability.	Masterplan
Creation of a green environment	Improved public transport Network of footpaths and cycle routes which would link people to facilitiesensure 'walkability. Drainage plan for the whole village	Early installation of green infrastructure Drainage plan for the whole village
Creation of local character reflecting local attributes	Creation of green corridors Enhancement and protection of the St Margaret's church, cemetery and Conservation Area Use Welsh slate, local stone/brick i.e. reference vernacular design Welsh primary schoolencouraged to speak Welsh	
Linkages that lead to a single integrated community	Network of footpaths and cycle routes which would link people to facilitiesensure 'walkability.	'slow' development (over time) to help integrate old and new communities
Creation of a network of accessible open spaces	Creation of green corridors	Early installation of green infrastructure
Provision of public transport and increase in accessibility	Network of footpaths and cycle routes which would link people to facilitiesensure 'walkability.	
Provision of training and skills	Improved public transport Technical college	Audit of local skills
Opportunities to improve tourism	Enhancement and protection of the St Margaret's church, cemetery and Conservation Area	

Relationship to the four consultation themes

The following table assembles implications and possible actions according to the four themes used in the consultation.

- Transport, Movement and Access
- Open Space and Heritage including green infrastructure, water and drainage, environment and sustainability
- Community Facilities and Employment including a sense of place, facilities and services, health and well being.
- Housing including types, design, density and layout

Summary table:

Bodelwyddan Key Strategic Site		Themes			
		Transport, Movement & Access	Open Space & Heritage	Community Facilities & Employment	Housing
The Product	The design	Ensure that the new development does not add to existing pressure and congestion on village roads Strong support for the "key access point" to be off the A55 / St. Asaph's Business Park junction with the main route through the development taking the form of a link / loop road joining on to Sarn Lane above the Hospital Creation of a feeder road, off the link / loop road, giving direct access to the hospital for ambulances only. Create a network of footpaths and cycle routes which would link	Blue infrastructure –is critical in terms of addressing existing flooding and drainage issues, prevention of compounding and exacerbating the issue to prevent flooding, improve the attractiveness of the site and to contribute to improving the biodiversity and site amenity Issues of existing water levels / the water table and flooding need to be addressed through: a land drainage scheme; and planting - copses and trees - and the creation of balancing pools. Green infrastructure critical to improve the	Spreading facilities across the village as a means of integrating old and new communities. No duplication of existing facilities (issues of compatible provision or consolidation – possibly in one location on the development site to foster integration) The development of a new "local centre" Opportunity to build a fit for purpose / new community centre to replace the existing Bodelwyddan Community Centre.	Bungalows / smaller scale building/ different densities (and not high densities) across the site Affordable housing (integrated and indivisible from other forms of housing) Processes in place to manage and support local need Maintain distance away from rear of existing housing Use styles and design which enhances local distinctiveness Responds to different areas of the development site e.g. countryside facing should be designed to be more rural in character whilst those

people to facilities and local shops and ensure continued "walkability" to the existing school or any proposed new school and integrate both old and new communities An improved public transport system Provide land in order to address the parking issues being experienced at the Hospital	attractiveness of the site and to contribute to improving the biodiversity and site amenity Preservation and protection of the Church and its setting, and the Conservation Area. This should include: no access to the development site via the road which runs to the front of the Church; a "buffer zone", a large open space or Village Green,; land zoned for employment should be located away from the Church and Cemetery. Preserve rural appearance and landscape quality through the creation of green corridors to link existing copses and ponds, open spaces, planting, preservation	towards the existing settlement to be more village style in character
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Bodelwyddan Key Strategic Site		Themes			
		Transport, Movement & Access	Open Space & Heritage	Community Facilities & Employment	Housing
The Processes	Planning process and quality control	Planning conditions and s 106	Green infrastructure framework plan as part of the Masterplan Stewardship scheme* Management agreement Green infrastructure delivery plan	Benefit deriving from the development should be spread throughout the whole village – old and new Secure the building of a new primary school and consideration of secondary education provision Management / controls / incentives in place regarding the provision of, and retention of, employment Measures to prevent the change of use from employment to residential. Local people able to benefit from the jobs being created Measures to ensure that local people are	Punding Conformity Officer Adopt Building for Life 12

			able to develop their skills in readiness for the jobs being created.	
Phasing & delivery	Access / road infrastructure (to free up employment land) goes in first. Addressing existing parking and transport issues associated with the hospital and road flooding can show early benefit to the local community	Early installation of green infrastructure	Early establishment of employment provision Early education provision to develop community cohesion with new development and address capacity. Quick wins such as improvement to community facilities can show commitment to the local community	Careful growth of the existing settlement in as 'organic' way possible e.g. from the existing settlement outwards. Development at the western end could create isolation, recue assimilation with the existing settlement and community and establish unsustainable lifestyles

http://www.tcpa.org.uk/data/files/TCPA GC Stewardship Guide.pdf

^{*}Long term stewardship models: