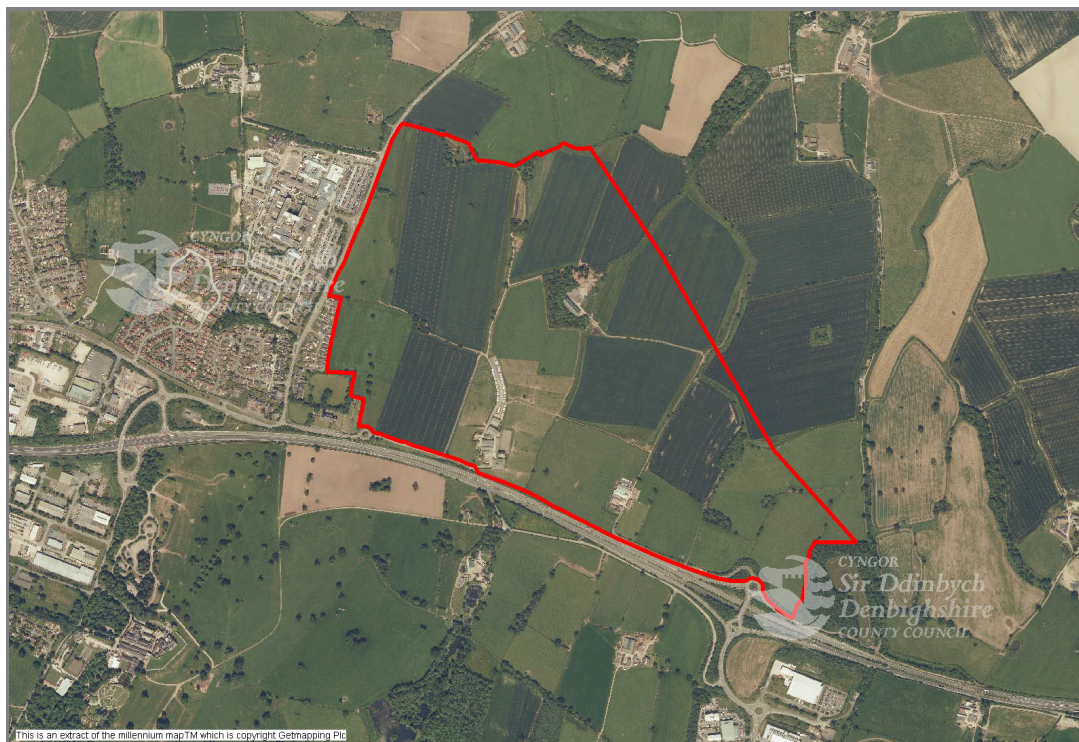


# Draft Site Development Brief



## Bodelwyddan Key Strategic Site

February 2014



## Content

1. Introduction	3
2. Status and Stages in Preparation	3
3. Background	3
4. Site Description	6
5. Development Vision	12
6. Development Framework	15
7. Urban Design Principles	25
8. Community Involvement	27
9. Governance	27
10. Implementation and Phasing	27
11. Monitoring	27
12. Contacts	28
Figure 1 Location of Bodelwyddan Key Strategic Site	5
Figure 2 Aerial view of the site development brief area in 2009	7
Figure 3 Masterplan	14

## **1. Introduction**

- 1.1 This site development brief is one of a series of Supplementary Planning Guidance notes (SPGs) amplifying Denbighshire Local Development Plan 2006 – 2021 (LDP) policies or principles of development for individual site allocations in a format which aims to guide the process, design and quality of new development. These notes are intended to provide detailed guidance to assist developers and applicants, members of the public, Members of the Council and officers in determination of future planning applications.

## **2. Status and stages in preparation**

- 2.1 This site development brief was formally approved for public consultation by Denbighshire County Council's Planning Committee on **XXX**.
- 2.2 The Council's SPG notes are not part of the adopted 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 site development brief for Bodelwyddan Key Strategic Site has been prepared in accordance with planning policy contained in Planning Policy Wales (Edition 6) and in line with relevant policy requirements in the adopted Denbighshire Local Development Plan. It also reflects comprehensive engagement with the public, infrastructure providers and other stakeholders. A report detailing the results of the community engagement undertaken accompanies this Brief.

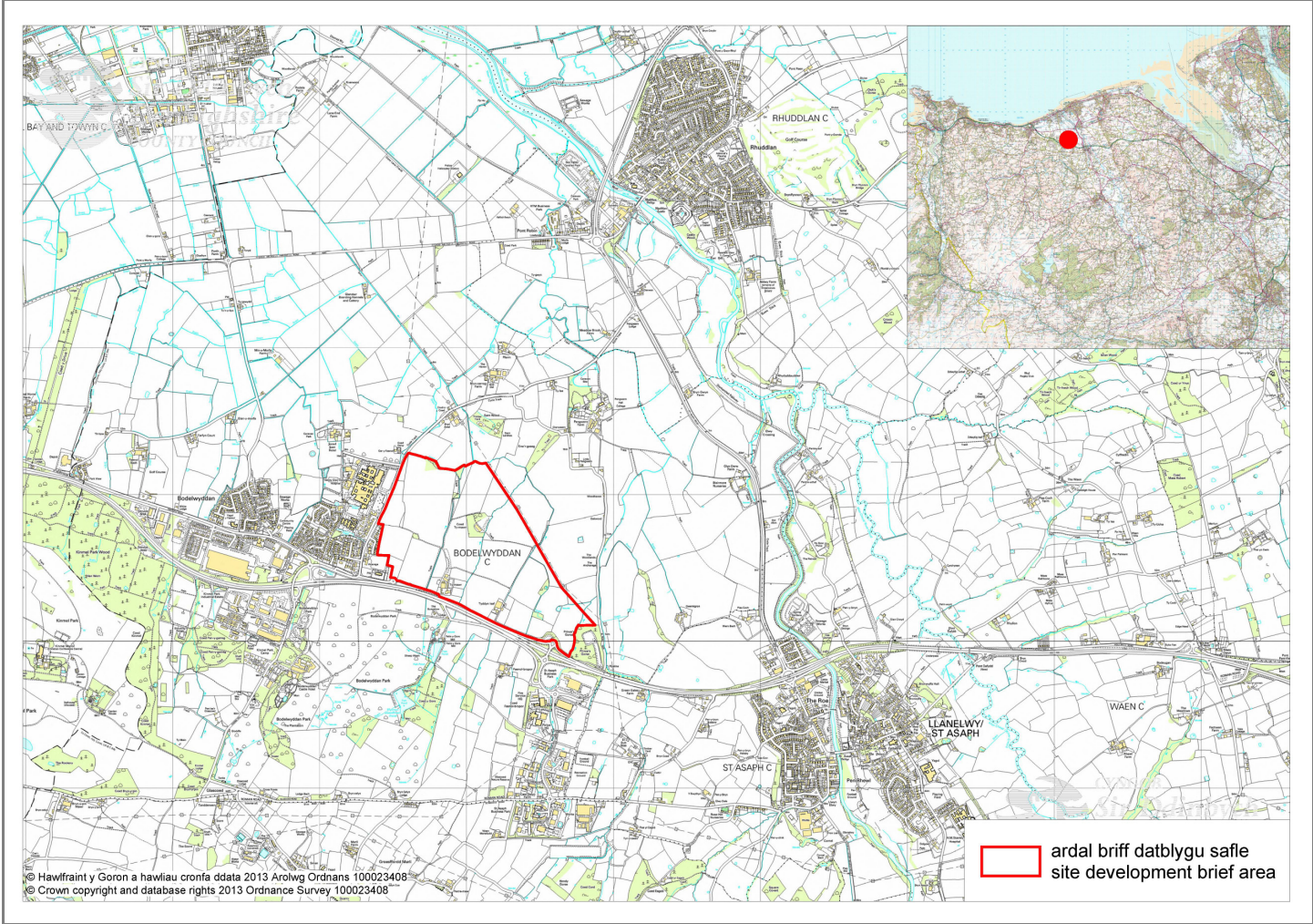
## **3. Background**

- 3.1 The allocation of land to the east of Bodelwyddan as a Key Strategic Site is central to the spatial strategy of the Denbighshire Local Development Plan. It is an integral component in meeting development needs throughout the remainder of the Plan period to 2021 – consistent with established objectives to meet the County's population, housing and employment needs, delivering infrastructure and supporting an integrated community. It is well located within the wider sub-region, and provides the potential for wider benefits to be accrued to the advantage of other settlements within the coastal regeneration area of Denbighshire.

- 3.2 The principles of developing a strategic site at Bodelwyddan were debated at length through the Local Development Plan Public Examination and its allocation confirmed through the resulting Inspectors' Report and subsequent formal adoption of the Plan in June 2013. The principle of development on this site is therefore established and this brief seeks to ensure that policy requirements set out in the Local Development Plan, together with the Council's objective of ensuring that a well designed, mixed-use sustainable development with good links to the existing community, and providing for the needs of the County and local community is achieved.
- 3.3 Local Development Plan Policy BSC5 sets out the broad land use components and the considerations that this strategic development must take account of.
- 3.4 The LDP provides for a mixed use development to ensure a better delivery of infrastructure and to support a well integrated community: 1,715 new dwellings including affordable housing, 26 ha of B1, B2, B8 employment land, education and health provision, infrastructure improvements, open space, community facilities and other associated elements. The intention is to create a high quality, sustainable environment.
- 3.5 In order to achieve this, the LDP requires that a Development Brief is prepared. The purpose of this Brief is therefore to supplement Policy BSC5. It therefore:
- provides a contextual analysis of the site and its location;
  - defines a vision and development objectives;
  - establishes a development framework with land uses and sustainability requirements;
  - establishes urban design principles; and
  - identifies implementation considerations.
- 3.6 This Development Brief will form the basis for the submission and determination of any planning applications for development on the site.
- 3.7 The Brief has been prepared on the basis that an Environmental Statement will be required as part of the application(s), the exact content of which will need to be Scoped and agreed with Denbighshire County Council in accordance with EIA Regulations. Where further technical evidence or survey work is required either as part of the EIA process or to accompany an application and inform proposals this is highlighted in the Brief with contact details for the relevant statutory and non-statutory consultees also provided.



Figure 1: Location of Bodelwyddan Key Strategic Site



## 4. Site description

### Strategic location

4.1 Bodelwyddan occupies a strategic location within the north of the County. It is easily accessible, adjoining the A55. Rhyl train station can be reached within 15 minutes and offers regular services into central London within 2.5 hours. Bodelwyddan is home to Ysbyty Glan Clwyd Hospital which is of regional significance, is the County's largest employer and is also in close proximity to St. Asaph Business Park. Bodelwyddan is identified as an expanded settlement in the Local Development Plan and as the location of the Key Strategic Site; providing opportunities to:

- achieve an integrated community to the benefit of the existing population in terms of transport improvements, affordable housing, availability of facilities and services;
- promote sustainable development principles as part of a mixed community;
- improve the delivery of employment land;
- strengthen linkages with and between other towns, in particular Rhyl; and
- strengthen its role and function within the sub-region

4.2 The purpose of this Development Brief is to capture and harness these strategic and local characteristics and to ensure that they are properly reflected in future development proposals.

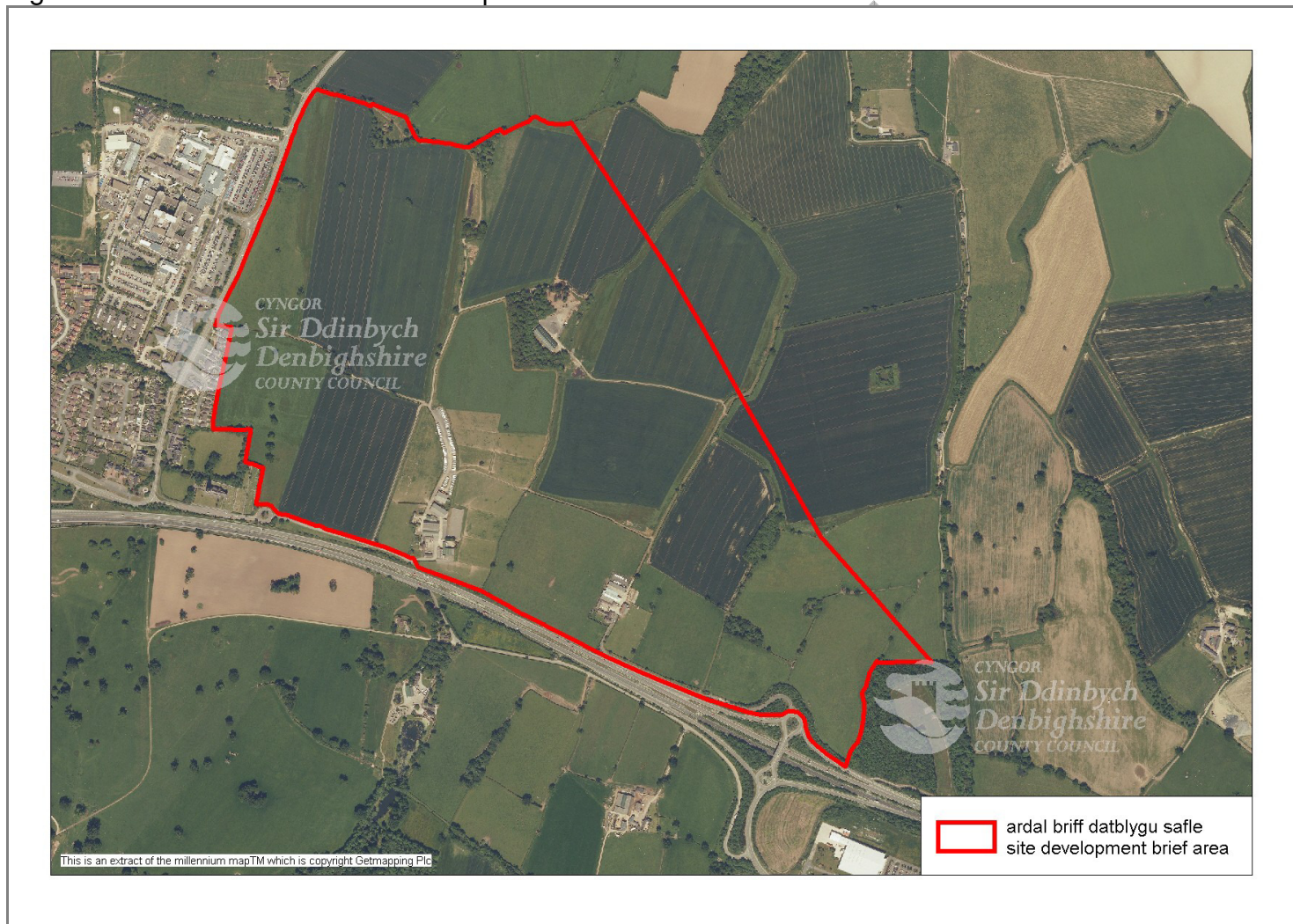
### Detailed site description

4.3 The site extends to 104 ha of land on the eastern edge of Bodelwyddan.

4.4 **Boundaries:** The site's western boundary is defined by Rhuddlan Road (to the south of the Glan Clwyd roundabout) and Sarn Road (to the north of the roundabout) along with properties situated on Marble Church Grove and the curtilage of St. Margarets Church. Beyond Rhuddlan Road / Sarn Road lies Ysbyty Glan Clwyd Hospital. The A55 forms the southern boundary of the site, on which junction 26 lies to the immediate south east of the site and forms the main access to St Asaph Business Park. The eastern edge of the site is formed by Nant y Faenol Road and the northern boundary is defined by countryside.



Figure 2: Aerial view of the site development brief area in 2009



- 4.5 **Land Use:** The site is currently in agricultural use comprising both arable and grazing land. There are two farm complexes within the site, at Tyddyn Isaf and Tyddyn Mawr, the former containing a listed building. The associated farm houses are substantial and dominated by modern agricultural buildings. There are caravan storage areas associated with both farms, and whilst these have been discreetly sited so as to be screened (behind farm buildings) from the A55, they are exposed to some views from the north. A number of overhead power lines are present across the site.
- 4.6 **Topography:** Within the prevailing gentle topography of the Clwyd valley as it approaches the sea, there are subtle variations in landform - the coastal plain which is distinctly defined by the 'toe' of the Cefn Merriadog ridge - the low ridge to the east and north east of the site along which Nant y Faenol runs. These local features contain the site.
- 4.7 **Landscape:** There are no nationally designated landscapes either within or in close proximity to the site. A LANDMAP study of the county was undertaken in 1998 using the Countryside Council for Wales (CCW) methodology. The site is identified as lying within the 'Rhyl and Prestatyn Coast' (code D/LC/1). A number of Management Objectives have been prepared which include "ensuring new development has regard to settlement edge; manage part of urban fringe for nature conservation and access purposes; maintain parkland features where applicable; and, ensure that future development is in sympathy with local vernacular architecture in core areas."
- 4.8 A number of key views from within the site must be taken into account in any development proposals. These are shown on the masterplan (Figure 3 Page 14) This will enable the new development to fit into the existing landscape and to reflect its character. Where possible, view corridors should be kept open and built forms and layout of the development proposals should be designed to respect the following key views:
- Views from within the site to St Margaret's Church
  - Views from within the site towards Bodelwyddan Castle;
  - Views from within the site towards Rhuddlan Castle;
  - Views from within the site towards the Clwydian Hills;
- 4.9 **Trees and Hedgerows:** Within the site there is a mix of individual trees, hedgerow trees, small woodland and copse trees. Coed Ty Mawr is the largest wooded area on site protected by Tree Preservation Order No.1 (Coed Ty Mawr, Bodelwyddan) 1981.



- 4.10 A number of hedgerows visible on the historic OS Maps have disappeared, and even some of those shown on the current OS Map have recently been removed, to create larger cultivation units. Consequently, few significant hedgerows remain, most are species poor. There are some substantial mature oak trees, within or once a part of hedgerows, that stand within the enlarged fields.
- 4.11 **Watercourses and Flood Risk:** From ponds located to the south of the A55 there are three watercourses that flow through the site in a northerly direction and combine to flow northwest to discharge into River Gele, which then confluences with the River Clwyd some 3.6km downstream.
- 4.12 The majority of the site lies outside the C1 Floodzone, with 1.1 ha at the north of the site within zone C. The site was examined as part of the work on the Council's Strategic Flood Consequences Assessment and it concluded no significant flood risk.
- 4.13 **Biodiversity and Ecology:** The site is not covered or immediately adjacent to any statutorily or non-statutorily designated areas. The Elwy Valley Woods SAC is located approximately 4.5km south of the site. There are three Wildlife Sites, within 2km of the site boundary. These sites are Clwyd Estuary and adjacent fields which lies approximately 0.9km north of the site, Coed Pen y Garreg which lies approximate 1.1km south west of the site and Coed Cord which lies approximately 1.3km south east of the site.
- 4.14 The habitats on site comprise primarily a mix of arable and improved grassland. Due to the intensive nature of agriculture practices on site the fields are regarded to be of negligible ecological interest.
- 4.15 The streams and wet ditches within the site are considered to be of low ecological value in their own right. However they may support notable/protected species and form a valuable wildlife corridors/green links within the site and to habitats in the wider countryside. Two ponds on site and a third approximately 5m from the site boundary are considered to be of local ecological value providing suitable habitat for a range of aquatic species locally. Owing to lack of management the ponds are heavily shaded by trees which has resulted in low diversity of aquatic vegetation.
- 4.16 The site contains seven small areas of broadleaved woodland, considered to be of local ecological importance providing suitable habitat for a range of bird, mammal and invertebrate species in the local area. The hedgerows are considered to be of low ecological value.
- 4.17 Any applications for development on the site would be expected to be accompanied by a detailed ecological impact assessment.

- 4.18 **Archaeology** – The archaeological assessment which was carried as part of LDP process identified known archaeology and sites in the proposed development area. The Clwyd Powys Archaeological Trust (CPAT) database contains a number of records for the area surrounding the site, including known archaeological sites and monuments, as well as additional findspots and place-name evidence suggesting some historic interest. Currently there are no scheduled ancient monuments within the site. However, there are two WW2 bunkers in two copses to the north west of the site which the Council will require to be preserved within the copses in which they are located. A geophysical survey has been undertaken across the whole site, which has identified anomalies on the eastern part of the site. Arrangements should be made for further investigations as part of the development process.
- 4.19 **Cultural Heritage** - there are no sites listed on the Historic Environment Record within the proposed development area. One listed building (Grade II) lies within the farm complex at Tyddyn Isaf within the site. The following designated and registered resources will need to be appropriately considered:
- Bodelwyddan Castle is a Grade II\* Listed Building which lies in parkland to the south of the A55. It is not expected that the proposals will directly affect the setting of either Bodelwyddan Castle or its Parkland.
  - Rhuddlan Castle lies to the north east of the site and its setting would not be directly affected by the proposed development. However, both Bodelwyddan Castle and Rhuddlan Castle are clearly visible from the site and these views should be respected.
  - The historic core of Bodelwyddan, which dates from the middle of the 19th century, has been designated as a Conservation Area and encompasses a number of listed buildings, including St. Margaret's Church, a Grade II\* Listed Building. It is located immediately west of the site boundary. The Church is a key landmark within the area and is clearly visible from the A55 and surrounding area. These views should be respected and retained wherever possible.
- 4.20 These environmental characteristics, and their implications in terms of preparing a planning application, are discussed further in Section 5.

## Development Requirements

4.21 The strategic and local characteristics of this location and the site give rise to a number of requirements for the development, in terms of the nature and form of development, the assessment work required to inform the development proposals and the inter-relationships that are to be reinforced between Bodelwyddan and other settlements in the sub-region. These are as follows:

- a signature location with a strong, distinctive sense of place drawing upon culture and heritage including the needs and interests of the Welsh language;
- the delivery of a range and choice of housing in line with local needs;
- the provision of a high quality business location with a range of spaces to attract and capture local demand and strategic investment;
- the provision and facilitation of social infrastructure investment that meets both the needs of the community and the County;
- the mix of land uses to contribute towards a sustainable mixed use development;
- the creation of a green environment that accommodates development within the established landscape structure without detriment, and establishing natural boundaries that can deliver long term sustainable growth;
- the creation of a character that reflects the presence and influence of locally important attributes;
- linkages to the existing town that leads to a single integrated community;
- the creation of a network of accessible open spaces and recreational opportunities that encourage healthy living for the town's population as whole;
- the provision of public transport initiatives that build upon Bodelwyddan's location and increase accessibility between the town, the coastal towns and the rural market towns, allowing the opportunities provided uniquely by this location to spread across the County;
- the provision of training and skills initiatives in partnership with the SRA Strategic Team, the Rhyl City Strategy and other stakeholders; and
- to consider opportunities to improve the tourism offer associated with St. Margarets Church and in particular the parking arrangements for visitors;

Any planning applications will need to clearly explain how these requirements are addressed by the associated proposals.

## 5. Development vision

5.1 Within the context of the site location and characteristics and development requirements identified above, the Council's Vision for Bodelwyddan is based around the following objectives

### **A community integrated within the local landscape**

5.2 A place that 'fits' its setting - reflecting and protecting the structure of fields, hedgerows and woodlands - and retaining views that anchor it clearly to its landscape and built context.

### **A distinct local community**

5.3 An expanded place that is still unmistakably Bodelwyddan: not a new community and an old community side by side but a whole community that uses its existing assets to bind it together - giving impetus to its local centre - bringing back the Conservation Area and Church from the edge to the heart of the community - ensuring separate parts of the community are joined up - enhancing its open spaces and enhancing connections.

### **Sustainable employment for the local area**

5.4 A vibrant and successful place that draws on the spin-off from being located adjacent to the A55 - capitalising upon the success of the St Asaph Business Park - and harnessing the employment potential of the Hospital. Significant linkages should be established with regeneration initiatives along the North Wales Coast.

### **Improved healthcare infrastructure and community services**

5.5 A place where the Hospital becomes more a part of the community rather than a separate place - where any Hospital expansion is planned as a part of the community's more general expansion.

### **A connected community**

5.6 Where the whole can become greater than the sum of its parts - where new footpath and cycle links and connecting open spaces bring the community together - link homes to jobs, local amenities, the Hospital and the countryside - a significant expansion of public access to green spaces.

### **A community of walkable streets**

5.7 Where safe and attractive opportunities are created to walk or cycle - to schools, to work, to the shops, to parks, to allotments, to the countryside.

### **A community of neighbourhoods**

5.8 Where within the community different neighbourhoods can thrive and where different needs can be met.



**A community of green infrastructure**

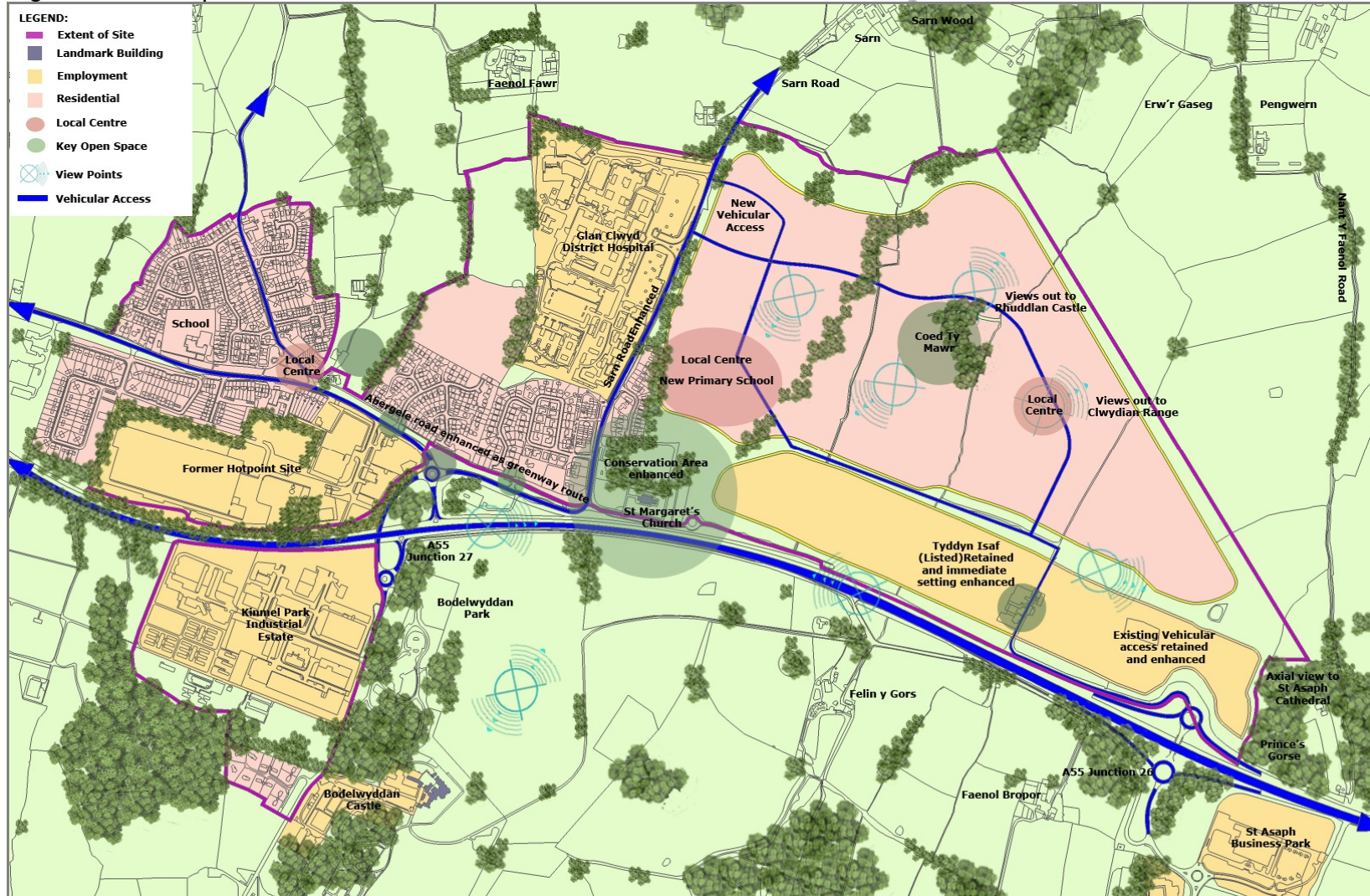
- 5.9 A community where sustainable developments go hand in hand with a framework of open green spaces that are connected so as to be accessible to all residents, existing and new. The framework should include amenity and recreation areas - small and large - public and private - formal and informal - and include community allotments and orchards.

**A community of diversity**

- 5.10 A 'green' community that minimises energy and water use and carbon emissions facilitates and encourages waste recycling - and promotes local food production.
- 5.11 Any planning applications will need to clearly explain how these objectives are addressed by the associated proposals

DRAFT

Figure 3: Masterplan



## 6. DEVELOPMENT FRAMEWORK

- 6.1 This section of the Development Brief describes the key land use components of the development that should be addressed by a planning application. They build upon Policy BSC5, its reasoned justification and other relevant Local Development Plan policies and the development requirements identified earlier.

### Housing

- 6.2 The development will accommodate 1,715 new dwellings. Based on a persons per household figure of 2.3 (2011 Census) this could give rise to a population of approximately 3,900 people, increasing Bodelwyddan's total population to some 6,000 people and giving it a greater critical mass of people to support new and existing community infrastructure.
- 6.3 A mix of housing, incorporating family housing alongside starter homes and homes suitable for elderly households, will need to be provided. This will reflect evidence of needs set out in the Sub Regional Local Housing Market Assessment (GVA Grimleys, 2008) & Update of Housing Need, Demand and Affordability in the Local Housing Market Areas of Denbighshire (Glyndwr University 2011)
- 6.4 Affordable housing will be required having regard to Policies BSC4 and BSC5 and the Council's Affordable Housing Supplementary Planning Guidance. Policy BSC4 currently requires development to provide a minimum of 10% affordable housing on site. However, the Council will monitor sales prices annually and once sales prices increase 10% above the 2009 sale price data (as indicated in the DVS Affordable Housing Viability Study 2009), development will be expected to provide a minimum of 30% affordable housing on site. Affordable housing requirements will be assessed on an on-going basis as each phase of the development progresses, to ensure the policy requirements current at the time are met. The Council will require an 'overage' or similar agreement to ensure that increased requirements are met should sales prices increase in the future.
- 6.5 Affordable housing will be provided in a phased manner distributed across the development. The Council will require a mix of tenures and types of affordable housing to be provided as part of the development in order to meet local needs. Affordable housing will be allocated to local people in line with the Council's adopted Local Connections Policy.
- 6.6 In line with the Council's Affordable Housing Supplementary Planning Guidance affordable housing must be of equal or similar standard of design and external appearance as the market housing, it must meet the necessary design/space standards, remain affordable and remain occupied by eligible households.

- 6.7 Opportunities for key worker accommodation associated with Ysbyty Glan Clwyd Hospital should be explored with the Betsi Cadwaladr University Health Board. Where appropriate and necessary this should be provided in close proximity to the hospital.

### **Local Centre**

- 6.8 The development should incorporate at least one local centre to provide a focus for retail, health, community and education uses. Its design, appearance and function will be critical in achieving a sense of place and identity.
- 6.9 The location of the centre or centres should have regard to the importance of the relationship with the existing community, the location and influence of Glan Clwyd Hospital and the concept of walkable neighbourhoods. It is proposed that the main centre should be located to the west of the development site, to link to the historic core of the village and to ensure that there are links to the hospital and the existing community.
- 6.10 The local centre or centres should accommodate retail provision to meet daily needs, health facilities such as doctors & dental practices, community facilities, primary school. Dual use provision within the local centre combining for example a community hall and the primary school, should be investigated and where feasible incorporated as part of the development proposals.

### **Education**

- 6.11 Development of the scale proposed will generate a need, based on the Council's anticipated pupil yield, for a new 2 form entry primary school (420 pupils). Improvements will also be required at the existing Ysgol y Faenol Primary School, particularly to accommodate children in the early years of the development.
- 6.12 The Council will require the provision of a new primary school as part of the development. The new primary school could be located as part of the local centre and an area of 2 hectares will be required to accommodate the buildings and playing field. The Council would prefer dual use of the school facilities as a community infrastructure asset. With regard to Ysgol y Faenol, the nature of the required improvements will need to be discussed and agreed with the Council and contributions towards this will be required as part of the development proposals. The Council will also need to accommodate the growing demand for Welsh medium education within these.



**6.13** Currently secondary school education in the local area is provided at both Rhyl High School and Ysgol Glan Clwyd in St. Asaph. Improvements to increase the capacity of these schools will be required as a result of this development. Contributions towards this may be required as part of development proposals. Further guidance on the calculation of these contributions is set out in Appendix 2.

6.14 The post 16 education system – concentrated at Llandrillo (Rhyl) College – has sufficient capacity to accommodate increased demand arising from the development. The demand for Welsh medium provision for post 16 education will be considered as part of the contributions for Ysgol Glan Clwyd. The Council is seeking to ensure wider regeneration benefits are achieved as part of this development and as part of the regeneration linkages, the planning application will need to provide evidence of the links with Llandrillo (Rhyl) College and regeneration stakeholders in terms of training and enterprise initiatives.

### **Green Infrastructure**

6.15 The site is influenced by a range of local green infrastructure features: hedgerows, tree belts, woodlands, waterbodies and watercourses, rights of way, together with listed buildings and the Bodelwyddan Conservation Area. These features and their setting will need to be built in, wherever possible, to the development proposals and used as a positive element to contribute to place making and a sense of identity. It is important that links between green infrastructure features are retained and enhanced where possible as part of the overall green infrastructure plan for the site.

6.16 Any future planning application must be accompanied by evidence of the following aspects of green infrastructure having been considered and where necessary having been taken into account in the proposed development:

- a landscape and visual assessment to consider the visual influence and change associated with the development having regard to views to and from the site and a landscape strategy;
- a strategy for investigation of on-site archaeology established with CPAT;
- an assessment of the relationship between the proposed development and cultural heritage assets;

- protected species surveys by qualified ecologists undertaken at the appropriate time of year, in accordance with relevant guidelines published by Natural Resources Wales, the Bat Conservation Trust and others and that the development proposals reflect any necessary mitigation. The range of surveys and methodology for the surveys should first be approved by the Natural Resources Wales and the County ecologist.
- A baseline assessment of public rights of way
- An assessment of the arboricultural value of the trees present within the site and the identification of those that have an influence on the layout of development
- A framework for future management and maintenance

### Open Space

The Open Space and Play Provision Standards for the County are based around four categories of space:

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
<b>Overall</b>	<b>2.4 hectares/1,000 population</b>

- 6.17 Outdoor space can include the following types of spaces: public parks and gardens; natural and semi-natural greenspaces; green corridors; outdoor sports facilities; amenity greenspace; provision for children and young people; allotments and community gardens; cemetery and churchyards; accessible areas of countryside; civic spaces and water. Casual recreational outdoor play spaces relate to outdoor amenity parks. A local outdoor amenity park should be included.
- 6.18 Outdoor playspace includes local areas of play or door-step play and informal recreation; local equipped or landscaped areas for play and informal recreation; and neighbourhood equipped areas for play and informal recreation. Such facilities must be conveniently located within residential neighbourhoods and integrated as part of the green infrastructure and networks.
- 6.19 A range of uses must be considered as part of the proposed development and the Council will be seeking to achieve an imaginative approach with high standards, as the provision of sufficient good quality open space is fundamental to the delivery of a high quality, sustainable development. Arrangements for the future maintenance and management of any public open should also be addressed as part of any planning applications.

### **Employment**

- 6.20 In line with Policy BSC5 the development will provide 26 hectares gross of employment land, categorised as B1, B2, B8 uses. The employment area should be situated to the north of the A55, accessed principally from Junction 26, extending along the site's boundary so as to be visible from the road.
- 6.21 The development will be expected to provide for a full range of B1, B2 and B8 employment uses which should include:
- Micro office units for new start up businesses to attract and retain companies in Denbighshire.
  - Self contained offices – providing a flexible range of space in order to facilitate natural progression by businesses built in terraces or courtyards with a scale and design which integrates naturally with the residential.
  - Hi tech / workshop / warehouse units with a high ancillary office content and specification – attractive to high tech companies.
  - Warehousing / B8 uses.

- 6.22 A high standard of environmental performance will be expected (see the “Sustainability” section below) from the employment buildings again as referred to in Policy BSC5. This will be complemented by a high standard of design, appearance, layout and landscaping so as to deliver a landmark employment location that captures the benefits of Bodelwyddan’s strategic location.
- 6.23 The arrangement of employment uses will need to ensure a logical transition between the residential development and B1 uses and providing separation between B2 and B8 uses. The Council will require a balance of different types of employment uses and sizes of units to be provided.
- 6.24 The Council will expect the development of employment uses to be phased alongside the housing development, to ensure that sufficient provision is made for local employment opportunities for residents and to facilitate the achievement of a sustainable mixed use development.

### **Training and Enterprise**

- 6.25 Training and enterprise initiatives will need to be established, as part of both the development process and the scheme, with regeneration stakeholders, including Llandrillo (Rhyl) College, reflecting Policy PSE1, to support the North Wales Coast Strategic Regeneration Area objectives. The planning application will need to provide evidence of how such initiatives are to be delivered and by whom.

### **Access and Movement**

- 6.26 The mixed use nature of the development will allow for easy access between jobs, homes, primary school, healthcare, community facilities and neighbourhood shops. The development proposals should maximise the opportunity for such trips to be made by walking and cycling, using the open spaces as movement corridors wherever possible and delivering an accessible arrangement of spaces and buildings. The internal movement corridors should be designed to function as recreational routes and to allow sufficient opportunity for low impact exercise. Existing public rights of way within the site should be protected and incorporated into the planning application’s green infrastructure.
- 6.27 Linkages to Sarn Road from the development should be effective in encouraging integration with the existing community. Off-site improvements for walking and cycling may be required to improve the linkages with the existing town.



- 6.28 A Public Transport Strategy must be developed in conjunction with the County Council Transportation Officers and local public transport providers. This should identify public transport improvements, covering service destinations/routing, frequency, hours of service and infrastructure investment.
- 6.29 New highway works will be required at Junction 26 of the A55, taking advantage of existing available capacity, and at Sarn Road. A highway connection between these two locations is required, to ensure the safe and efficient operation of the local highway network, improving access to Ysbwty Glan Clwyd and relieving pressure on junction 27 of the A55/A525. The need for improvements along Sarn Road, including alterations to reflect the Conservation Area and the increased intensity of use, will also need to be investigated to ensure the continued safe and efficient operation of the local highway network.
- 6.30 The internal arrangement of roads including the approach to be adopted to the link road should reflect the principles of Manual for Streets (Dept. of Transport), providing a logical and legible street hierarchy and promoting and prioritising walking and cycling over private vehicles as appropriate.
- 6.31 A Transport Assessment will be required to accompany the planning application the purpose of which will be to consider the traffic and transportation impacts of the proposed development. Its scope will be agreed with the Highway Authority in consultation with the Trunk Road Authority and Welsh Government. This will include a Travel Plan to demonstrate how the Public Transport Strategy will be implemented. As part of the Transportation Assessment the modal shift arising as a consequence of the promotion of sustainable modes of travel should be established.

### **Utility Infrastructure**

- 6.32 Utility infrastructure (gas, electricity, water, telecommunications) exists within and immediately adjacent to the site.
- 6.33 **Gas:** There is capacity within the existing gas network to supply the proposed development without the need for lengthy approach mains or reinforcements. The high pressure gas main that bisects the south west corner of the site and the separation distances associated with this which require between 28 to 36 metres corridor free from buildings needs to be reflected in the development proposals. Diversion of the Low Pressure main is expected to be only required at new access points to the site.

- 6.34 **Electricity:** The local power network will require upgrading to provide a suitable supply to the proposed development. The scheme and infrastructure requirements associated with this will need to be agreed with the energy provider, presently Scottish Power, and the location of any new on-site infrastructure (eg a sub-station) should be considered carefully in the development proposals to avoid any impacts on existing and future residents.
- 6.35 The feasibility of undergrounding or relocating the existing overhead electricity transmission lines will need to be investigated. In the event that they remain in situ the development proposals will need to respect the necessary associated separation distances. Presently this is considered to be between 8.5 to 14 metres in width of undeveloped land extending out from each side of the 'centreline' of the overhead cables.
- 6.36 **Telecommunications:** Telecommunication infrastructure should be provided that ensures modern communication methods can be provided as part of the development to meet housing, employment and community needs. At present, there is adequate capacity to provide a copper wire supply from the Rhuddlan Exchange.
- 6.37 **Water Supply:** Dwr Cymru/Welsh Water have, based on sensitivity testing of its Draft Water Resources Management Plan, indicated that a sufficient supply of potable water can be provided to meet the requirements of the proposed development without causing a detrimental effect to existing customers. However, a water supply feasibility study, including hydraulic modelling of the water supply network, should be undertaken to determine how the available water will be supplied to the proposed development and also what additional infrastructure will be required to provide a sufficient water supply. This Study should inform the development infrastructure proposals and should be submitted with the planning application. The study should be developed in agreement with Dwr Cymru/Welsh Water. Any development will need to ensure that adequate water supply is made available and any infrastructure required must be provided at appropriate times in agreement with Dwr Cymru/Welsh Water.

- 6.38 **Foul Water Treatment:** The existing waste water treatment works at Rhuddlan are understood to be operating at capacity. Accordingly a Wastewater Feasibility Study to investigate capacity at the Kinnel Bay waste water treatment works must be undertaken to identify if there exists sufficient capacity to accommodate flows from the proposed development. If there is not sufficient capacity there will be a requirement for the study to identify the works required to increase its capacity to ensure that the additional flow to the waste water treatment works does not have a detrimental effect to the disposal of sewage for existing residents. This should be developed in agreement with Dwr Cymru/Welsh Water. Any development will need to ensure that the site is adequately drained in terms of foul, surface & ground & any infrastructure required must be provided at appropriate times in agreement with Dwr Cymru/Welsh Water. Provision must also be made for ongoing maintenance of any pumping stations required.
- 6.39 **Storm Water:** Storm water from the site currently drains to the watercourses which intersect the site. Where feasible SUDS techniques such as infiltration strips, ponds and swales should be incorporated into the surface water drainage design and green infrastructure strategy. Natural Resources Wales require that any discharge of surface water from the site should be at current greenfield runoff rates. A Flood Consequence Assessment and Drainage Strategy will be required to be submitted as part of the planning application providing details of the storm water drainage design to be employed. Natural Resources Wales will need to be consulted in the preparation of these two documents and should be involved in the development of the detailed layout of the development, to ensure that drainage issues are considered as part of initial design and layout of the development. The Council will also require the submission of a Water Conservation Statement with any planning applications, in line with Policy VOE6 in the LDP.
- 6.40 **Sustainable construction:** An important element of the development of the site will be the integration of suitable sustainability principles for promoting renewable energy use and low carbon. As a minimum, the following will be expected to be achieved:
- Code for Sustainable Homes Level 3, obtaining 6 credits under issue Ene1 - Dwelling Emission Rate
  - BREEAM 'Very Good' for all non-residential developments, achieving the mandatory credits for 'Excellent' under issue Ene1 - Reduction of CO<sub>2</sub> Emissions
  - Considerate Constructors Scheme score of 32
  - Features implemented to provide effective adaptation to and resilience against the current and predicted future effects of climate change
  - Consideration of utilisation of existing or proposed local and low and zero carbon energy supply systems.

- 6.41 The land use requirements to achieve these targets and commitments will need to be reflected in the proposals.
- 6.42 To reflect the policy objectives of *Planning Policy Wales* and Policy BSC5 a Sustainability Strategy will be required to be submitted to accompany any planning application for the site.
- 6.43 The Council will require a 'Construction Plan' to be submitted with any planning applications, covering issues such as hours of work on site, delivery of materials, noise, dust and disturbance during construction and phasing of development. The Council will also expect any developers to enter into local labour / training agreements for the construction phase.
- 6.44 **Waste:** A Site Waste Management Plan will be required to accompany the planning application. This will prescribe targets and measures for waste collection and recycling throughout both the construction and operation phases and will address Policy VOE7 as it relates to the Key Strategic Site. This should cover:
- construction aggregate recycled;
  - non-hazardous construction waste generated by the development diverted from landfill and reused and recycled;
  - Domestic: waste recycled/composted and provision of storage for recycled waste;
  - Commercial: waste recycled/composted and central dedicated storage spaces.
- 6.45 The land use requirements to achieve these targets and commitments will need to be reflected in the planning application.



## **7. Urban design principles**

- 7.1 To help create an enduring, functional, vibrant and sustainable development that successfully connects and integrates with the existing community the proposals should seek to adopt the following design objectives:

### ***Access***

- 7.2 Ease of access and movement for all working, living or visiting the development and integration with the existing community.

### ***Character and Urban Form***

- 7.3 Significantly enhance the existing character and the distinctiveness of the area –landscape, townscape, culture and biodiversity - and creating a series of new high quality legible mixed use neighbourhoods with reference to locally distinctive patterns, urban form, public art and culture. Existing and proposed landmark buildings, nodal points, gateways, key spaces, key frontages will need to be integrated within the development.

### ***Community Safety***

- 7.4 The creation of attractive and safe public spaces and movement routes particularly for the pedestrian and cyclist maximising natural surveillance over the public realm and adopting where appropriate Secure by Design measures.

### ***Movement***

- 7.5 To promote sustainable means of travel - safe and clear connections - the potential to cycle, walk and use public transport safely, and reducing the reliance on the car - providing safe routes to schools and capturing streets for play - connection to transport infrastructure - ease of movement to, from and within the development for sustainable forms of transport by creating a safe and attractive environment - the provision of on site facilities for sustainable forms of transport.

### ***Design Commission for Wales***

- 7.6 The Design Commission for Wales must be consulted during the evolution of the design process and final Masterplan.

### ***Design and Access Statement requirements***

- 7.7 A Design and Access Statement in accordance with the requirements of Technical Advice Note 12: Design should accompany any future planning applications. The design approach should reflect fully the design considerations in Policy RD1 of the Local Development Plan, the principles of good design defined by the TAN, Creating Sustainable Places and the Residential Design Guide for Welsh Authorities.

## Welsh language and culture

7.8 A Community Linguistic Assessment has been undertaken for Bodelwyddan Key Strategic site and this identified a number of measures which should be implemented as part of the holistic approach to site development and in order to mitigate any negative impacts on Welsh language and culture in this area. The conclusions of the Impact Assessment are attached as Appendix 1 The following mitigation measures will be required as part of the site's development:

- Welsh only brand name and street names;
- Bilingual master-planning process/communication;
- Bilingual marketing strategy, with emphasis on Denbighshire and other Welsh Local Authority areas for the initial period prior to moving out to a larger radius;
- Promote Welsh education among children and adults;
- Support existing social groups to welcome Welsh learners;
- Partnership working with Mentrau Iaith and Bwrdd yr Iaith to establish new social events through the medium of Welsh in Bodelwyddan and the surrounding communities.
- Adverts in local press to include Welsh medium publications;
- Strong local advertisement/marketing (bilingual).
- Agree with house builders to monitor the origin and household formation of the first occupants of the new homes.
- Producing all publication material bilingually with Welsh language text first;
- High quality environment at the forefront of the Development Brief and Masterplan with links to the existing communities of Bodelwyddan;
- Delivery of improved health facilities e.g. GP, dental practice as part of new community facilities.

### Health Impact Assessment (HIA)

7.9 Central to any future development is the impact on people and existing communities. Bodelwyddan currently has a population of 2,147 (2011 Census), this could potentially increase by 3,945 when the development is completed (based on average household size of 2.3).

7.10 It is therefore essential that potential beneficial, detrimental or unintended impacts and consequences on the health and well being of local people that could arise from the development are identified, assessed and suggestions made to address them.. This will be done through a separate broad Health Impact Assessment which considers all the wider determinants of health and wellbeing. This will be carried out in accordance with the Wales Health Impact Assessment Support Unit (WHIASU) Guidance ('HIA: A Practical Guide'. – available on the WHIASU website [www.whiasu.wales.nhs.uk](http://www.whiasu.wales.nhs.uk) ).

## **8. Community Involvement**

- 8.1 The Development Brief will be subject to public consultation prior to its adoption as Supplementary Planning Guidance.
- 8.2 Prior to the submission of a planning application, the applicant must conduct a public consultation exercise the purpose of which will be to engage the local community and other stakeholders as to the form and nature of the development and the intended Masterplan. This should include public exhibitions, stakeholder workshops, web-based consultation. The planning application will need to demonstrate in a Statement of Community Involvement how this consultation has been conducted and how comments received have been taken into account in the final proposals.

## **9. Governance**

- 9.1 There is a need for a local governance structure to be established as part of the development proposals. This is expected to involve the establishment of a Management Company by the Developer involved. Its responsibilities will include the management and maintenance of communal facilities open space, civic spaces, recreational areas, community facility, schools/dual use facility, allotments and travel planning. In addition the Council will require the establishment of a Community Fund, in order to provide for community benefits.

## **10. Implementation and phasing**

- 10.1 As part of the planning application an outline phasing strategy will be required to be submitted in order to demonstrate the broad sequence of development having regard to the strategy and the key role of the site in contributing development land up to 2021 and beyond, the timing of infrastructure provision relative to development parcels and cumulative completions of housing and take up of employment land and commensurate provision of physical, community and green infrastructure requirements.
- 10.2 This must identify the delivery organisations and their responsibilities in the implementation of the development.

## **11. Monitoring**

- 11.1 As part of a planning application, measures will need to be identified to monitor the implementation and take up of the development so as to inform on-going detailed planning approvals. A formal review mechanism will be included within the Section 106 Agreement to consider individual phases of the development.

## 12. Contacts

Denbighshire County Council  
Development Control & Compliance Team  
Caledfryn  
Smithfield Road  
Denbigh  
LL16 3RJ

Tel.: 01824 706727  
Email: [planning@denbighshire.gov.uk](mailto:planning@denbighshire.gov.uk)

Denbighshire County Council  
Planning & Public Protection Policy Team  
Caledfryn  
Smithfield Road  
Denbigh  
LL16 3RJ

Tel.: 01824 706916  
Email: [ldp@denbighshire.gov.uk](mailto:ldp@denbighshire.gov.uk)

DRAFT

## APPENDIX 1

### COMMUNITY LINGUISTIC IMPACT ASSESSMENT (Extract)

#### 7. Conclusion of Linguistic Impact

##### 7.1 Interpretation of results.

Planning and the Welsh Language: The Way Ahead (2005) does place greater emphasis on protecting those communities with the highest percentage of Welsh speakers. It would be fair to say that the Welsh language, in Bodelwyddan is not part of everyday life for the majority of residents. However, by no means is this a reason to overlook the contribution 369 Welsh speaking residents make to the Welsh culture of Bodelwyddan. Approximately 60% of the residents of Denbighshire live north of the A55 trunk road, 16% of this population speak Welsh, that almost 9,000 people. This proposed development aims to meet the needs of Denbighshire residents in a way which is most sustainable socially, economically and environmentally.

In assessing the impact of a new development on the Welsh language, there is a danger to focus solely on the resulting increase in population and the proportion of those who will hold Welsh language skills i.e. the ability to read, write or speak Welsh, and use them day-to-day. However, the development proposes a mixed use site, which will bring forward new employment units phased with the house building and infrastructure provision.

In migration of non-Welsh speaking households is only one threat to the future of the Welsh language in the community. Welsh language education is pivotal to ensure that the language becomes a part of the new community as it grows and settles. There is real opportunity for the proposed development to make a very clear positive contribution to the future of the Welsh language in this coastal area and for the development to pay for new and expanded education facilities.

Notwithstanding the above, the assessment also identified that the proposed development would also have some negative impacts. In order to neutralise these impacts the following measures should be implemented as part of the holistic approach to site development.

##### Mitigation:

- Welsh only brand name and street names;
- Bilingual masterplanning process/communication;
- Bilingual marketing strategy, with emphasis on Denbighshire and other Welsh Local Authority areas for the initial period prior to moving out to a larger radius;
- Promote Welsh education among children and adults;



- Support existing social groups to welcome Welsh learners;
- Partnership working with Mentrau Iaith and Bwrdd yr Iaith to establish new social events through the medium of Welsh in Bodelwyddan and the surrounding communities.
- Adverts in local press to include Welsh medium publications;
- Strong local advertisement/marketing (bilingual).
- Agree with house builders to monitor the origin and household formation of the first occupants of the new homes.
- Producing all publication material bilingually with Welsh language text first;
- High quality environment at the forefront of the Development Brief and Masterplan with links to the existing communities of Bodelwyddan;
- Delivery of improved health facilities e.g. GP, dental practice as part of new community facilities.

Any positive impacts from the proposed development need to be carried through to the development brief and masterplanning process. The following points are made to secure the desired outcome.

Enhancement:

- Ensure house type mix achieve age structure balance (young families, elderly, key workers).
- Ensure the development masterplan is designed in line with national design guidance to consider community safety in new development (TAN 20).
- Scrutinise design proposals through the Design Commission for Wales Panel Board.
- Requirement for developers (construction workers) and the employers to use local labour and provide training and skills support;
- Liaisons with college to provide training to ensure local people have an opportunity to acquire skills responsive to the employment.
- Marketing material produced for the employment units to be bilingual and circulated locally in the first instance.
- Provision of a range of employment unit sizes and attraction of health related businesses or further specialisation based on existing businesses in the locality.
- Require local labour agreement;
- Require links with the local college to provide training opportunities to improve skills.
- Encourage local Welsh branding.
- Ensure mix of housing types are outlined in the Development Brief and permission secures a phased delivery of the homes over the plan period;
- Review this impact assessment as further information is made available as part of a planning application.

- Impose a need on house builders to monitor the origin and household formation of the first occupants of the new homes.
- Ensure mix of housing types are outlined in the Development Brief and permission secures a phased delivery of the homes over the plan period;
- Ensure the masterplan integrates the affordable homes throughout the site;
- Review this impact assessment as further information is made available as part of a planning application.
- Development construction and long term branding to be bilingual
- Provision of bilingual signs within and outside the new establishments to be encouraged;
- Council to continue to discuss the overall development of the site with the local community;
- Consider a Community Development Strategy;
- Partnership working with Mentrau Iaith to support Welsh language social groups to welcome Welsh learners.
- Ongoing partnership working is required to deliver Welsh language education;
- A programme of local awareness-raising of the history of Welsh language and culture in a local context.
- Bilingual street naming to reflect farm field names
- Bilingual business signage.

## 7.2 Monitoring.

A key recommendation of the Planning and Welsh Language: The Way Ahead (2005) was to ensure that the impact of development on the wellbeing of the Welsh language and culture was reviewed and monitored to ensure effectiveness. Listed below are the (draft) monitoring indicators suggested to be included in the Local Development Plan.

- 1) Census Data – use of Welsh language within Bodolwyddan Town Council and the adjoining Community Council areas. The next Census results will be pre development and the 2021 Census data will be post development.
- 2) School Effectiveness Reporting (Estyn Reports or equivalent) which happen on a 6 year cycle will give an indication on the delivery of bilingualism by all those involved within the schools system
- 3) Annual record of the number of pupils being educated through the medium of Welsh at primary school and secondary school level in comparison with English medium.
- 4) Annual record of the provision of Welsh language classes and attendance numbers in Bodolwyddan and surrounding areas.

- 5) Annual record of the provision of Ysgolion Meithrin (and similar formal initiative welsh medium toddler group) and attendance numbers in Bodelwyddan and surrounding areas.
- 6) Menter Iaith Project on 'Welsh language social cohesion and integration'. Links to monitoring implications for the project.

### 7.3 Conclusion.

In conclusion, it is difficult to weigh up the impact of this proposed development on existing Welsh speakers in Bodelwyddan. It is possible that those who consider themselves Welsh speakers already feel in the minority. Whether the development will lead to a decline in the number of Welsh speakers will very much depend on the success of a bilingual masterplanning process for the development site with local community input. Ensuring a bilingual marketing strategy for the properties and business/employment will assist in seeking to create a development which has a distinct Welsh identity from the start. The impacts **will only be positive** if the right development approach is secured and in close partnership working with education providers and face to face social networking groups and organisations.

DRAFT

### Guidance on Contributions to Education

#### 1. Educational Planning in Denbighshire

- 1.1 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.
- 1.2 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 y Faenol in Bodelwyddan. 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.
- 1.3 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.

#### 2. Criteria

- 2.1 The requirement for developer contributions will be based on the following criteria:
- i. Developments which comprise of 5 or more houses or, where not absolute, a site area of 0.2 hectares or more.
  - ii. Denbighshire County Council will seek contributions in cases where the identified schools have less than 5% surplus places having taken into account the proposed development. Contributions should only be sought in respect of the number of pupils which would take surplus places below 5%, rather than the total number expected from the development. The contributions would be held by Denbighshire to fund works at the affected schools.

- iii. 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.
- iv. 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.
- v. For planning contributions the pupil capacity will be calculated net of any capacity that has been achieved through using mobile accommodation.

### **3. Exceptions**

3.1 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 (ie 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

### **4. Calculation of Contributions**

4.1 Contributions towards additional or improved school facilities will be based on the following factors:

#### **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.

#### **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.

#### **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.

## Worked Examples

### Primary School Pupils

For example if school capacity was 240, 5% would be 12 pupils so that the trigger for contributions would be 228.

And if actual Number of Pupils 230

Development of 80 houses  $80 \times 0.24 = 19.2$  pupils (round down to 19)

$$230 + 19 = 249$$

$$249 - 240 = 9$$

We only ask for contributions for 9 pupils.

$$9 \times \text{£}16,000 = \text{£}144,000$$

### Secondary School

For example if School capacity was 1480, 5% would be 74 pupils so that the trigger for contributions would be 1406.

And if actual Number of Pupils 1395

Development of 80 houses  $80 \times 0.174 = 13.92$  pupils (round up to 14)

$$1395 + 14 = 1409$$

$$1409 - 1406 = 5$$

We only ask for contributions for 5 pupils.

$$5 \times \text{£}15,000 = \text{£}75,000$$