

APPENDIX 3

BODELWYDDAN DEVELOPMENT ACTION GROUP – PUBLIC MEETING

19th May 2014 7.30pm Bodelwyddan Community Centre

Chair : John Hutchinson (BDAG)

Denbighshire County Council Officers: Paul Mead (Development Manager), Angela Loftus (Planning Policy Manager), Wayne Hope (Senior Engineer – Flood Risk Management), Mike Jones (Traffic, Parking and Road Safety Manager)

Attendance: 40 approx

SUMMARY OF MAIN ISSUES RAISED & MOTIONS AGREED

1. Requirement for a properly constructed link road from St Asaph Business Park roundabout (A55 - Junction 26) through the site to Sarn Lane.

As promised by Barwoods in their original plan, residents want a proper link road – a spine road - through the site from St Asaph Business Park to the hospital, in place before development starts. This would help prevent works traffic coming through the village. A haul road would not be acceptable : the link road should be tarmacked, sealed, drained with no bumps not a muddy, dusty track.

2. Construction traffic should be prohibited from accessing the site through the village or via Nanty Faenol Road throughout the life of the development

There must be binding, enforceable legal agreements to ensure all site construction traffic is prevented from travelling through the village. A proper link road will be needed through the site to ensure this can happen.

3. The road to the church should not be used to access (vehicular) the development site or any property which is part of the development site

When the A55 was constructed the road in front of St Margaret's Church was widened and a roundabout provided to facilitate parking and access to the church. It is important that this road kept as it is at present. There are problems with parking and this could be an opportunity to create a car park, visitor centre, toilets, café, museum . There also concerns about the stability of the church spire. Barwood's plan shows a hotel next to the graveyard, this should not be accessed via the road in front of the church. It was clarified that concerns related to vehicular access, not pedestrian.

4. The properties in Marble Church Grove should be protected by the inclusion of a green buffer/landscape belt to the rear of these properties

It was appreciated that plans, including the location of the school, are indicative at this stage but there is concern that the school would be directly behind the homes on

Marble Church Grove. There should be a green buffer (90ft wide) to protect these properties and heights of buildings near the church should be restricted. There was concern about potential additional traffic on Sarn Lane and parking problems. Wherever the school is located there should be due consideration of potential parking problems.

5. Measures should be in place at the start of the development to prevent flood risk and to ensure a proper drainage strategy is in place

BDAG have commissioned an independent flood risk assessment and will share this with the Council once it is finalised. Residents had significant concerns that development would cause additional problems and gave numerous examples of flooding within the area. There are problems with the high water table and water has to be pumped from the cellar of the church.

Residents also raised concerns about potential emissions from the employment development on the site and queried why this development was needed, as there is space at St Asaph Business Park. There was concern about the potential size and appropriateness of large warehouse units (mono structures) with associated HGV traffic. It was felt that this would not be conducive to achieving a high quality housing site.