

Policy BSC 5 – Key Strategic Site – Bodelwyddan

Land at Bodelwyddan has been identified as a Key Strategic Site as shown on the proposals map, as part of the Preferred Strategy of the Local Development Plan and in order to meet the acknowledged development needs of the north of the County. The site is intended to be an exemplar site in terms of sustainability and high quality design.

Development will be phased over the plan period and should incorporate all the following key elements:

- 1,715 dwellings including the provision of affordable housing in accordance with Policy BSC4; and
- education, training and health provision; and
- 26 hectares of B1, B2 & B8 serviced employment land and units; and
- new highway network between the existing A55 Junction 26 and Sarn Road and other offsite improvements; and
- onsite community facilities, open space, retail provision; and
- safeguarding and enhancement of any areas / species of nature conservation importance; and
- pedestrian and cycle facilities to serve connectivity between homes and jobs, including the surrounding Rights Of Way network; and
- new public transport links; and
- sustainable building materials, energy efficient and water efficient measures and aspire to be carbon neutral; and
- consideration as to the potential impacts on the linguistic, cultural and social character of the area; and
- integration of the development into the landscape based on the findings of a robust landscape framework.

A development brief and detailed masterplan will be required to be produced in consultation key stakeholders and the local community before a decision is made on a planning application.

National Policy links

Planning Policy Wales :

Chapter 4 – Planning for Sustainability

Chapter 7 – Economic Development

Chapter 9 – Housing

Chapter 12 – Infrastructure and Services

Technical Advice Notes:

TAN 2 – Planning & Affordable Housing

TAN 12 – Design

Justification

The Wales Spatial Plan, North East Wales Area, identifies a hub between the towns on the Denbighshire coast and St. Asaph. The hub provides a focus for future employment, housing and retail and provides continued support and opportunity for growth and regeneration for a wider area.

The site also lies within the North Wales Coast Strategic Regeneration Area. The employment allocation at Bodelwyddan will assist in the regeneration of Rhyl and improved linkages between the two settlements will enhance the sustainability of them both.

The site is in close proximity to the County boundary with Conwy County Borough this lends itself to collaboration work in terms of identifying need for affordable housing, education and employment provision. Whilst a development of this size brings change to the existing residents of Bodelwyddan the Council identifies a number of opportunities in site masterplanning to address the strategic County issues such as housing needs, and building on the economic success of the St Asaph Business Park and local colleges. In environmental terms some real opportunities for enhancement exist. Bringing forward a strategic mixed development is likely to have a host of other benefits such as, greater opportunity to promote sustainable development principles, reduced reliance on the private car and a mixed sustainable community. In addition to the delivery of serviced employment sites development could provide various community benefits such as funding of school places, transport improvements, affordable housing and extra care housing.

Building a sense of place through high quality design is key and masterplanning the infrastructure requirements to reduce water demand and increase renewable energy generation is integral to the design.

A development brief and detailed masterplan will be required to be produced in consultation with key stakeholders and the local community before a decision is made on a planning application.

This policy will contribute to meeting Objective(s):

- 1: Population and Community
- 2: Economy and Jobs
- 6: Transport
- 12: Infrastructure
- 13: Mixed Use Development