

# **DRAFT SITE DEVELOPMENT BRIEF: Land adjacent Ysgol Pendref and Lodge Farm, Upper Denbigh**

## **CONSULTATION REPORT March 2017**

### **1. BACKGROUND**

- 1.1 This report accompanies the draft Site Development Brief (SDB) 'Land adjacent to Ysgol Pendref and Lodge Farm, Upper Denbigh' which will be submitted to DCC Planning Committee when considering adoption of the SDB for use in the determination of planning applications.
- 1.2 Supplementary Planning Guidance and Site Development Briefs should only be adopted by a local planning authority and, hence, regarded as a material consideration if they have been subject to comprehensive public consultation.

### **2. CONSULTATION UNDERTAKEN**

- 2.1 Consultation on the draft Site Development Brief: Land adjacent to Ysgol Pendref and Lodge Farm, Upper Denbigh' ran for 9 weeks from 5<sup>th</sup> December 2016 to 3<sup>rd</sup> February 2017. This was a public consultation and was open for anyone to respond. The consultation included the following:
  - Letters / emails were sent to contacts on the LDP database; public bodies; statutory consultees; local, regional and national organisations with an interest in the LDP; plus agents /developers, registered social landlords, statutory consultees (eg NRW, WG), relevant landowners and others with an interest in the site.
  - All County Councillors notified
  - All Denbighshire City, Town & Community Councils notified, together with neighbouring Counties, Town & Community Councils
  - Local Council libraries and One-Stop-Shops also received hard copies of the consultation documents and response forms
  - The draft Site Development Brief was published on the Council's website, with electronic versions of the response form available to download
  - A press release was issued before the consultation period.

## Appendix 1

- A drop-in session open to all was held on 26<sup>th</sup> January 2017 at Caledfryn, Denbigh
- Over 500 properties in proximity to the development sites received letters informing them of the consultation in December 2016 and leaflets advertising the drop-in session in early January 2017.

### 3. CONSULTATION RESPONSES

- 3.1 A total of 4 written responses were received. Representations included comments from Natural Resources Wales and Dŵr Cymru/Welsh Water.
- 3.2 Copies of all responses are available from the Strategic Planning & Housing Team in Denbigh. A summary of each comment received, together with responses, are set out in the table attached as Appendix 1.
- 3.3 A total of 9 people attended the drop-in session held at Caledfryn on 26<sup>th</sup> January 2017 3pm – 7pm. Issues raised included support for the need for new homes, particularly affordable housing, concern over access points and the need to maintain existing hedgerows. Concern over local water pressure was also expressed.

### 4. CHANGES PROPOSED

- 4.1 After carefully considering the comments received, Officers are recommending several changes as set out in Appendix 1. The main changes proposed include additional information relating to the need to maintain access to flood relief works, consideration of potential locations of footpaths and management arrangements for nature conservation mitigation measures.
- 4.2 Proposed changes are shown as **highlighted** or ~~strikethrough~~ text in the attached draft SPG document, attached as Appendix 2.

## Appendix 1

### Table of Responses

Date received	Name	Summary of comment	Officers response	Proposed Changes
21/12/2016	<b>Sandra Parry</b>	Good idea more the better! But I think you will have to do something about the parking on Henllan Street in Denbigh, it is a night mere driving there now.	Support welcome. No change required.	None required
24/01/2017	<b>Angharad Crump Natural Resources Wales</b>	Welcome the site development brief and the opportunity to comment	Support welcome. No change required.	None required
		Biodiversity para 5.15 & 5.15 satisfied with information and requirements in these sections Suggest need to include confirmation of future management requirements for the approved compensation measures.	Agreed Para 5.16 to be amended.	Amended para 5.1 The ecological surveys should comprise an Extended Phase 1 survey and a bat survey. The surveys should involve assessing activity on site trees and be undertaken early to inform the site layout and design requirements. Timing of any surveys should be discussed and agreed with the Council's Biodiversity officer prior to any survey work starting. Results of the surveys along with avoidance, mitigation and compensation measures (as appropriate) should be submitted with any planning application <b>along with confirmation of future management requirements for approved compensation measures.</b> Any development proposal should seek to ensure sensitive ecological features are retained, e.g. hedgerows, mature trees.
		Flooding para 5.28 confirm that both sites lie outside the extreme flood risk outline	Noted	None required
		Henllan Brook runs in proximity to both sites and as the catchment in the potential flood risks have not been as part of the generalised flood risk mapping exercise as the catchment is small in this area.	Noted	None required

## Appendix 1

		Flood risks for site 2 in particular may be unquantified.		
		Site 2 – Land at Lodge Farm Denbigh Flood Risk Management Scheme has been recently completed which aims to reduce flood risk. Recommend consulting DCC drainage department to ensure that development will not impede access to structures such as culverts for maintenance and improvement.	DCC Drainage Engineer consulted. Extended paragraph to be added	In addition, part of the Denbigh Flood Risk Management Scheme works lie along the boundary of the site adjacent to Tan Ysgabor. Any development will need to take account of access arrangements required to enable maintenance of the draining infrastructure which consists of culverts and headwalls. It is likely that a maintenance easement strip will be required, in designing any scheme this should not lie beneath any carriageway or private gardens. An engineering drawing is available from the County Drainage Officer.
		Flood Consequence Assessment should be considered in relation to any planning application for site 2.	Agreed. Reference to the requirement for a FCA for site 2 to be included in the brief.	<b>5.28 Flooding</b> A watercourse (Henllan Brook) runs to the rear of Site 1 and to the southwest of site 2. There is a small area of designated flood zone C2 to the immediate south of site 2 as shown on Figure 2. The sites are not located in a flood risk area as defined by Technical Advice Note 15 Development and Flood Risk (TAN 15) and associated maps (see figure 2). Given the proximity of site 2 to the flood risk area, a Flood Consequence Assessment should be submitted as part of any planning application for the site.
		Surface water management para 5.29 – welcome inclusion of a sustainable approach. If SuDs is not feasible the developer should demonstrate that a viable means of surface water disposal exists for each site prior to a grant of planning permission	Agreed. Additional wording to be added to brief to cover this.	Amended para 5.29 To reduce risk, any proposals would be required to minimise water runoff in order to maintain or reduce pre-development rates as per policy VOE 6 Water Management. The use of SuDS should be considered alongside other design solutions. Details of adoption and management for the proposed SuDS should also be submitted to ensure that the scheme/systems remain effective for the lifetime of the development. If SuDs is not feasible any potential developer will need to demonstrate that a viable means of surface water disposal exists for each site prior to any grant of planning permission.

## Appendix 1

		<p>Pollution prevention – recommend that the brief confirms the need for all works to be carried out in accordance with Pollution Prevention Guidance.</p>	<p>Agreed, additional wording to be included in the brief.</p>	<p>New para 5.36            Due to the proximity of both sites to watercourses all works will need to be carried out in accordance with Pollution prevention Guidance, in particular:            GPP5: 'Works and Maintenance in or near water'            PPG6: 'Working at construction and demolition sites'            A copy of both guidance documents is available at <a href="http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-pgps-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/">http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-pgps-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/</a></p>
	<p><b>Dewi Griffiths Dwr/Cymru/Welsh Water</b></p>	<p>para 5.33 of the document:</p> <p><b>Water Supply</b>            A sufficient supply of potable water can be provided to meet the requirements of the proposed development sites without causing a detrimental effect to existing customers. Developers should be aware that Site 1 is crossed by a 12" water main and an easement width will be required which may impact upon the housing density achievable on site.</p> <p><b>Sewerage</b>            The local sewerage network can accept the foul flows from the development site. For Site 1 this will involve the laying of off-site sewers to connect with the existing sewerage network. New sewers can be requisitioned under the provisions of the Water Industry Act 1991 (as amended).</p> <p><b>Wastewater Treatment Works (WwTW)</b></p>	<p>Noted, additional information to be added to the document.</p>	<p><b>Water Supply:</b> A sufficient supply of potable water can be provided to meet the requirements of the proposed development sites without causing a detrimental effect to existing customers. Developers should be aware that Site 1 is crossed by a 12" water main and an easement width will be required which may impact upon the housing density achievable on site.</p> <p><b>Sewerage/foul drainage:</b> The local sewerage network can accept the foul flows from the development site. For Site 1 this will involve the laying of off-site sewers to connect with the existing sewerage network. New sewers can be requisitioned under the provisions of the Water Industry Act 1991 (as amended).</p> <p><b>Wastewater treatment works:</b> The existing Wastewater Treatment Works at Denbigh can accommodate the foul flows arising from the development sites.</p>

## Appendix 1

		The existing Wastewater Treatment Works at Denbigh can accommodate the foul flows arising from the development sites.		
	<b>Canal &amp; Rivers Trust</b>	No comments to make	Noted	No Changes required.
	<b>Comments from drop-in event</b>	<p><b>Housing</b></p> <ul style="list-style-type: none"> <li>• More houses needed in upper Denbigh.</li> <li>• Family housing needed as it will provide more stability for the community.</li> <li>• Some single storey housing needed especially along the skyline.</li> </ul> <p><b>Highways</b></p> <ul style="list-style-type: none"> <li>• Concern over vehicle speeds at corner of Gwaenynog Road and Lon Llewelyn x2</li> <li>• Henllan Street is narrow and people use Gwaenynog Road as a 'rat run'.</li> <li>• Gwaenynog Road is narrow with high hedges.</li> <li>• Access point should be away from the school</li> <li>• Hedge along Gwaenynog Road should be retained and a footpath to the school built behind the hedge.</li> </ul> <p><b>Environment</b></p> <ul style="list-style-type: none"> <li>• Hedges are very important for wildlife.</li> </ul>	<p>Noted</p> <p>Noted para 5.4 amended to reflect comment about footway.</p>	<p>However there is potential to introduce a section of footway on the highway by reducing the carriageway width and introducing a priority system. <b>Another option would be to introduce a footway behind the existing hedge which would provide separation from the highway and retain the wildlife and landscape value of the hedgerow.</b> The developer should liaise with The Highway Authority at an early stage to discuss these options.</p> <p>Para 5.30 covers this.</p>

## Appendix 1

		<ul style="list-style-type: none"><li>• Hedge along Gwaenynog Road should be retained and a footpath to the school built behind the hedge.</li><li>• Retain all trees and existing landscaping.</li></ul> <p><b>Utilities</b></p> <ul style="list-style-type: none"><li>• Is sewerage treatment capacity sufficient?</li><li>• Reports of poor water pressure in the area.</li></ul>	<p>Agreed</p> <p>Noted. Response from Welsh Water confirms that there is sufficient capacity.</p>	<p>No change required.</p>
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## Appendix 1



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505	21/12/2016	Sandra Parry	Good idea more the better! But I think you will have to do something about the parking on Henllan Street in Denbigh, it is a night mere driving there now.	Support welcome. No change required.	None required
	24/01/2017	Angharad Crump Natural Resources Wales	<p>Welcome the site development brief and the opportunity to comment</p> <p>Biodiversity para 5.15 &amp; 5.15 satisfied with information and requirements in these sections Suggest need to include confirmation of future management requirements for the approved compensation measures.</p>	<p>Support welcome. No change required.</p> <p>Agreed Para 5.16 to be amended.</p>	<p>None required</p> <p>Amended para 5.1 The ecological surveys should comprise an Extended Phase 1 survey and a bat survey. The surveys should involve assessing activity on site trees and be undertaken early to inform the site layout and design requirements. Timing of any surveys should be discussed and agreed with the Council's Biodiversity officer prior to any survey work starting. Results of the surveys along with avoidance, mitigation and compensation measures (as appropriate) should be submitted with any planning application along with confirmation of future management requirements for approved compensation measures. Any development proposal should seek to ensure sensitive ecological features are retained, e.g. hedgerows, mature trees.</p>

			<p>Flooding para 5.28 confirm that both sites lie outside the extreme flood risk outline</p>	Noted	None required
			<p>Henllan Brook runs in proximity to both sites and as the catchment in the potential flood risks have not been as part of the generalised flood risk mapping exercise as the catchment is small in this area. Flood risks for site 2 in particular may be unquantified.</p>	Noted	None required
			<p>Site 2 – Land at Lodge Farm Denbigh Flood Risk Management Scheme has been recently completed which aims to reduce flood risk. Recommend consulting DCC drainage department to ensure that development will not impede access to structures such as culverts for maintenance and improvement.</p>	<p>DCC Drainage Engineer consulted. Extended paragraph to be added</p>	<p>In addition, part of the Denbigh Flood Risk Management Scheme works lie along the boundary of the site adjacent to Tan Ysgabor. Any development will need to take account of access arrangements required to enable maintenance of the draining infrastructure which consists of culverts and headwalls. It is likely that a maintenance easement strip will be required, in designing any scheme this should not lie beneath any carriageway or private gardens. An engineering drawing is available from the County Drainage Officer.</p>
			<p>Flood Consequence Assessment should be considered in relation to any planning application for site 2.</p>	<p>Agreed. Reference to the requirement for a FCA for site 2 to be included in the brief.</p>	<p><b>5.28 Flooding</b></p> <p>A watercourse (Henllan Brook) runs to the rear of Site 1 and to the southwest of site 2. There is a small area of designated flood</p>

					<p>zone C2 to the immediate south of site 2 as shown on Figure 2. The sites are not located in a flood risk area as defined by Technical Advice Note 15 Development and Flood Risk (TAN 15) and associated maps (see figure 2). Given the proximity of site 2 to the flood risk area, a Flood Consequence Assessment should be submitted as part of any planning application for the site.</p>
			<p>Surface water management para 5.29 – welcome inclusion of a sustainable approach. If SuDs is not feasible the developer should demonstrate that a viable means of surface water disposal exists for each site prior to a grant of planning permission</p>	<p>Agreed. Additional wording to be added to brief to cover this.</p>	<p>Amended para 5.29 To reduce risk, any proposals would be required to minimise water runoff in order to maintain or reduce pre-development rates as per policy VOE 6 Water Management. The use of SuDS should be considered alongside other design solutions. Details of adoption and management for the proposed SuDS should also be submitted to ensure that the scheme/systems remain effective for the lifetime of the development. If SuDs is not feasible any potential developer will need to demonstrate that a viable means of surface water disposal exists for each site prior to any grant of planning permission.</p>

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		<p><b>Dewi Griffiths  Dwr/Cymru/Welsh  Water</b></p>	<p>para 5.33 of the document:  <b>Water Supply</b></p>	<p>Noted, additional information to be added to the document.</p>	<p><b>Water Supply:</b> A sufficient supply of potable water can be provided to meet the requirements of the proposed development sites without causing a detrimental effect to existing customers. Developers should be aware that Site 1 is crossed by a 12” water main and an easement width will be required which may impact upon the housing density achievable on site.</p>

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# Briff Datblygu Safle

## Datblygiad Preswyl Tir sy'n taro ar Ysgol Pendref a Fferm Lodge Safleoedd Dinbych Uchaf, Dinbych



Cynllunio Strategol a Thai

Tachwedd 2016

Mawrth 2017

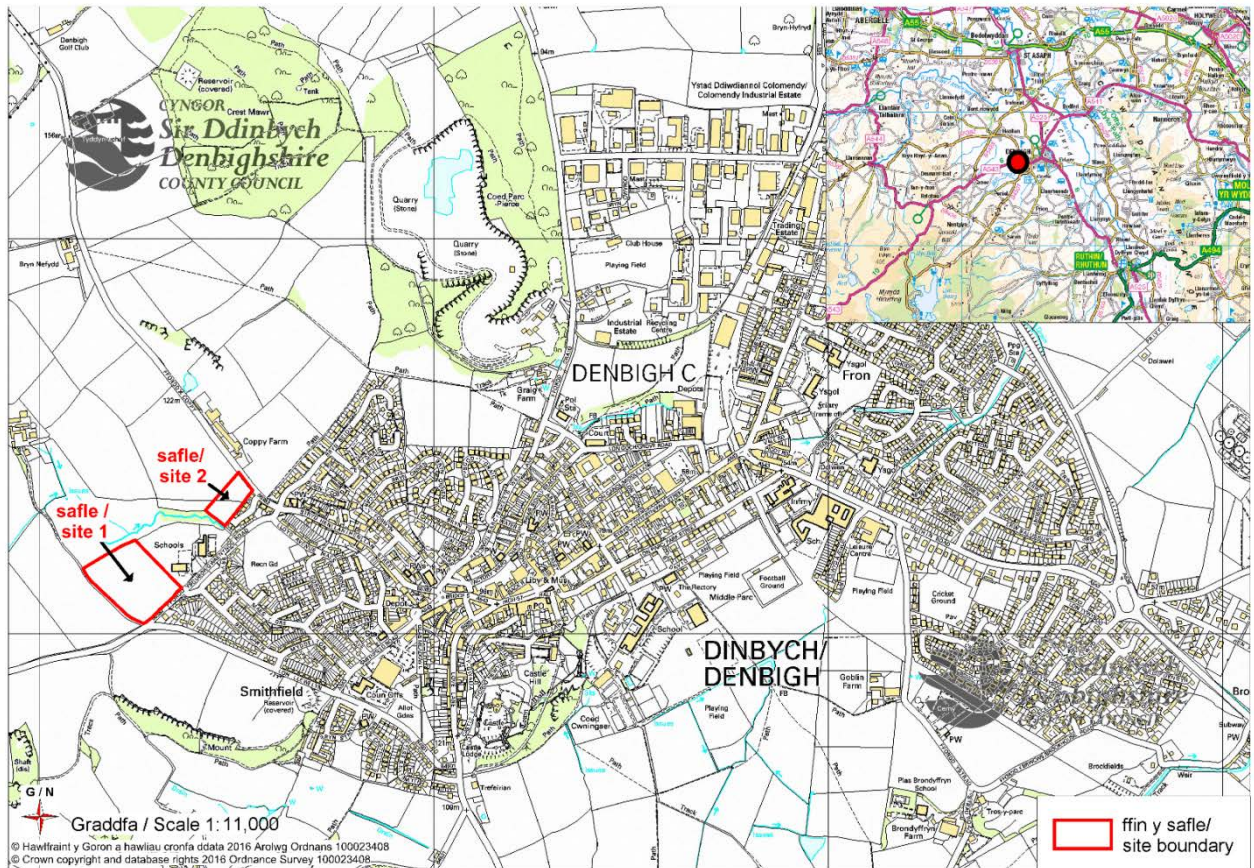


## Cynnwys

1. Cyflwyniad
2. Statws y Ddogfen a'r Camau Paratoi
3. Lleoliad a Disgrifiad y Safle
4. Polisiau Cynllunio
5. Arfarniad y Safle a Gofynion.
6. Amcanion Dylunio
7. Ystyriaethau Pellach
8. Cysylltiadau

Ffigur 1	Lleoliad 'safleoedd Dinbych Uchaf'
Ffigur 2	Dynodiadau lleol sy'n berthnasol i ddatblygu ar y safle
Ffigur 3	5 Amcan dylunio da, Nodyn Cyngor Technegol 12
Ffigur 4	Safonau 'meincnod' Meysydd Chwarae
Ffigur 5	Dogfen Asesiad Cludiant – cynnwys arferol
Ffigur 6	Hygyrchedd y safle i amwynderau lleol
Ffigur 7	Rhwydwaith dŵr a charthffosiaeth lleol

Ffig 1: Cynllun lleoliad y safle



## 1. Cyflwyniad

- 1.1 Mae'r briff datblygu safle hwn yn un o gyfres o nodiadau Canllawiau Cynllunio Atodol (CCA) sy'n ymhelaethu ar Gynllun Datblygu Lleol (CDLI) Sir Ddinbych 2006-2021. Mae CDLlau wedi'u seilio ar bolisiau neu ddyraniadau safle unigol gan geisio arwain proses ddatblygu, dyluniad ac ansawdd datblygiadau newydd. Bwriad y nodiadau hyn yw cynnig canllawiau manwl i gynorthwyo'r cyhoedd, Aelodau'r Cyngor, datblygwyr a Swyddogion wrth drafod cyn cyflwyno ceisiadau cynllunio, ac wedi hynny, wrth geisio penderfynu arnynt.

## 2. Statws y Ddogfen a'r Camau Paratoi

- 2.1 Cymeradwywyd **Mabwysiadwyd** y briff datblygu safle yma ar gyfer ymgynghori gan Bwyllgor Cynllunio Cyngor Sir Ddinbych ar **16 Tachwedd 2016** **XXX Mawrth 2017**.

- 2.2 Nid yw dogfennau CCA y Cyngor yn rhan o'r cynllun datblygu lleol a fabwysiadwyd. Mae Llywodraeth Cymru wedi cadarnhau y gall CCAau, yn dilyn ymgynghori cyhoeddus a chymeradwyaeth ddilynol gan yr Awdurdod Cynllunio Lleol, gael eu trin fel ystyriaeth gynllunio berthnasol. Yn dilyn eu cymeradwyo, gall Awdurdodau Cynllunio Lleol, Arolygwyr Cynllunio a Llywodraeth Cymru ystyried y ddogfen wrth benderfynu ar geisiadau ac apeliadau cynllunio.
- 2.3 Mae'r ddogfen hon wedi'i pharatoi yn unol â Pholisi Cynllunio Cymru (Argraffiad 8 9), canllawiau Llywodraeth Cymru a chyngor a gafwyd gan swyddogion mewnol a **Dŵr Cymru**.

### 3. Lleoliad a Disgrifiad y Safle

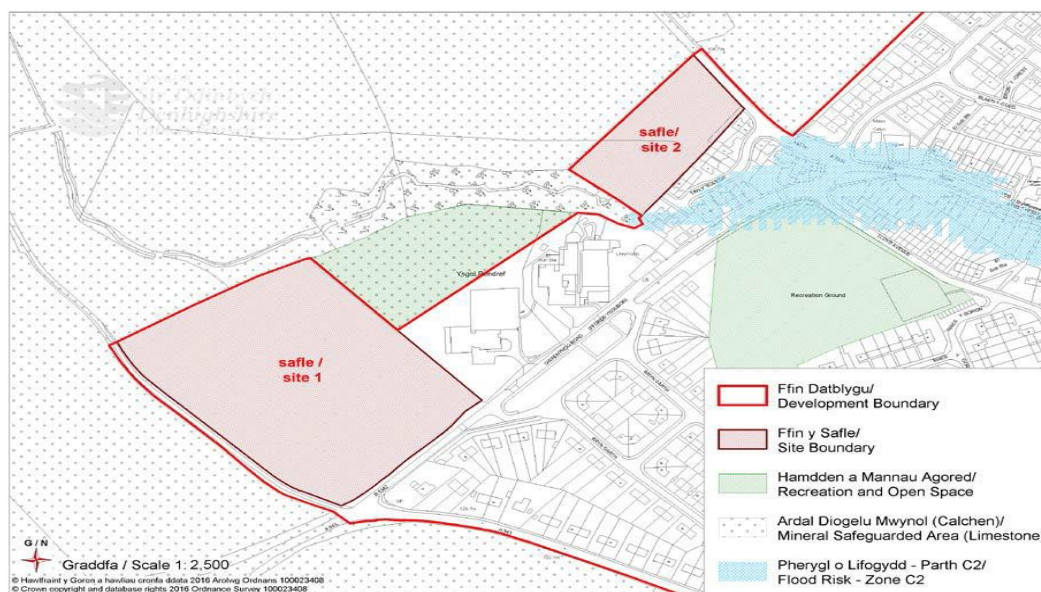
- 3.1 Mae Dinbych yn dref farchnad sydd mewn lle canolog o fewn ffiniau gweinyddol Sir Ddinbych. Mae'r dref oddeutu 7km i'r de o gefnffordd yr A55, coridor cludiant pwysig yng Ngogledd Cymru. Mae'n cael ei chysylltu gan yr A525 sy'n arwain at Ruthun, tua 10km i'r de, a Llanelwy tua'r gogledd (gweler Ffigur 1). Yn ôl Cyfrifiad 2011, mae tua 8,000 o bobl yn byw yn Ninbych. Mae'r dref yn dref twf is yn hierarchaeth anheddau CDLI Sir Ddinbych at ddiben dyrannu tai dros oes y Cynllun. Yn dilyn proses archwiliad cyhoeddus y CDLI ac wedi i'r Cyngor fabwysiadu'r CDLI, mae'r safleoedd wedi'u dyrannu ar gyfer datblygu tai.
- 3.2 Er hwylustod, mae ffigur 1 yn nodi'r 'Tir gerllaw Ysgol Pendref' fel safle 1 a'r 'Tir yn Lodge Farm' fel safle 2. Dyma sut y cyfeirir at y safleoedd yn y ddogfen drwyddi draw. Mae safleoedd 1 a 2 wedi'u lleoli ar ffin orllewinol Dinbych ac mae'r ffin ar hyd B5382 Stryd Henllan tua'r gogledd, Ffordd Gwaenynog tua'r dwyrain a'r ffordd breifat at Lodge Farm tua'r de. Mae'r safleoedd i'r gogledd a'r de o Ysgol Gynradd Pendref. Mae safle 1 yn eithaf gwastad. Mae safle 2 yn gogwyddo ychydig, i lawr o'r gorllewin tua'r dwyrain. Mae'r ddau safle, ar hyn o bryd, yn cynnwys tir pori amaethyddol gyda gwrychoedd o'u cwmpas. Mae nant fechan yn llifo tua'r gogledd-orllewin o safle 1 ac i'r de-orllewin o Safle 2 lle mae wedyn yn troi'n geuffos. Mae safle 1 yn 2.82 hectar a safle 2 yn 0.73 hectar.
- 3.3 Yr ochr arall i'r safleoedd dros Ffordd Gwaenynog, mae ystad breswyl a darn o dir agored. Mae ffin safle 2 yn Lodge Farm tua'r de-ddwyrain yn taro ar Dan y 'Sgubor, datblygiad preswyl bychan.

- 3.4 Mae Stryd Henllan yn darparu llwybr at ganol tref Dinbych ac mae siop gyfleustra fechan a siop feics arni hefyd, yn ogystal â Chapel Seion a chanolfan gymunedol. Mae gwasanaethau bysiau cyson yn agos iawn at y safle ar Stryd Henllan, Lôn Llywelyn a Maes y Dre. Mae'r gwasanaethau bysiau hyn yn galluogi teithio i Wrecsam, y Rhyl, yr Wyddgrug a Rhuthun.

#### 4. Polisiau Cynllunio

- 4.1 Mae Ffigur 2 yn dangos dynodiadau lleol a fyddai'n berthnasol wrth benderfynu ar geisiadau cynllunio ar gyfer y safle. Mae [Map Cynigion y CDLI](#) ar gyfer Dinbych a Map Allwedd y CDLI yn rhoi trosolwg o ddynodiadau tir sy'n berthnasol i'r ardal ehangach.

**Ffigur 2** Dynodiadau lleol sy'n berthnasol i ddatblygu ar y safle



- 4.2 Mae Polisi Cynllunio Cymru, paragraff 2.1.2, yn nodi ei bod yn rhaid penderfynu ar geisiadau cynllunio yn unol â'r cynllun datblygu a fabwysiadwyd oni bai bod ystyriaethau perthnasol yn nodi i'r gwrthwyneb. Mabwysiadwyd CDLI Sir Ddinbych ym mis Mehefin 2013, ac mae'n cynnwys polisiau lleol sy'n berthnasol i unrhyw gynnydd datblygu ar gyfer y safleoedd hyn

- 4.3 Mae Polisi Cynllunio Cymru yn nodi ei bod yn rhaid i ystyriaethau perthnasol fod yn faterion cynllunio; hynny yw, rhaid iddynt fod yn berthnasol i reoli datblygu a defnyddio tir er budd y cyhoedd. Mae hefyd yn nodi ei bod yn rhaid i ystyriaethau perthnasol fod yn deg ac yn rhesymol gysylltiedig â'r datblygiad dan sylw. Er enghraifft, gall ystyriaethau perthnasol gynnwys maint isadeiledd materol (e.e. draeniau cyhoeddus neu systemau dŵr), sŵn neu aflonyddwch o ganlyniad i'w defnyddio, maint priffyrdd, bioamrywiaeth, risg llifogydd, penderfyniadau apelio blaenorol a gwaith ymchwil a wnaed i gefnogi cynigion cynllunio. Bydd Adran 5 y ddogfen hon yn manylu mwy ar ystyriaethau sy'n benodol berthnasol i'r safleoedd. Mae'r ystyriaethau perthnasol hyn yn bennaf seiliedig ar bolisi Parchu Nodweddion Unigryw 1.
- 4.4 Polisi Parchu Nodweddion Unigryw (PNU) y CDLI 1 – Ffin Ddatblygu. Mae safleoedd 1 a 2 wedi'u lleoli o fewn ffin ddatblygu Dinbych ac maent wedi'u dyrannu ar gyfer tai fel a amlinellir ym mholisi Creu Cymunedau Cynaliadwy (CCC) 1. Dylid cyfiawnhau'r nifer o unedau a gynigir ar y safle'n unol â pholisi PNU 1 os yw'n llai na dwysedd o 35 annedd i bob hectar fel a nodir yn y polisi. Mae'r ddogfen hon yn manylu ar amgylchiadau lleol sy'n berthnasol i'r safleoedd a fyddai'n cyfiawnhau dwysedd llai.
- 4.5 Dylai cynigion datblygu godi safonau dylunio a gwella'r amgylchedd trwy wella'r dirwedd. Mae Polisi PNU 1 yn amlinellu'r meini prawf dylunio cyffredinol y dylai cynigion datblygu o fewn ffiniau datblygu gydymffurfio â nhw. Dylai ymgeiswyr ystyried y materion cynllunio canlynol (nid yw'r rhestr yn un gyflawn): uchder yr adeiladau, maint, dwysedd y datblygiad, nifer yr adeiladau, dyluniad y safle, effaith ar y rhwydwaith hawliau tramwy ehangach, trefniadau gwaredu gwastraff/ailgylchu, drychiad adeiladau, systemau draenio cynaliadwy, nodweddion tirlun gwyrdd a deunydd adeiladu sy'n cyd-fynd â'r ardal amgylchynol. Mae [Nodyn Cyngor Technegol 12: Dylunio](#) yn datgan bod dylunio da'n golygu mwy na bod yn ddeniadol i'r llygad yn unig. Mae dylunio da'n cynnwys mynediad, cymeriad, diogelwch cymunedol, cynaliadwyedd amgylcheddol a symudiad. Bydd gofyn i gynigion datblygu weithredu'r amcanion dylunio da hyn. Mae egwyddorion dylunio pellach wedi'u hamlinellu yn adran 6 y ddogfen hon. Mae CCA [Datblygiadau Preswyl \(2016\)](#) hefyd yn darparu

Ffigur 3: 5 amcan dylunio da (Nodyn Cyngor Technegol 12, Llywodraeth Cymru, 2014)



- 4.6 Polisi CCC 1 y CDLI – Strategaeth Twf ar gyfer Sir Ddinbych. Mae'r safleoedd wedi'u dyrannu ar gyfer datblygiadau preswyl yng Nghynllun Datblygu Lleol Sir Ddinbych 2006–2021 (CDLI), ac wedi'u nodi fel 'CCC 1' ar Fap Cynigion y CDLI ar gyfer Dinbych. Mae Polisi CCC 1 y CDLI hefyd yn nodi'r angen i ddarparu ystod o dai o wahanol fathau, meintiau a daliadaeth i adlewyrchu angen a galw lleol. Mae'r [Aseiad o'r Farchnad Dai Leol](#) yn rhoi manylion pellach am ardaloedd unigol yn y Sir. Mae niferoedd tai dangosol, ar sail 35 annedd i bob hectar, yn 99 uned ar safle 1 a 25 uned ar safle 2. Ag ystyried y cyfyngiadau a nodwyd a'r patrymau datblygu lleol, mae'n debygol y bydd dwysedd llai yn briodol, a bydd angen cyfiawnhau hyn mewn unrhyw gynigion datblygu yn unol â pholisi PNU 1.
- 4.7 Polisi CCC 3 y CDLI – Sicrhau Cyfraniadau Isadeiledd yn sgil Datblygu. Mae'r polisi hwn yn nodi y bydd disgwyl i ddatblygiad gyfrannu at ddarparu isadeiledd i gwrdd â gofynion isadeiledd cymdeithasol, economaidd, corfforol a/neu amgylcheddol ychwanegol sy'n deillio o'r datblygiad. Mae'r polisi'n rhestru 5 blaenoriaeth, ac yn nodi y byddant yn amrywio gan ddibynnu ar natur a lleoliad y datblygiad. Mae'r Cyngor wedi nodi 'Datblygu'r Economi Leol' yn un o'i Flaenoriaethau Corfforaethol ac mae'n ymdrechu i sicrhau 'Manteision i'r Gymuned' ym

mhob datblygiad newydd. Gall datblygiadau newydd gyfrannu'n sylweddol at les economaidd cymuned leol yn y dyfodol trwy ddarparu cyfleoedd lleol am hyfforddiant a gwaith addas. Bydd pwyslais ar sicrhau bod pobl a busnesau lleol yn rhan o ddatblygu ardal o gam cynnar yn sicrhau bod manteision datblygu'n cael eu cyflawni'n well. Gellir ceisio amryw fesurau hyfforddiant a chyflogaeth trwy rwymedigaethau cynllunio i ddarparu ar gyfer y canlynol fel enghreifftiau:

- Cynlluniau cadwyni cyflenwi lleol
- Hyfforddiant adeiladu lleol
- Darparu cyfleoedd am brofiad gwaith a phrentisiaethau
- Cyfraniadau cyflogaeth a hyfforddiant cyffredinol sy'n galluogi preswylwyr lleol i wella eu sgiliau a diogelu swyddi sydd wedi'u creu.

4.8 Polisi CCC 4 y CDLI – Tai Fforddiadwy. Mae'r polisi hwn yn datgan bod disgwyl i bob datblygiad o 3 uned breswyl neu fwy ddarparu o leiaf 10% o dai fforddiadwy. Dylai hyn gael ei gyflwyno ar y safle ar gyfer datblygiadau o 10 neu ragor o unedau preswyl. Bydd gofyniad y polisi bod cyfraniad o 10%, o leiaf, yn destun monitro blynyddol ar brisiau gwerthu a gellid ei gynyddu i o leiaf 30% pan fydd prisiau'n cynyddu.

4.9 Mae tystiolaeth bresennol yn dangos bod galw am dai fforddiadwy 2 lofft yn yr ardal. Gallai'r math o ddeiliadaeth gynnwys rhentu trwy Landlord Cymdeithasol Cofrestredig, rhentu canolradd, ac ecwiti a rennir. Byddai'n rhaid cynllunio tai fforddiadwy yn unol â gofynion gofod [CCA Safonau Gofod Preswyl](#) (2013) a Gofynion Ansawdd Dylunio (Llywodraeth Cymru, 2005). Mae mwy o ganllawiau ar y pwnc hwn hefyd wedi'u cynnwys yn [CCA Tai Fforddiadwy](#) (2014) y Cyngor.

4.10 Polisi CCC 11 y CDLI – Hamdden a manau agored. Mae'r polisi hwn yn ceisio sicrhau bod safon ofynnol y Sir o 2.4 hectar i bob 1,000 o bobl yn cael ei gweithredu mewn cynigion datblygu. Gellir darparu manau agored unai ar y safle neu trwy swm cyfnewidiol i wella manau agored lleol sy'n bod eisoes a fyddai o fudd uniongyrchol i breswylwyr y datblygiadau newydd.

Ffigur 4: Safonau 'meincnod' Meysydd Chwarae Cymru sydd ym mholisi CCC  
11

Math o Fan Agored	Safon
Chwaraeon awyr agored gan gynnwys Caeau Chwarae	1.6 Hectar/1,000 o'r Boblogaeth
Man chwarae gydag offer i blant	0.25 Hectar/1,000 o'r Boblogaeth
Mannau Anffurfiol i Blant	0.55 Hectar/1,000 o'r Boblogaeth
Cyfanswm	2.4 Hectar/1,000 o'r Boblogaeth

- 4.11 Polisi PNU 5 – Yr Iaith Gymraeg a gwead cymdeithasol a diwylliannol cymunedau. Mae'r polisi hwn yn mynnu bod pob cais cynllunio'n ystyried anghenion a buddiannau'r Gymraeg. Mae'r polisi'n cynnwys trothwyon datblygu sy'n nodi'r angen am wybodaeth ychwanegol gyda cheisiadau cynllunio. Mae'r ddau safle'n uwch na'r trothwy o 20 o unedau preswyl. Felly, mae angen cyflwyno "Asesiad o Effaith ar Gymuned ac Iaith" gydag unrhyw gais cynllunio. Ceir canllawiau ychwanegol ar y pwnc hwn yn [CCA Cynllunio a'r Iaith Gymraeg \(2014\)](#) y Cyngor.
- 4.12 Polisi Gwerthfawrogi Ein Hamgylchedd (GEH) 1 – Meysydd allweddol pwysig. Ochr yn ochr â meini prawf iiii polisi PNU 1, mae'r polisi hwn yn gofyn bod cynigion yn parchu, a lle bo modd, yn gwella, safleoedd treftadaeth adeiledig a thirweddau hanesyddol am eu nodweddion a'u hynodrwydd lleol. Nid oes unrhyw adeiladau rhestredig yn agos at y safleoedd ac maent yn eithaf pell oddi wrth ardal gadwraeth Dinbych. Mae modd gweld y safleoedd o Gastell Dinbych ac mae golygfa wych o'r castell o Safle 1 yn enwedig.



#### Golygfa o Gastell Dinbych o Safle 1.



- 4.13 Polisi GEH 5 – Gwarchod adnoddau naturiol. Pwrpas y polisi hwn yw gwarchod a gwella'r amgylchedd naturiol. Bydd yn rhaid i gynigion datblygu, a allai gael effaith ar gynefinoedd a rhywogaethau a warchodir, gael eu cynnig gydag arolwg ecolegol/datganiad bioamrywiaeth. Efallai y bydd yn rhaid talu iawndal neu lunio mesurau lleihau effaith neu osgoi i wrthwynebu unrhyw effaith niweidiol ar nodweddion amgylcheddol a ddiogelir a achosir gan y datblygiad. Mewn achosion o'r fath, dylid rhoi'r mesurau ar waith cyn y daw unrhyw effaith bosibl i fod.
- 4.14 Polisi GEH 6 – Rheoli dŵr. Bydd gofyn bod y cynnig yn cynnwys cadwraeth dŵr a mesurau i ddileu neu leihau dŵr wyneb rhag llifo oddi ar y safle, lle bo hynny'n ymarferol. Dylid cyflwyno cynigion datblygu mawr (dros 1,000 metr sgwâr ar y llawr neu dros 10 annedd) gyda Datganiad Cadwraeth Dŵr. Nodir cefnogaeth i ddull Systemau Draenio Cynaliadwy o reoli dŵr wyneb ym mharagraff 8.2 o [Nodyn Cyngor Technegol 15 'Datblygu a Pherygl o Lifogydd'](#). Mae paragraff 8.2 yn nodi y gall "gweithredu systemau draenio cynaliadwy fod â rôl bwysig mewn rheoli rhediad dŵr o safle, a dylid eu gweithredu, lle bynnag y byddant yn effeithiol, ym mhob cynnig datblygu newydd, waeth ym mha barth y mae'r datblygiad wedi'i leoli." Yn ychwanegol at hynny, mae Dogfen Gymeradwy Rhan H Rheoliadau Adeiladu 2000 yn nodi mai systemau draenio cynaliadwy a ddylai fod yn ddewis cyntaf i gael gwared â dwr wyneb, pan fo'r rheini'n ymarferol.

- 4.15 Polisi Sicrhau Hygyrchedd Cynaliadwy (SHC) 3 – Safonau Parcio. Mae'r polisi hwn yn ceisio sicrhau bod mannau parcio priodol ar gyfer ceir a beiciau yn cael eu darparu'n rhan o gynigion datblygu. Bydd yr ardal amgylchynol, o ran mynediad a chludiant cyhoeddus sydd ar gael, dwysedd poblogaeth, lleoedd parcio sydd ar gael, a ph'un a gynigir mathau eraill o gludiant, yn cael ei hystyried. Trafodir gofynion parcio ymhellach yn adran 5.5.

## 5 Arfarniad Safle a Gofynion

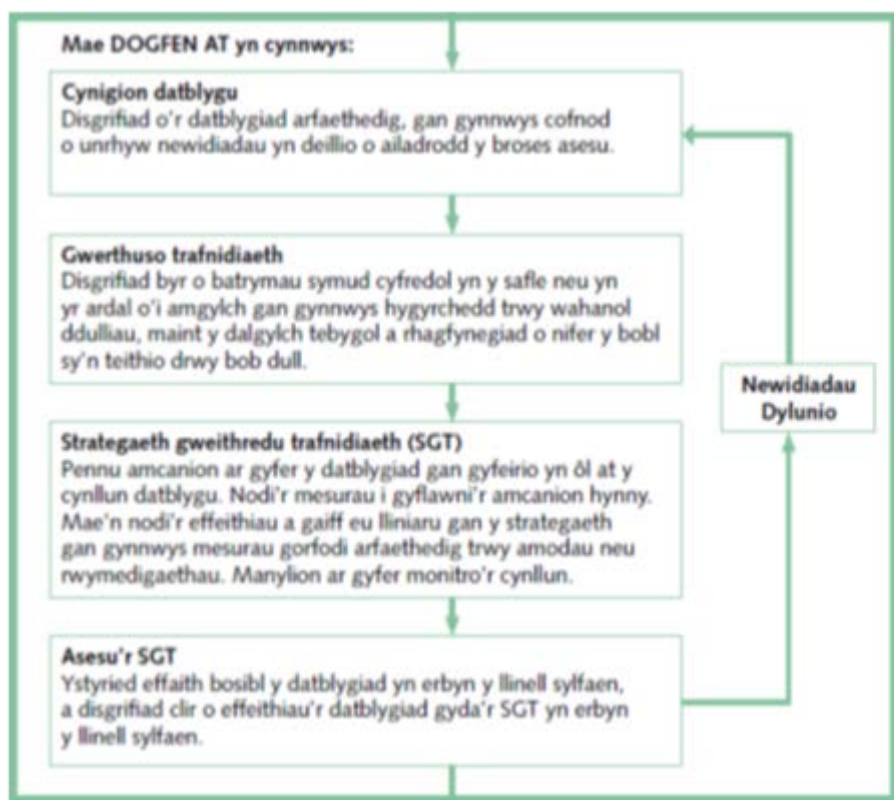
- 5.1 Mae'r adran hon yn disgrifio cyfyngiadau hysbys ar y safleoedd y byddai'n rhaid i unrhyw gais cynllunio eu hystyried a'u goresgyn.

### 5.2 Mynediad a pharcio

Bydd angen Asesiad Cludiant ar unrhyw gynig datblygu, yn unol â maen prawf vii polisi PNU 1, a chan y gallai'r ddau ddyraniad tai gynnwys mwy na 100 tŷ (adran 8.7.2 Polisi Cynllunio Cymru). Yn ychwanegol at hynny, mae'r Cyngor yn ystyried yr ardal yn sensitif i bwysau priffyrdd ychwanegol sydd hefyd yn creu'r angen am Asesiad Cludiant ym Mholisi Cynllunio Cymru. Dylai'r Asesiad Cludiant nodi sut y byddai'r cynnig datblygu'n lleihau effaith cludiant trwy amodau cynllunio a dylunio neu rwymedigaethau. Mae Ffigur 5 (isod) yn amlinellu cynnwys arferol Asesiad Cludiant.

- 5.3 Byddai angen Asesiad Cludiant pe cyflwynir ceisiadau cynllunio ar wahân ar gyfer y ddau safle. Mewn achos o'r fath, dylai'r asesiad ystyried y safle cyfagos a pheidio ag atal ei ddatblygu. Byddai hyn yn cynnwys asesu effaith gyfunol y ddau safle pan fyddant wedi'u cwblhau (ar ystod o ddwyseddau tai) ar y rhwydwaith priffyrdd lleol. Mae adran 8.7.2 Polisi Cynllunio Cymru ac Atodiad D [Nodyn Cyngor Technegol 18: Cludiant](#) (2007) yn rhoi mwy o ganllawiau ar Asesiadau Cludiant. Mae gofynion nad ydynt yn ymwneud â cherbydau (cerddwyr a beicwyr) yn cael eu hamlinellu yn adran 5.6 y briff hwn.

Ffigur 5: cynnwys arferol dogfen Asesiad Cludiant, o Nodyn Cyngor Technegol 18, Llywodraeth Cymru, 2007



Ffigur 6: cynnwys dogfen AC nodweddiadol, o Nodyn Cyngor Technegol 18, Llywodraeth Cymru, 2007

#### 5.4 Ystyriaethau Priffyrdd

Mae'r Awdurdod Priffyrdd wedi dweud y bydd angen ystyried yr agweddau canlynol mewn perthynas â'r safleoedd, ac argymhellodd y dylai datblygwyr gyflwyno opsiynau er mwyn gwneud Archwiliad Diogelwch Ffyrdd mewn perthynas â nhw'n gynnar yn y broses:

##### Safle 1

- Dylid cynnal mynediad ar yr Hawl Dramwy Gyhoeddus sy'n mynd o gyffordd Ffordd Gwaenynog â'r A543 tua Lodge Farm ar bob adeg.
- Mynediad i'r safle - pe bai mynedfa i'r safle yn agos at Ysgol Pendref, fe fyddai angen gwaith peiranyddol sylweddol oherwydd gwahaniaethau yn lefelau'r tir, er mwyn creu mynedfa ger yr ysgol. Cymerir y byddai'r fynedfa tua hanner ffordd ar hyd ochr y safle neu hyd yn oed wrth ochr ffordd breifat y fferm. Byddai angen cynnal asesiad o gyflymder cerbydau ar yr A543 ar gyfer unrhyw fynedfa wrth ochr ffordd breifat y fferm i sicrhau bod lleoliad y cyfyngiad cyflymder yn gywir a bod y safonau angenrheidiol ar gyfer gweld wedi'u bodloni.

- Nid oes llwybr troed ar hyd blaen y safle ar Ffordd Gwaenynog ar hyn o bryd. Mae'n debygol y byddai angen creu un ar y tir datblygu gan fod y ffordd sydd yno'n gul. Er hynny, mae potensial i greu darn o lwybr troed ar y briffordd trwy gulhau'r ffordd gerbydau a chyflwyno system flaenoriaeth. Mae'r opsiwn a ffefir fyddai cyflwyno llwybr troed tu ôl i'r gwrych presennol a fyddai'n gwahanu o'r briffordd ac yn cadw gwerth y bywyd gwyllt a thirlun i'r gwrych. Dylai'r datblygwr gysylltu â'r Awdurdod Prifffyrdd yn gynnar yn y broses i drafod yr opsiynau hyn.
- Cyffordd Ffordd Gwaenynog/A543 - Dylid asesu cyflymder cerbydau sy'n ymuno â Ffordd Gwaenynog o'r A543. Mae gosodiad y gyffordd yn caniatáu gallu 'sythu' a dylid newid hynny er mwyn lleihau cyflymder cerbydau gerllaw'r datblygiad newydd.
- Dylid ystyried darparu llwybrau gwell i goedwig Pencoed o gymryd y bydd preswylwyr y datblygiad newydd yn debygol o'i defnyddio'n gyson fel cyfleuster hamdden.

## Safle 2

- Ar gyfer mynedfa ar Stryd Henllan, bydd angen archwiliad o gyflymder/niferoedd y cerbydau sy'n teithio arni er mwyn pennu pa newidiadau y dylid eu gwneud i'r cyfyngiad cyflymder presennol, y gallu i weld yn y gyffordd (gyda gwaith peirianyddol cysylltiedig) a'r angen am unrhyw welliannau gostegu traffig neu welliannau mynedfa.
- Cyffordd Ffordd Gwaenynog/Stryd Henllan - Mae'r gyffordd hon yn ffurfio rhan allweddol o'r llwybr cerdded at y safle. Mae'r gyffordd wedi'i chynllunio'n wael o safbwynt diogelwch/gallu cerddwyr i'w chroesi, a dylid ei gwella'n rhan o'r datblygiad. Gall yr Awdurdod Prifffyrdd ddarparu cymorth ychwanegol o ran cyngor cynllunio.

### 5.5 Gofynion parcio

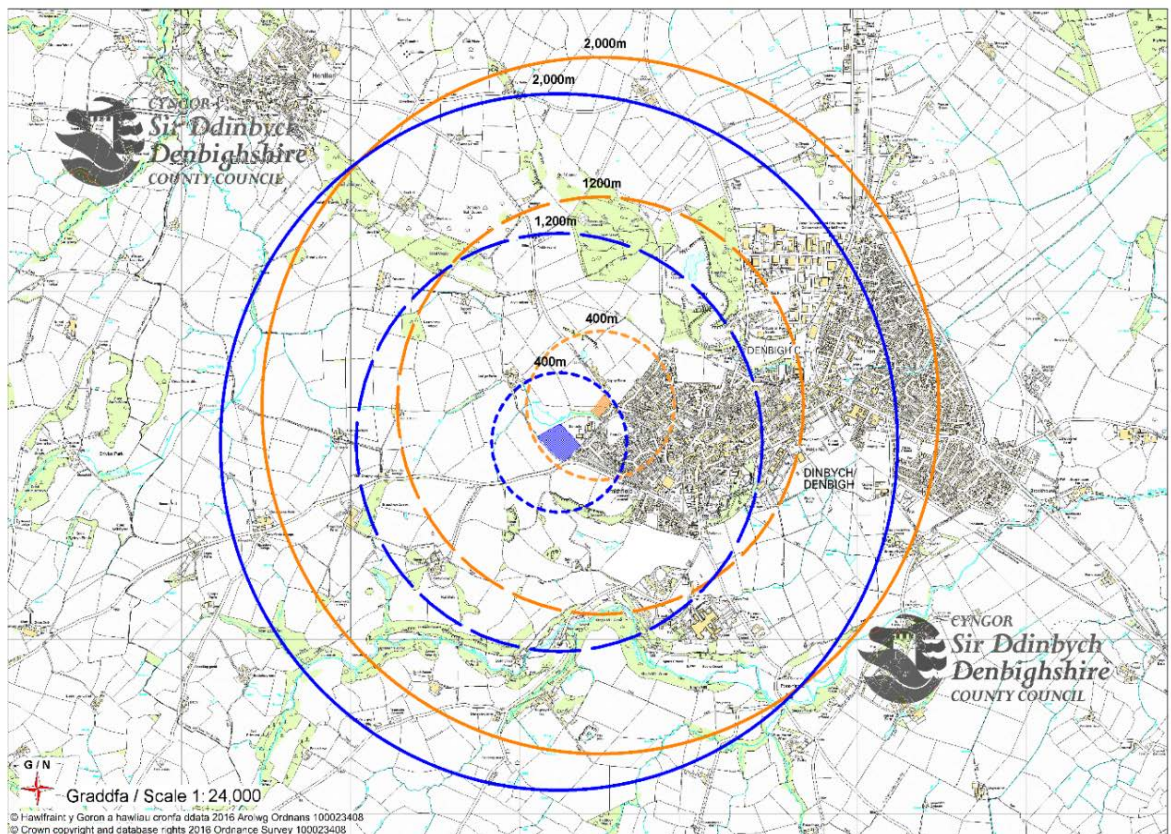
Mae CCA Sir Ddinbych ar Ofynion Parcio mewn Datblygiadau Newydd yn rhannu'r Sir yn ddau barth parcio (yn seiliedig ar ardaloedd trefol a gwledig) er mwyn gosod safonau. Mae'r safle wedi ei leoli ym mharth parcio 1 (ardal drefol ac anheddau a ddyrannwyd yn y CDLI). Felly, y gofynion parcio sydd yn adran 6.13 y CCA sy'n berthnasol. Mae adrannau perthnasol eraill y CCA yn cynnwys: adran 7, sy'n amlinellu gofynion mynediad ar gyfer pobl anabl; adran 8 ar safonau parcio beiciau; adran 9 ar safonau parcio beiciau modur; ac adran 10 ar dirlunio.

## 5.6 Hygyrchedd

Mae mynediad i gerddwyr o'r safleoedd i ganol Dinbych yn foddhaol.

- 5.7 Dylai cynllun y safle sy'n cael ei gynnig weddu i lwybrau cerdded presennol a'u gwella (gweler ffigur 4). Dylai cynllun y safle annog pobl i gerdded a'i gwneud hi'n haws ac yn well teithio o amgylch yr ardal ar droed. Dylid ystyried gofynion Deddf Teithio Llesol (Cymru) 2013, a gefnogir gan fesurau gwella a nodweddion dylunio i geisio gwneud gwelliannau i'r rhwydwaith cerdded a beicio lleol. Dylid trafod posibilrwydd mynediad uniongyrchol i gerddwyr o'r ddau safle i'r ysgol â'r Adran Addysg yn gynnar yn y broses.
- 5.8 Mae nifer o amwynderau lleol (gweler ffigur 6) o fewn 1.2km i'r safle (canol y dref, siop gyfleustra, ysgol gynradd, archfarchnad, ardal chwarae, llyfrgell). Mae'r ysgol uwchradd o fewn 1.7km i'r safleoedd. Mae'r amwynderau hyn o fewn pellter cerdded a amlinellir yn Llawlyfr Strydoedd 0.8km – 2km (Llawlyfr Strydoedd 2007, adran 4.41).

Ffigur 6: Hygyrchedd y Safle at Amwynderau Lleol



5.9 Dylid cynllunio'r datblygiad o fewn y safle ac o fewn yr ardal gyfagos hefyd fel bod modd cerdded trwy'r gymdogaeth. Bydd hyn yn helpu i leihau'r angen am ddefnyddio'r car ar deithiau byr, bydd o fudd i fusnesau lleol a bydd yn creu manteision iechyd a lles ar gyfer y gymuned ehangach. Yn ddiweddar, bu i Sefydliad Iechyd y Byd greu Adnodd Asesu Economaidd Iechyd (HEAT - gweler <http://heatwalkingcycling.org> i gael rhagor o wybodaeth). Mae'r adnodd hwn yn amlinellu budd economaidd cerdded a beicio.

5.10 Mae'r duedd gynyddol o ddeall rôl yr amgylchedd yn iechyd pobl yn cael ei chydabod mewn Asesiadau o Effaith ar Iechyd. Mae'r asesiad hwn yn ystyried yr holl ffactorau ehangach sy'n effeithio ar iechyd a lles. Mae Uned Gymorth Asesu Effaith ar Iechyd Cymru yn cynnig Canllawiau ar Asesiadau o Effaith ar Iechyd ('AEI: Canllaw Ymarferol'.- ar gael ar y ddolen ganlynol [www.whiasu.wales.nhs.uk](http://www.whiasu.wales.nhs.uk)). Nid oes gofyn statudol am ddarparu AEI. Fodd bynnag, anogir i unrhyw gynnydd gydnabod manteision cynllunio datblygiad sy'n cyfrannu at iechyd pobl. **Mae'r defnydd o Lles Asesiadau Effaith yn hefyd yn annog ac asesiad ar gyfer briff hwn ar gael.**

5.11 Dylid gweithredu egwyddorion o'r Llawlyfr Strydoedd (2007) yn nyluniad y cais datblygu. Mae hyn yn cynnwys rhoi blaenoriaeth i gerddwyr wrth gynllunio, fel a ddengys y tabl isod o'r Llawlyfr:

Table 3.2: User hierarchy

<b>Consider first</b> ↓ <b>Consider last</b>	Pedestrians
	Cyclists
	Public transport users
	Specialist service vehicles (e.g. emergency services, waste, etc.)
	Other motor traffic

5.12 Ategir y hyn yn adran 8.1.4 Polisi Cynllunio Cymru, ynghyd â'r angen i hyrwyddo cerdded, beicio a gwella mynediad at gludiant cyhoeddus, siopau a chyfleusterau lleol (adran 8.1.4 Polisi Cynllunio Cymru ac adran 3.6 Nodyn Cyngor Technegol 18).

### 5.13 Mynediad i bawb

Yn unol â pholisi PNU 1, dylai'r cynnig datblygu sicrhau mynediad diogel a hwylus i bobl anabl, cerddwyr a beicwyr. Wrth gynllunio mynediad, mae polisi cynllunio cenedlaethol yn nodi y dylid ystyried pob un y gallai'r datblygiad effeithio arnynt. Mae hyn yn cynnwys pob grŵp oedran sydd mewn cymdeithas a phobl â nam ar y synhwyrau ac anawsterau dysgu. Mae tudalen 18 Nodyn Cyngor Technegol 12: Dylunio (2014) yn rhoi mwy o ganllawiau ynglŷn â mynediad cynhwysol. Mae Adran 7 [CCA 'Gofynion Parcio mewn Datblygiadau Newydd' \(2014\)](#) y Cyngor yn amlinellu gofynion mynediad ar gyfer pobl anabl.

### 5.14 Archeoleg

Mae safleoedd archeolegol sy'n hysbys wedi'u nodi ar y Cofnod Amgylchedd Hanesyddol ar gyfer y ddwy ardal hon ac mae argraffiad cyntaf map yr Arolwg Ordnans yn dangos yr ardaloedd yn gaeau agored gydag ond ychydig o ddatblygiadau ar gyffordd Stryd Henllan a Ffordd Gwaenynog. Mae'n fwy na thebyg bod y bwlch hwn mewn gwybodaeth o ganlyniad i ddiffyg gwaith arolygu ac ni ellir cymryd nad oes pwysigrwydd archeolegol i'r safleoedd mawr hyn. Pe bai gwaith datblygu'n cael ei gynnig, dylid cynnal arolwg geoffisegol, yn gyntaf. Gall hyn amlygu pethau sydd o ddiddordeb archeolegol, a byddai angen gwerthuso ymhellach i asesu ei bwysigrwydd, a gall arwain ar fwy o waith archeolegol yn ystod datblygu. Pe na bai canfyddiad o'r arolwg geoffisegol, ni fyddai angen mwy o waith archeolegol.

### 5.15 Bioamrywiaeth

Mae'r safleoedd yn debygol o fod yn gynefinoedd i rywogaethau a ddiogelir a rhywogaethau â blaenoriaeth, gan gynnwys (ond heb eu cyfyngu i) ystlumod ac adar sy'n nythu sy'n defnyddio coed a gwrychoedd. Efallai bod dyfrgwn yn defnyddio'r cwrs dŵr ar Safle 2. Mae'n debygol mai ymylon y safle sydd â'r gwerth ecolegol mwyaf, a'r glaswelltir â gwerth is. Dylid cadw llain cynnal bywyd gwyllt o 7-10 metr rhwng y nant ac unrhyw nodwedd datblygu er mwyn diogelu coridor ei glannau a'r rhywogaethau.

### 5.16 Dylai'r arolygon ecolegol gynnwys arolwg Cam 1 Estynedig ac arolwg ystlumod. Dylai'r arolygon gynnwys gweithgarwch asesu ar goed y

safle, gan wneud hynny'n gynnar er mwyn rhoi gwybodaeth i gynllun y safle a gofynion dylunio. Dylid trafod amseru unrhyw arolygon gyda swyddog Bioamrywiaeth y Cyngor cyn cychwyn unrhyw waith tirfesur. Dylid cyflwyno canlyniadau'r arolygon, ynghyd â mesurau osgoi, lleihau effaith a digolledu (fel y bo'n briodol) gydag unrhyw gais cynllunio ynghyd â chadarnhad o ofynion rheoli yn y dyfoidol ar gyfer mesurau osgoi cymeradwy. Dylai unrhyw gynig datblygu geisio sicrhau bod nodweddion ecolegol sensitif yn cael eu cadw, e.e. gwrychoedd, coed aeddfed.

5.17 Os ystyrir y bydd datblygiad yn debygol o effeithio ar ystlumod, dylid cynnal arolygon ymddangos ar y coed hynny ar adeg briodol o'r flwyddyn. Os ceir bod ystlumod yn defnyddio'r coed fel safleoedd clwydo yna byddai Cyfoeth Naturiol Cymru (CNC) yn disgwyl i'r cynnig gyflwyno cynlluniau lleihau effaith a/neu ddigolledu priodol, ynghyd â Mesurau Osgoi Rhesymol, er mwyn sicrhau y cynhelir statws cadwraeth ffafriol y rhywogaeth. Os ceir hyd i ystlumod, bydd angen trwydded gan CNC i ganiatáu gwaith a fydd yn effeithio ar ystlumod a'u clwydi.

#### 5.18 Ffiniau

Mae ffin safle 1 i'r gogledd yn taro ar dir amaethyddol, ac fe ddynodir hynny gan wrych; mae Ysgol Pendref i'r dwyrain; Ffordd Gwaenynog i'r de gydag ystad dai fawr yr awdurdod lleol dros y ffordd; ac mae'r ffordd breifat at Lodge Farm, sydd hefyd yn hawl dramwy gyhoeddus, i'r gorllewin.

5.19 Mae Safle 2 yn rhan o gae amaethyddol. Mae ei derfyn gogleddol ar hyn o bryd yn cael ei ddynodi gan ffens polion a netin; mae Stryd Henllan i'r dwyrain ac mae datblygiad tai Tan y 'Sgubor i'r de ac mae parc Cae Howell ar draws Ffordd Gwaenynog; mae coetir a nant yn ffurfio ffin y safle i'r gorllewin ac mae Ysgol Pendref y tu hwnt iddynt.

5.20 Dylid ystyried cadw planhigion a choed sydd yno'n barod a defnyddio coed a llystyfiant ychwanegol gyda ffiniau'r safle er mwyn lleihau effaith weledol y datblygiad. Dylid cynnwys mesurau rheoli coed a llystyfiant dilynol yn rhan o unrhyw gynig.

#### 5.21 Treftadaeth Adeiledig a chymeriad yr ardal gyfagos

Nid oes unrhyw adeiladau rhestredig yn ardal gyfagos y safleoedd ac mae'r ardal gadwraeth dros 350 metr oddi wrthynt.

5.22 Mae'r tai i'r de-ddwyrain ar gynllun a dyluniad traddodiadol yr awdurdod lleol ac mae'n annhebygol y byddant yn dylanwadu ar



ddylunio'r cynllun. Yn yr un modd, adeiladwyd datblygiad Tan y 'Sgubor sydd wrth ymyl safle 2 yng nghanol y 1990au ac mae'n blaen iawn o ran dylunio, ac nid yw'n cynnig unrhyw nodweddion dylunio allweddol y dylid eu cynnwys yn unrhyw ddatblygiadau newydd yn yr ardal.

#### 5.23 Diogelwch cymunedol.

Dylai unrhyw gynnig greu mannau cyhoeddus a llwybrau teithio deniadol a diogel. Mae hyn yn cynnwys llwybrau cerdded a beicio a sicrhau cymaint â phosibl o wylidwriaeth naturiol dros fannau cyhoeddus. Lle bo'n briodol, dylid mabwysiadu mesurau Diogelu trwy Ddylunio. Dylai'r cynllun gynnwys dylunio ffryntiadau gweithredol ar bob stryd. Bydd y dull hwn yn osgoi drychiadau a waliau moelion (gan gynnwys ar gyffyrdd a strydoedd cefn), sy'n lladd y strydlyn ac yn creu ymdeimlad o fan anniogel.

5.24 Dylai mannau agored allu bod dan wylidwriaeth naturiol trwy eu lleoli gan sicrhau bod anheddau arfaethedig yn edrych drostynt. Dylid sicrhau bod datblygiadau'n cael eu cynllunio fel eu bod yn edrych dros fannau agored a hawliau tramwy cyhoeddus i sicrhau gwylidwriaeth naturiol. Dylai datblygiadau ar gorneli fod wedi'u cynllunio i edrych ar y briffordd a'r tir cyhoeddus o'r ddwy ochr. Mae hyn yn osgoi cael waliau moelion yn wynebu tir cyhoeddus gan nad ydynt yn cynnig unrhyw wylidwriaeth naturiol a gallent ddenu fandaliaeth.

#### 5.25 Halogiad

Yn seiliedig ar gofnodion desg, nid yw'r Cyngor yn ymwybodol o unrhyw halogiad tir sy'n ymwneud â defnydd tir hanesyddol ar y safleoedd.

#### 5.26 Addysg

Byddai datblygu'r safleoedd yn creu galw ychwanegol am gyfleusterau addysg cyfagos. Ysgol Gynradd Pendref, sydd wrth ymyl y datblygiad, ac Ysgol Twm o'r Nant yw'r ysgolion cynradd cyfrwng Cymraeg agosaf. **Ysgol Pant Pastynog a St Ffraid yw'r ysgolion ffydd agosaf.** Mae ysgolion uwchradd sydd gerllaw'n cynnwys Ysgol Uwchradd Dinbych (Cymraeg ail iaith), Ysgol y Santes Ffraid (Catholig) ac Ysgol Glan Clwyd (Llanelwy, Cymraeg iaith gyntaf).

5.27 Mae Adran Addysg y Cyngor wedi cadarnhau bod digon o le ar hyn o bryd yn Ysgol Pendref ac Ysgol Uwchradd Dinbych i dderbyn unrhyw ddisgyblion ychwanegol o ddatblygu'r ddau safle.

## 5.28 Llifogydd

Mae cwrs dŵr (**Nant Henllan**) yn llifo yng nghefn safle 1 ac at ochr dde-orllewinol safle 2.

Mae ardal fechan o barth llifogydd dynodedig C2 yn syth i'r de o safle 2 fel a ddengys ffigur 2. Nid yw'r safleoedd wedi'u lleoli mewn ardal risg llifogydd fel a ddiffinnir yn Nodyn Cyngor Technegol 15: Datblygu a Risg Llifogydd a'r mapiau cysylltiedig (gweler ffigur 2).

**Gan ystyried agosrwydd safle 2 i'r ardal perygl llifogydd, dylid cyflwyno Asesiad Canlyniadau Llifogydd fel rhan o unrhyw gais cynllunio ar gyfer y safle hwn. Yn ogystal, mae rhan o waith Cynllun Rheoli Perygl Llifogydd Dinbych ar hyd ffin safle sy'n gyfagos â Than y 'Sgubor. Bydd rhaid i unrhyw ddatblygiad ystyried trefniadau mynediad sydd ei angen i alluogi cynnal isadeiledd draenio sydd yn cynnwys cwlfertau a chefnfuriau. Mae'n debygol y bydd angen llain hawddfrait cynnal, wrth ddylunio unrhyw gynllun, ni ddylai hyn fod o dan unrhyw briffordd neu erddi preifat. Mae lluniad peirianeg ar gael gan Swyddog Draenio y Sir.**

**5.29** Er mwyn lleihau'r risg, byddai angen i unrhyw gynnig greu cyn lleied o ddŵr wyneb â phosib er mwyn cadw neu leihau lefelau cyn datblygu yn unol â pholisi GEH 6 Rheoli Dŵr. Dylid ystyried defnyddio Systemau Draenio Cynaliadwy ynghyd ag atebion dylunio eraill. Dylid cyflwyno manylion mabwysiadu a rheolaeth ar gyfer systemau draenio cynaliadwy arfaethedig hefyd er mwyn sicrhau bod y cynllun/systemau'n parhau'n effeithiol dros oes y datblygiad. **Os nad yw Systemau Draenio Cynaliadwy (SuDs) yn bosibl, bydd angen i unrhyw ddatblygwr posibl yn y dyfodol ddangos bod modd hyfyw o waredu dŵr wyneb ar gyfer pob safle cyn y gellir caniatáu unrhyw ganiatâd cynllunio.**

## 5.30 Tirlun, coed a gwrychoedd a manau agored

Dylid cadw'r gwrych sydd ar hyd de-orllewin a de-ddwyrain safle 1 a gogledd-ddwyrain safle 2 ar hyn o bryd, a'u gwella gyda phlanhigion a choed ychwanegol. Pe bai unrhyw waith priffyrdd yn golygu bod angen torri'r gwrych, er enghraifft er mwyn creu mynedfa, dylid plannu mewn manau eraill ar y safle er mwyn lleihau'r golled hon. Mae'r nodweddion a nodwyd yn rhan bwysig o greu sgrin weledol ar y safleoedd ac fel cynefinoedd i fywyd gwylt lleol.

5.31 Polisi ACC 11 Mannau Hamdden a Mannau Agored. Mae sefyllfaoedd lle bydd darparu symiau cyfnewidiol yn dderbyniol yn cael eu hamlinellu yn y polisi. Disgwylir y bydd unrhyw gynnig datblygu'n

darparu amwynder man gwyrdd ar y safle. O ystyried pa mor agos yw Cae Howell i'r safle, efallai y byddai'n fwy priodol ateb gofynion am fannau agored ar gyfer y safleoedd hyn trwy symiau cyfnewidiol i wella'r cyfleuster hwn sy'n bod eisoes. Bydd safbwyntiau ar welliannau posibl i Gae Howell yn cael eu casglu yn rhan o'r ymgynghoriad ar y briff datblygu safle hwn. Dylai'r datblygwr sicrhau bod trefniadau cynnal a chadw ar waith ar gyfer mannau hamdden a mannau agored a ddarperir ar y safle, ynghyd â systemau draenio cynaliadwy a choed a gwrychoedd/gwaith tirlunio.



Ardal hamdden Cae Howell.

### 5.32 Gwasanaethau

#### *Peilonau trydan.*

Mae peilonau trydan yn croesi'r safle ac argymhellir cysylltu â'r Grid Cenedlaethol cyn cyflwyno unrhyw gais cynllunio.

### 5.33 Mae Dŵr Cymru wedi cadarnhau'r canlynol mewn perthynas â'r safle:

**Cyflenwad Dŵr:** Gellir darparu cyflenwad digonol o ddŵr yfed i ddiwallu gofynion y safleoedd datblygu arfaethedig heb achosi effaith nwiediol i gwsmeriaid presennol. Dylai datblygwyr fod yn ymwybodol bod pibell ddŵr 12" yn croesi Safle 1 a byddai angen hawddfrait a all effeithio ar dwysedd tai sy'n gyraeddadwy ar y safle.

**Carthffosiaeth/draenio dŵr budr:** Gall y rhwydwaith carthffosiaeth lleol gymryd y llif dŵr budur o'r safle datblygu. Ar gyfer Safle 1, byddai hyn yn cynnwys gosod carthffosydd i ffwrdd o'r safle i gysylltu â'r rhwydwaith carthffosiaeth presennol. Gellir gwneud cais am garthffosydd newydd dan ddarpariaethau Deddf Y Diwydiant Dŵr 1991 (fel y'i diwygiwyd).

**Gwaith Trin Dŵr Gwastraff:** Gall y Gwaith Trin Dŵr Gwastraff presennol yn Ninbych gymryd y llif dŵr gwastraff o'r safleoedd datblygu.

Ar yr amod bod Gwaith Trin Dŵr Gwastraff Dinbych yn perfformio ar lefelau presennol, mae Dŵr Cymru'n nodi y gellid darparu ar gyfer dyraniadau tai'r CDLI yn Ninbych. Nodir hefyd y byddai angen cysylltu carthffosydd oddi ar y safle â'r rhwydwaith carthffosiaeth. Mae ffigur 7 yn amlinellu rhwydwaith dŵr a charthffosiaeth yr ardal. Mae CNC yn nodi bod y safle wedi'i leoli dros brif ddyrhaen ac, felly, ffefrir cysylltu â'r rhwydwaith carthffosiaeth dŵr budr trwy gysylltiad â'r prif gyflenwad. Mae Dŵr Cymru wedi cadarnhau nad oes problemau mewn perthynas â chysylltu â'r rhwydwaith carthffosiaeth dŵr budr. Mae'r brif bibell cyflenwi dŵr yn mynd ar draws Safle 1 a bydd angen ystyried hyn wrth ddylunio cynllun unrhyw ddatblygiadau ar y safle.

Ffigur 7: Rhwydwaith dŵr a charthffosiaeth lleol



### 5.34 Yr Iaith Gymraeg

Mae tua 33% o siaradwyr Cymraeg yn etholaeth Dinbych Uchaf/Henllan a thua 49% yn meddu ar sgiliau Cymraeg (Cyfrifiad 2011). Bydd angen cyflwyno 'Aseiad o Effaith ar Gymuned ac Iaith' gyda chais cynllunio. Dylai cynigion datblygu geisio defnyddio enwau Cymraeg sy'n berthnasol yn lleol ar gyfer strydoedd a'r datblygiad yn ei gyfanrwydd, o leiaf. Mae canllawiau ar baratoi'r aseiad ar gael yn [CCA Cynllunio a'r Iaith Gymraeg \(2014\)](#)

### 5.35 Adeiladu

Bydd y Cyngor yn gofyn am 'Gynllun Adeiladu' gydag unrhyw geisiadau cynllunio, sy'n cynnwys materion fel oriau gwaith ar y safle, llwybrau mynediad i adeiladu, dosbarthu deunyddiau, sŵn, llwch ac aflonyddwch wrth adeiladu a chyflwyno'r datblygiad yn raddol.

5.36 Oherwydd agosrwydd y ddau safle i gyrisau dŵr, bydd rhaid i'r holl waith gael ei gyflawni yn unol â Chanllaw Atal Llygredd, yn benodol:

GPP5: 'Gwaith a Chynnal mewn dŵr neu yn agos i ddŵr'

PPG6: 'Gweithio ar safleoedd adeiladu a dymchel'

Mae copi o'r ddwy ganllaw ar gael yn

<http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

## 6 **Amcanion Dylunio**

Yng nghyd-destun y disgrifiad o'r safle a'r gofynion a amlinellwyd yn flaenorol, mae'r adran hon yn nodi amcanion dylunio y dylai cynigion hefyd eu bodloni. Y 6 amcan dylunio yw:

1. Datblygiad sy'n blaenoriaethu cerdded, beicio a chludiant cyhoeddus dros gerbydau preifat. Caiff hyn ei gyflawni trwy greu llwybrau deniadol a diogel sy'n cysylltu hawliau tramwy cyhoeddus ac arosfannau bysiau presennol. Hefyd, bydd cyfraniadau at welliannau mynediad di-gerbyd i'r ardal gyfagos a chanol tref Dinbych yn cynorthwyo i gyflawni'r amcan hwn.

2. Bydd mynediad, dwysedd tai a chynllun y safle'n cael eu cynllunio yng nghyd-destun yr ardal sydd o amgylch. Dylai hyn ystyried capasiti'r rhwydwaith priffyrdd, dyraniad tai sydd gyferbyn, cymeriad lleol, treftadaeth adeiledig, a'r amcan i flaenoriaethu dylunio mewn perthynas â theithio heb gerbyd.

3. Bydd y dyluniad yn ystyried amlygrwydd gweledol y safle ar ymyl y dref a threftadaeth adeiledig bresennol. Bydd hyn yn cael ei gyflawni trwy ddefnyddio dyluniad a deunyddiau adeiladu allanol sy'n ystyried y cyd-destun. Bydd cynllun y safle a lleoliad yr adeiladau'n parhau lleoliad Castell Dinbych. Bydd gwaith tirlunio o safon uchel yn sicrhau bod y newid o fod yn gefn gwlad i fod yn ardal breswyl yn un rhwydd.

4. Dyluniad sy'n gwella iechyd pobl a bioamrywiaeth bresennol. Caiff hyn ei gyflawni trwy ddarparu ardal cynnal bywyd gwyllt, mannau gwyrdd cyhoeddus, llwybrau cerdded a chynefinoedd naturiol newydd ar hyd a lled y safle. Dylai'r cynnig hefyd geisio rhwystro cymaint o ddŵr wyneb â phosibl rhag llifo oddi ar y safle er mwyn lleihau risg llifogydd o'r cwrs dŵr cyfagos.

5. Datblygiad sy'n sicrhau isadeiledd boddhaol i ymdrin â dŵr, carthffosiaeth, casglu gwastraff a darpariaeth addysg.

6. Cynllun Cymreig gyda thai fforddiadwy i helpu'r gymuned a'r iaith Gymraeg i ffynnu yn yr ardal.

## 7 Ystyriaethau Pellach

### 7.1 Ymgynghori

Mae System Gynllunio Cymru'n gofyn bod ymgeiswyr yn ymgynghori gydag ymgynghoreion allweddol a'r gymuned leol cyn gwneud cais. <http://gov.wales/topics/planning/policy/dear-cpo-letters/new-development-management-procedures/?skip=1&lang=cy> Anogir ymgeiswyr i ymgysylltu â chymuned leol yr ardal, aelodau ward lleol cyfagos a'r cyngor tref. Dylid hefyd ymgysylltu â'r ymgynghoreion allweddol a amlinellir yn adran 8 cyn cyflwyno unrhyw gais cynllunio. Dylid ystyried unrhyw sylw lleol a ddarperir yn y broses cyn ymgeisio wrth ddylunio'r cynllun.

### 7.2 Asesiad o Effaith Amgylcheddol (AEA)

Cynghorir ymgeiswyr i bennu a yw eu cais cynllunio'n cydymffurfio â Rheoliadau Deddf Cynllunio Gwlad a Thref (Asesu Effaith Amgylcheddol) (Cymru a Lloegr) 1999 ac, felly, yn 'ddatblygiad AEA'. Diben Asesiad o Effaith Amgylcheddol (AEA) yw pennu a yw datblygiad yn debygol o effeithio'n sylweddol ar yr amgylchedd a pha fath o fesurau lleihau effaith y gellid bod eu hangen.

7.3 Mae'n rhaid i bob cynnig sy'n gweddu i ddisgrifiad a nodir yn Atodlen 1 y rheoliadau fod yn destun Asesiad o Effaith Amgylcheddol. Nid oes rhaid asesu effaith amgylcheddol cynigion sy'n gweddu i ddisgrifiad a nodir yn Atodlen 2 y rheoliadau, yn dibynnu ar ganlyniad yr ymarfer sgrinio Asesiad o Effaith Amgylcheddol. Mae rhagor o wybodaeth am y broses ar gael yng Nghylchlythyr 11/99 y Swyddfa Gymreig ('Asesiad o Effaith Amgylcheddol) neu gan yr Adran Gynllunio / 'Rheoli Datblygu'.

#### 7.4 *Gofynion Dilysu*

Mae Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 a Chylchlythyr LIC 002/2012: 'Canllawiau i Awdurdodau Cynllunio Lleol ar ddefnyddio ffurflen gais safonol ('1app') a dilysu ceisiadau' yn gosod y cyd-destun ar gyfer gofynion dilysu ceisiadau cynllunio yng Nghymru.

7.5 Yn sgil y cyd-destun deddfwriaethol a'r gofynion polisi a amlinellir yn y CDLI, bydd angen cyflwyno'r dogfennau a amlinellir yn y blwch ar y dde gydag unrhyw gais cynllunio. Awgrymir cyflwyno cynllun adeiladu fel rhan o unrhyw gais hefyd.

#### **Gofynion dilysu (dogfennau cysylltiedig).**

- Datganiad Dyluniad a Mynediad
- Arolwg ac Adroddiad Bioamrywiaeth
- Arolwg Coed
- Asesiad o Effaith ar Gymuned a'r Iaith Gymraeg
- Datganiad Cadwraeth Dŵr

## 8 Cysylltiadau

8.1 Cyngor Sir Ddinbych  
Cynllunio a Gwarchod y Cyhoedd  
Rheoli Datblygu  
Caledfryn  
Ffordd y Ffair  
Dinbych  
LL16 3RJ  
Rhif ffôn: 01824 706727  
E-bost: [planning@denbighshire.gov.uk](mailto:planning@denbighshire.gov.uk)

8.2 Cyngor Sir Ddinbych

Cynllunio a Gwarchod y Cyhoedd  
Cynllunio Strategol a Thai  
Caledfryn  
Ffordd y Ffair  
Dinbych  
LL16 3RJ  
Rhif ffôn: 01824 706727  
E-bost: [ldp@denbighshire.gov.uk](mailto:ldp@denbighshire.gov.uk)

- 8.3 Cyngor Sir Ddinbych  
Priffyrdd a Gwasanaethau Amgylcheddol  
Caledfryn  
Ffordd y Ffair  
Dinbych  
LL16 3RJ  
Rhif ffôn: 01824 706882  
E-bost: [highways@denbighshire.gov.uk](mailto:highways@denbighshire.gov.uk)

DRAFT



# Site Development Brief:

## Residential Development Land Adj Ysgol Pendref and Lodge Farm

### Upper Denbigh sites, Denbigh



Strategic Planning and Housing

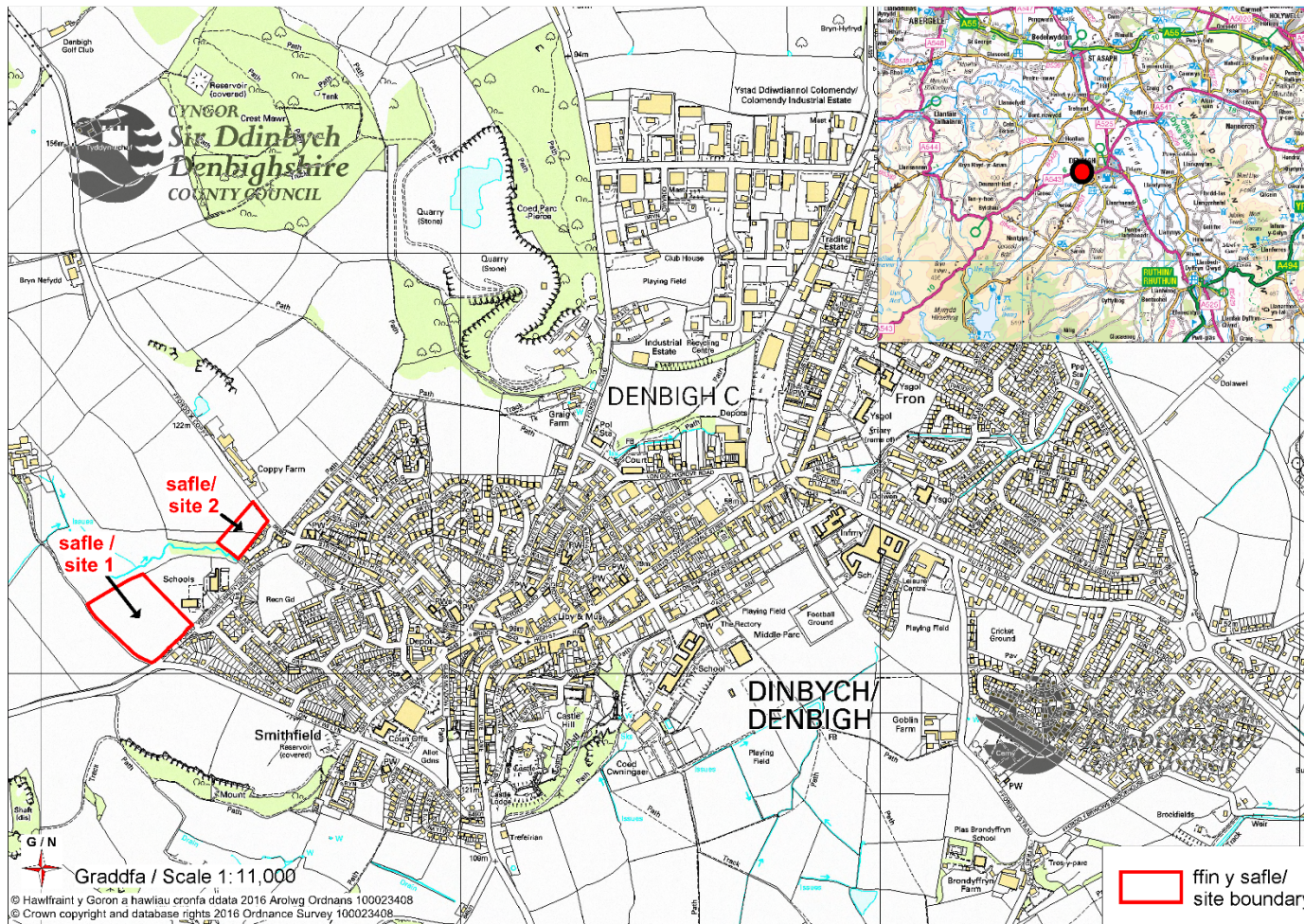
November 2016–March 2017

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Figure 5	Transport Assessment document—typical content,
Figure 6	Site accessibility to local amenities
Figure 7	Local water and sewerage network

Fig 1: Site location plan



## 1. Introduction

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

## 2. Document Status and Stages in Preparation

- 2.1 This site development brief was approved for consultation **adopted** by Denbighshire County Council’s Planning Committee on ~~16<sup>th</sup>~~ November 2016: **XXXX March 2017**

- 2.2 The Council's SPG documents are not part of the adopted local development plan. The Welsh Government has confirmed that following public consultation and subsequent Local Planning Authority (LPA) approval, SPGs can be treated as a material planning consideration. Following approval, LPAs, Planning Inspectors and the Welsh Government can consider the document when determining planning applications and appeals.
- 2.3 This document has been prepared in accordance with Planning Policy Wales (Edition 8 & 9), Welsh Government guidance documents and advice received from internal officers and **Dŵr Cymru**/Welsh Water.

### **3. Site Location and Description**

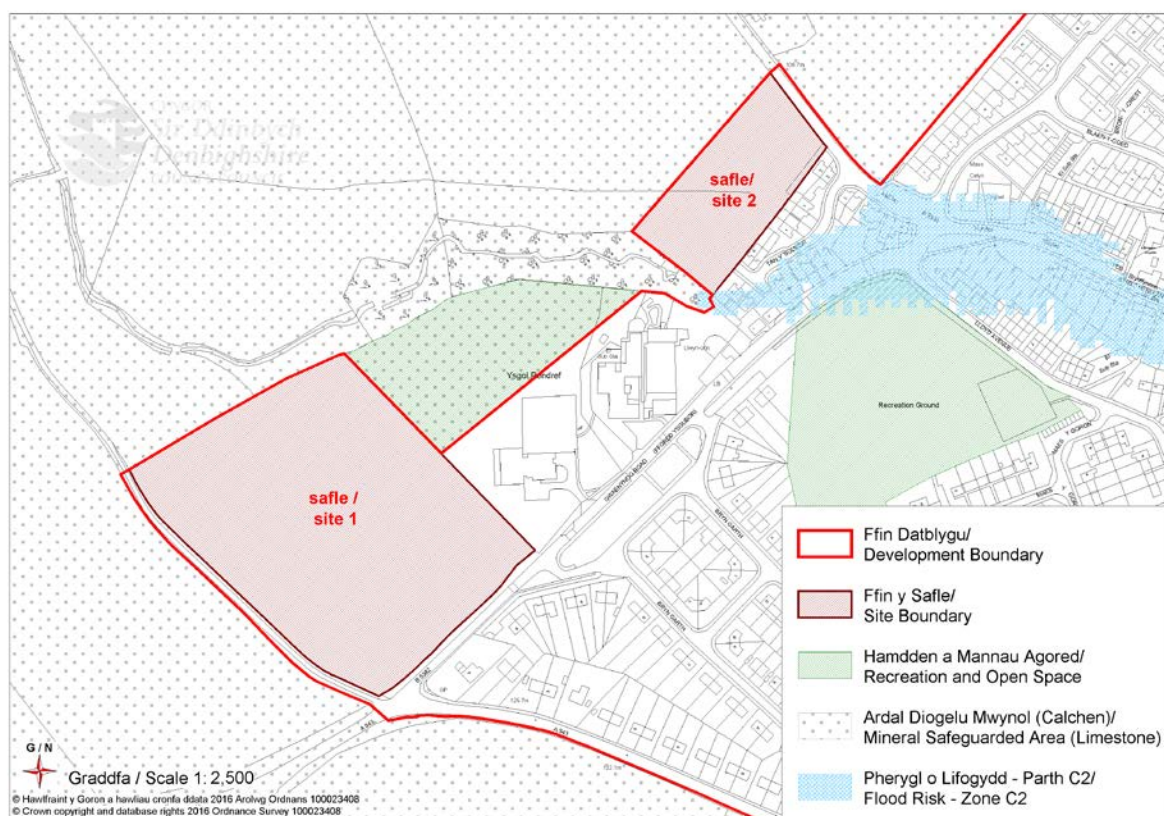
- 3.1 Denbigh is a market town located centrally in the administrative boundary of Denbighshire. It is located about 7km to the south of the A55 trunk road, a principle transport corridor in North Wales. It is linked by the A525 which provides access to Ruthin, roughly 10km to the south and St Asaph to the north (see Figure 1). According to the 2011 census, there are approximately 8,000 people living in Denbigh. The town is a lower growth town in the Denbighshire LDP settlement hierarchy for the purpose of allocating housing over the lifetime of the Plan. Following the LDP examination in public process and subsequent Council adoption of the LDP the sites have been allocated for housing development.
- 3.2 For ease of reference, figure 1 labels 'Land adjacent to Ysgol Pendref' as site 1, and 'Land at Lodge Farm' as site 2. This is how the sites will be referred to throughout the document. Sites 1 & 2 are located to the western boundary of Denbigh, and are bounded by the B5382 Henllan Street to the north, Gwaenynog Road to the east and the drive to Lodge Farm to the south. The sites lie to the north and south of Ysgol Pendref a primary school. Site 1 is relatively flat. Site 2 gently slopes down from west to east. Both sites currently consist of agricultural grazing land bounded by hedgerow. A small stream runs to the north west of Site 1 and south west of site 2 where it is then culverted. Site 1 measures 2.82 hectares and site 2 0.73 hectares.
- 3.3 Opposite the sites across Gwaenynog Road is a residential estate and area of open space. Site 2 at Lodge farm is directly bounded to the south east by Tan y'Sgubor, a small residential development.

3.4 Henllan Street provides access to Denbigh town centre and also has a small convenience shop and a cycle shop as well as the seion church and community centre. There are frequent bus services very near the site on Henllan Street, Lon Llewellyn and Maes y Dre. These nearby bus services offer access to Wrexham, Rhyl, Mold, and Ruthin.

#### 4. Planning Policies

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

Figure 2: Local designations relevant to development on site



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

- 4.3 Planning Policy Wales states that material considerations must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest. It also states that material considerations must be fairly and reasonably related to the development concerned. For example, material considerations could include physical infrastructure capacity (e.g. in the public drainage or water systems), noise or disturbance resulting from use, highways capacity, biodiversity, flood risk, previous appeal decisions, and research work carried out to support planning proposals. Section 5 of this document will further detail material considerations specific to the sites. These material considerations are based primarily on policy RD1.
- 4.4 LDP Policy RD 1 – Development Boundary. Sites 1 & 2 are located within the development boundary of Denbigh and are allocated for housing as outlined in policy BSC 1. The number of units proposed on the site should be justified in accordance with policy RD 1 if it falls below the 35 dwellings per hectare density indicated in the policy. This document details local circumstances relevant to the sites that would warrant a lesser density.
- 4.5 Development proposals should raise design standards and enhance the environment through landscape improvements. Policy RD 1 outlines general design criteria that development proposals in development boundaries should adhere to. Applicants should consider the following design matters (that are by no means exhaustive): built height, scale, density of development, massing, site layout, impacts on the wider rights of way network, waste disposal/recycling arrangements, elevation of buildings, Sustainable Drainage Systems (SuDS), green landscape features and built material sympathetic to the surrounding area. [Technical Advice Note 12: Design](#) outlines that good design goes beyond being visual attractive. Good design involves access, character, community safety, environmental sustainability, and movement. Development proposals will be required to apply these objectives of good design. Further design principles are outlined in section 6 of this document. SPG [Residential Development \(2016\)](#) also provides

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



- 4.6 LDP Policy BSC 1 – Growth Strategy for Denbighshire. The sites are allocated for residential development in the adopted Denbighshire Local Development Plan 2006 – 2021 (LDP), and labelled ‘BSC 1’ on the LDP Proposals Map for Denbigh. LDP Policy BSC 1 also sets out the requirement to provide a range of house types, sizes and tenure to reflect the local need and demand. The Local Housing Market Assessment provides further details on individual areas in the County. Indicative housing numbers for the sites, based on 35 dwellings per hectare are 99 units for Site 1 and 25 units for Site 2. Given the identified constraints and local patterns of development it is likely that a lower density will be appropriate and this will need to be justified in any development proposals in line with policy RD1.
- 4.7 LDP Policy BSC3 Securing Infrastructure Contributions from Development. This policy states that development will be expected to contribute to the provision of infrastructure to meet the additional social, economic, physical and/or environmental infrastructure requirements arising from the development. The policy lists 5 priorities, and notes that the priorities will vary depending on the nature and location of development. The Council has identified ‘Developing the Local Economy’ as one of its Corporate Priorities and seeks to promote the application of ‘Community Benefits’ in all new developments. New developments can make significant contributions to the future economic well-being of a local community through the provision of appropriate local training and employment opportunities. An emphasis on ensuring local people and businesses are involved

early on in the development of an area will ensure the benefits of development are more fully realised. Various training and employment measures may be sought through planning obligations to provide for the following as examples:

- Local supply chain initiatives
- Local construction training
- Provide work experience and apprenticeship opportunities
- General employment and training contributions that enable local residents to improve their skills and secure jobs created.

4.8 LDP Policy BSC 4 Affordable Housing. This policy states that all developments of 3 or more residential units are expected to provide a minimum of 10% affordable housing. This should be delivered on site for developments of 10 or more residential units. The policy requirement of a minimum 10% contribution will be subject to annual monitoring of sales prices and could be increased to a minimum of 30% when prices rise.

4.9 Current evidence indicates that a demand for 2 bedroom affordable houses exists in the area. Tenure type could include rented through a Registered Social Landlord, intermediate rented, and shared equity. Affordable housing would have to be designed in line with space requirements in [Residential Space Standards SPG](#) (2013), and Design Quality Requirements (Welsh Government, 2005). Further guidance on this topic is also contained in the Council's [Affordable Housing SPG](#) (2014).

4.10 LDP Policy BSC 11 Recreation and open space. This policy seeks to ensure that the county minimum standard of 2.4 hectares per 1,000 people is applied to development proposals. Open space provision may be secured either on site or via a commuted sum to improve existing local open space that would be of direct benefit to residents of the new developments.



Figure 4: Fields in Trust ‘benchmark’ standards, applied in policy BSC 11

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

- 4.11 Policy RD 5 - The Welsh Language and the social and cultural fabric of communities. This policy requires all planning applications to take into account the needs and interests of the Welsh Language. The policy contains development thresholds which set out the need for planning applications to be accompanied by additional information. Both sites exceed the 20 residential units threshold. As a result, a “Community and Linguistic Impact Assessment” is required to accompany the planning application. Further guidance on this topic is contained in the Council’s Planning and the Welsh Language SPG (2014).
- 4.12 Policy VOE 1 – Key areas of importance. Alongside policy RD 1 criteria iii), this policy requires proposals to respect and where possible enhance built heritage sites and historic landscapes for their characteristics and local distinctiveness. There are no listed buildings in proximity to the sites and they are some distance from the Denbigh conservation area. The sites are visible from Denbigh Castle and Site 1 in particular provides an excellent view of the castle.

**View of Denbigh Castle from Site 1.**



- 4.13 Policy VOE5 - Conservation of natural resources. The purpose of this policy is to protect and enhance the natural environment. Development proposals that might have an impact on protected habitats and species will be required to be supported by an ecological survey / biodiversity statement. Compensation, mitigation or avoidance measures may be required to offset any adverse effects on protected environmental features caused by the development. In such cases, the measures should be in advance of any potential impact.
- 4.14 Policy VOE6 – Water management. The proposal will be required to incorporate water conservation and measures to eliminate or reduce surface water run-off from the site, where practicable. Major development proposals (greater than 1,000 sqm floorspace or 10 dwellings) should be accompanied by a Water Conservation Statement. Support for the SuDS approach to managing surface water is set out in paragraph 8.2 of [Technical Advice Note 15 'Development and Flood Risk'](#). Paragraph 8.2 notes that “SuDS can perform an important role in managing run-off from a site and should be implemented, wherever they will be effective, in all new development proposals, irrespective of the zone in which they are located.” In addition, Approved Document Part H of the Building Regulations 2000 establishes that when feasible, the first option for surface water disposal should be the use of SuDS.

4.15 Policy ASA3 - Parking Standards. This policy seeks to ensure that appropriate parking spaces for cars and bicycles are provided as part of development proposals. The surrounding area in terms of access & availability of public transport, population density, parking space availability, and whether alternative forms of transport are proposed, will be taken into account. Parking requirements are further discussed in section 5.5.

## 5. Site Appraisal and Requirements

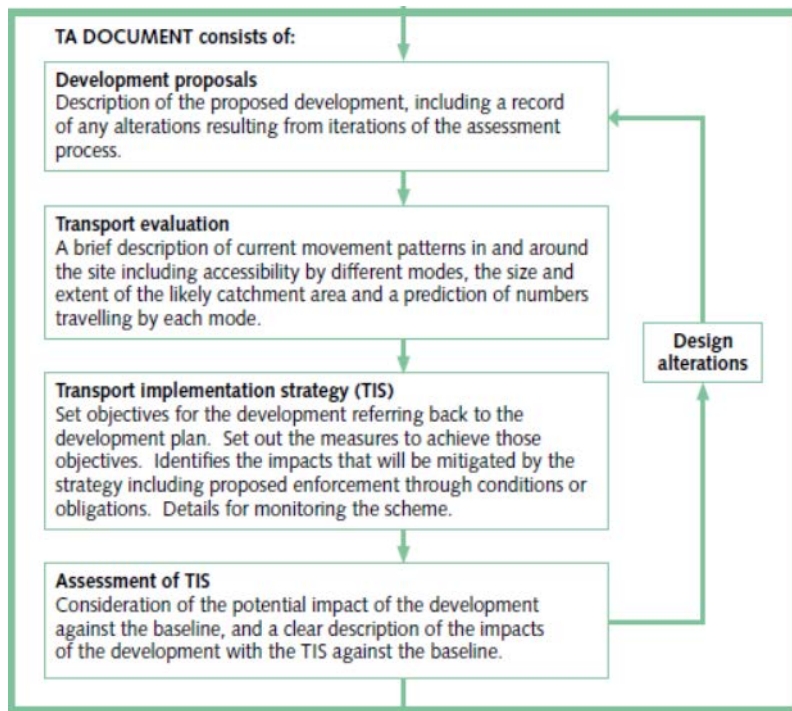
5.1 This section describes known constraints at the sites that any planning application would have to give consideration to and overcome. The below considerations are outlined in alphabetical order.

### 5.2 Access and parking

Any development proposal will require a Transport Assessment (TA) as per policy RD1 criteria vii), and as both housing allocations together could exceed 100 houses (PPW section 8.7.2). In addition, the Council consider the locality to be sensitive to additional highway pressure which also triggers the TA requirement in PPW. The TA should outline how the development proposal would mitigate transport impact through design and planning conditions or obligations. Figure 5 (below) outlines the typical content of a TA.

5.3 A TA would be required should planning applications be submitted separately for the 2 sites. In such a case, the TA should take account of the adjacent site and not prevent its delivery. This would involve assessing the combined impact of both sites when complete (at a range of housing densities) on the local highway network. PPW section 8.7.2, and Annex D of [Technical Advice Note 18: Transport](#) (2007) provide further guidance on TAs. Non-vehicular (pedestrian & cycling) requirements are outlined in section 5.6 of this brief.

Figure 5: TA documents typical content, taken from Technical Advice Note 18, Welsh Government, 2007



#### 5.4 Highway Considerations

The Highway Authority have advised that the following aspects will need to be considered in relation to the sites and recommend that developers submit options to be scrutinised by an independent Road Safety Audit at an early stage:

##### Site 1

- The Public Right of Way that runs from the junction of Gwaenynog Road with the A543 towards Lodge Farm should be maintained at all times.
- Site access – If the site were to be accessed in the vicinity of Ysgol Pendref significant engineering works would need to be undertaken, because of level differences, to accommodate an access near the school. The presumption is that the access would be midway along the site or even adjacent to the farm access. An assessment of vehicle speeds on the A543 would need to be undertaken for any access adjacent to the farm access to ensure that the position of the speed limit is correct and that the requisite visibility standards are achieved.

- There is currently no footpath along the site frontage with Gwaenynog Road. This would probably need to be introduced on the development land as the existing highway is narrow. However there is potential to introduce a section of footway on the highway by reducing the carriageway width and introducing a priority system. **The preferred option would be to introduce a footway behind the existing hedge which would provide separation from the highway and retain the wildlife and landscape value of the hedgerow.** The developer should liaise with The Highway Authority at an early stage to discuss these options.
- Junction of Gwaenynog Road/A543 – Speed of vehicles entering Gwaenynog Road from A543 should be assessed. The layout of the junction allows for ‘straight lining’ to take place and should be amended to reduce vehicle speeds in the vicinity of the new development.
- Consideration should be given to providing improved routes to Mount Wood given that residents of the new development are likely to use it frequently as a recreational facility.

## Site 2

- Access via Henllan Street will require an investigation of vehicle speeds/volumes to ascertain the requisite amendments to the existing speed limit, the visibility required at the new junction (with associated engineering work) and the need for any traffic calming or gateway improvements.
- Junction of Gwaenynog Road/Henllan Street – This junction constitutes a key part of the walking route to the site. The junction is poorly designed from a pedestrian permeability/safety standpoint and should be improved as part of the development. Additional assistance, in terms of design advice, can be provided by The Highway Authority.

## 5.5 Parking requirements

Denbighshire’s Parking Requirements in New Developments SPG divides the County into 2 parking zones (based on urban and rural areas) to set standards. The site is located in parking zone 1 (an urban area and allocated settlement in the LDP). Therefore the parking requirements outlined in section 6.13 of the SPG apply. Other relevant sections from the SPG include: section 7 which outlines access requirements for disabled people, section 8 cycle parking standards, section 9 on motorcycle parking standards and section 10 on landscaping.

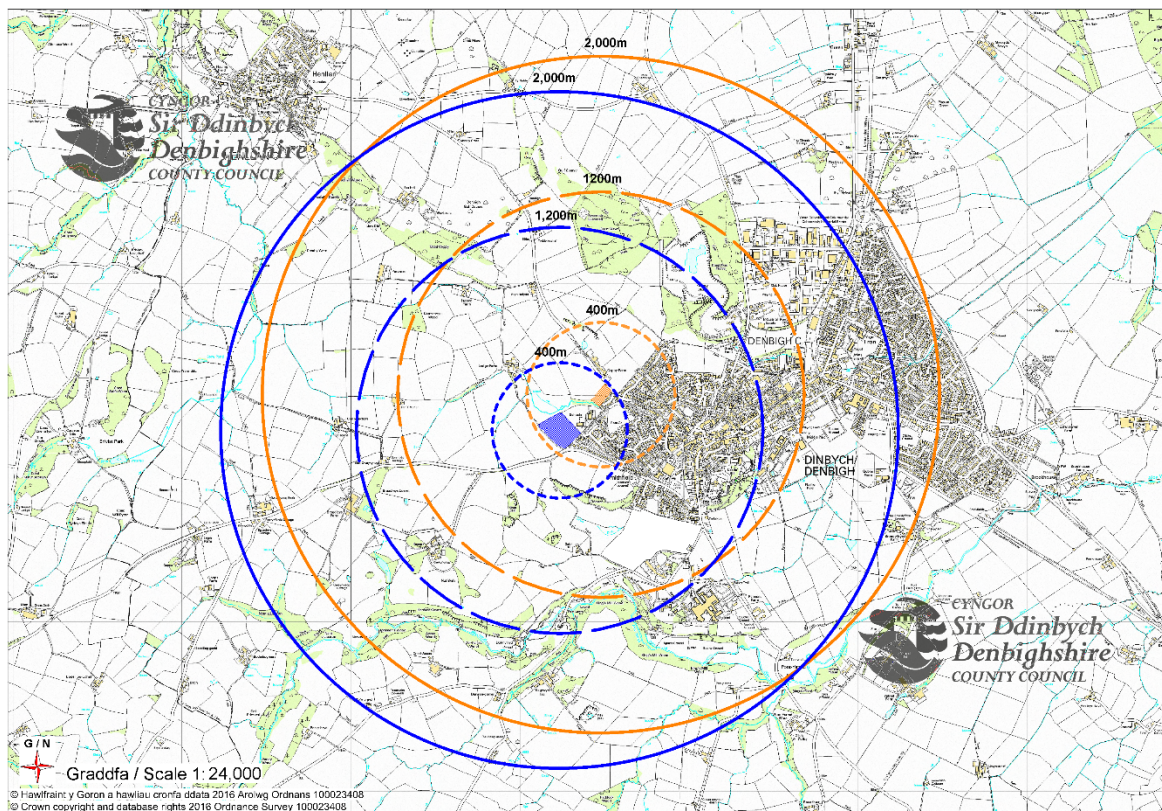
## 5.6 Accessibility

Pedestrian access from the sites to the centre of Denbigh satisfactory.

5.7 The proposed site layout should fit in with and enhance existing walking routes (see figure 4). The site layout should encourage walking and make it easier and preferable to get around the area by foot. Consideration should be given to the requirements of the Active Travel (Wales) Act 2013, supported by enhancement measures and design features aiming at improvements to the local walking and cycle network. The potential for direct pedestrian access to the school from the two sites should be discussed with the Education Department at an early stage.


5.8 A number of local amenities (see figure 6) are within 1.2km of the site (town centre, convenience store, primary school, supermarket, play area, library). The high school is within 1.7km of the sites. These amenities are within walkable distances outlined in Manual for Streets 0.8km - 2km (MfS 2007, section 4.41).

Fig 6 Site Accessibility to Local Amenities



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

Table 3.2: User hierarchy

<p><b>Consider first</b></p>  <p><b>Consider last</b></p>	Pedestrians
	Cyclists
	Public transport users
	Specialist service vehicles (e.g. emergency services, waste, etc.)
	Other motor traffic

- 5.12 The above approach is endorsed in PPW section 8.1.4, alongside the need to promote walking, cycling and improve access to public transport, local shops and facilities (PPW section 8.1.4 TAN 18 section 3.6).

### 5.13 Access for all

In line with policy RD1, the development proposal should ensure safe and convenient access for disabled people, pedestrians and cyclists. National planning policy outlines that access should consider all people who may be affected by the development. This includes all age groups across society and people with sensory impairments and learning difficulties. Technical Advice Note 12: Design (2014) page 18 provides further guidance on inclusive access. Section 7 of the Council's Parking in New Developments SPG (2014) outlines accessibility requirements for disabled people.

### 5.14 Archaeology

There are no known archaeological sites noted on the Historic Environment Record for these two areas and the first edition Ordnance Survey maps shows the areas as open fields with just a small amount of development at the junction of Henllan Street and Gwaenynog Road. This gap in knowledge is most likely to be the result of no survey work having taken place and it cannot be assumed that these large areas are devoid of archaeological interest. Should development be proposed in the first instance geophysical survey should take place. This may highlight the presence of archaeology in which case further evaluation should take place to assess its importance and potentially lead to further archaeological work during development. Should the geophysical survey prove negative there will be no need for further archaeological work.

### 5.15 Biodiversity.

The sites are likely to support protected and priority species, including (but not limited to) bats and nesting birds using trees and hedgerows. Otters may be using the watercourse at Site 2. The site's periphery is likely to be of highest ecological value, with the grassland of lower value. A buffer strip of 7-10 metres between the stream and any hard development should be maintained for the protection of the riparian corridor and its species.

5.16 The ecological surveys should comprise an Extended Phase 1 survey and a bat survey. The surveys should involve assessing activity on site trees and be undertaken early to inform the site layout and design



requirements. Timing of any surveys should be discussed and agreed with the Council's Biodiversity officer prior to any survey work starting. Results of the surveys along with avoidance, mitigation and compensation measures (as appropriate) should be submitted with any planning application **along with confirmation of future management requirements for approved compensation measures.** Any development proposal should seek to ensure sensitive ecological features are retained, e.g. hedgerows, mature trees.

5.17 Where impacts on bats are considered likely, then those trees should be subject to emergence surveys at an appropriate time of year. Should bats be found to be using the trees as roosting sites then NRW would expect the proposal to deliver appropriate mitigation and/or compensation schemes, along with Reasonable Avoidance Measures, to ensure the favourable conservation status of the species is maintained. If bats are found, an NRW licence to permit works that will affect bats and bat roosts will be required.

#### 5.18 Boundaries

Site 1 is bounded to the north by agricultural land defined by a hedgerow; Ysgol Pedref lies to the east; Gwaenynog Road lies to the south with a large local authority housing estate opposite; the drive to Lodge Farm which is also a public right of way lies to the west.

5.19 Site 2 forms part of an agricultural field. The northern extent is currently defined by a post and wire fence; Henllan street lies to the east and the Tan Ysgabor housing development to the south and across Gwaenynog Road, the Cae Howell recreation ground ; an area of woodland and a stream bound the site to the west with Ysgol Pendref beyond.

5.20 The retention of existing planting and trees and the use of additional trees and vegetation along the site boundaries to visually reduce the impact of the proposal should be considered. Subsequent management of trees and vegetation should be included as part of any proposal.

#### 5.21 Built Heritage and surrounding character

There are no listed buildings in the vicinity of the sites and the conservation area is over 350 metres from the sites.

5.22 The houses to the south east of the sites are of traditional local authority layout and design and are unlikely to be a design influence for the scheme. Similarly the Tan Ysgabor development adjacent to site 2 that was constructed in the mid 1990s is very bland in design terms and does not offer any key design features to be included within any new developments in the area.

#### 5.23 Community safety

Any proposal should create attractive and safe public spaces and movement routes. This includes pedestrian and cyclist routes and maximising natural surveillance over public spaces. Where appropriate, Secure by Design measures should be adopted. Active frontages to all streets should be designed into the scheme. This approach will avoid blank elevations and blank walls (including on junctions and rear alleyways) deadening the street scene and creating a perception of an unsafe space.

5.24 Open space should be afforded natural surveillance by orientating and ensuring it is overlooked by proposed dwellings. Development should ensure that it is orientated and overlooks open spaces and public rights of way to ensure natural surveillance. Corner plot developments should be orientated and overlook the highway and public realm from both elevations. This approach avoids blank wall elevations facing onto the public realm which offers no natural surveillance and can attract vandalism.

#### 5.25 Contamination

Based on desk based records, the Council are unaware of any land contamination relating to historic land uses at the sites.

#### 5.26 Education

Development of the sites would create extra demand on nearby education facilities. The adjacent primary school is Ysgol Pendref and Ysgol Twm o'r Nant is the nearest Welsh medium primary school. **Ysgol Pant Pastynog and St Brigids are the nearest faith schools.** Nearby secondary schools include Denbigh High (Welsh 2nd language), St. Brigids (Roman Catholic) and Ysgol Glan Clwyd (St Asaph, Welsh 1<sup>st</sup> language).

5.27 The Council's Education Section have confirmed that there is currently sufficient capacity at Ysgol Pendref and Denbigh High school to

accommodate any additional pupils arising from the development of these two sites.

#### 5.28 Flooding

A watercourse ( **Henllan Brook**) runs to the rear of Site 1 and to the southwest of site 2. There is a small area of designated flood zone C2 to the immediate south of site 2 as shown on Figure 2. The sites are not located in a flood risk area as defined by Technical Advice Note 15 Development and Flood Risk (TAN 15) and associated maps (see figure 2). **Given the proximity of site 2 to the flood risk area, a Flood Consequence Assessment should be submitted as part of any planning application for the site. In addition, part of the Denbigh Flood Risk Management Scheme works lie along the boundary of the site adjacent to Tan Ysgabor. Any development will need to take account of access arrangements required to enable maintenance of the draining infrastructure which consists of culverts and headwalls. It is likely that a maintenance easement strip will be required, in designing any scheme this should not lie beneath any carriageway or private gardens. An engineering drawing is available from the County Drainage Officer.**

- 5.29 To reduce risk, any proposals would be required to minimise water runoff in order to maintain or reduce pre-development rates as per policy VOE 6 Water Management. The use of SuDS should be considered alongside other design solutions. Details of adoption and management for the proposed SuDS should also be submitted to ensure that the scheme/systems remain effective for the lifetime of the development. **If SuDs is not feasible any potential developer will need to demonstrate that a viable means of surface water disposal exists for each site prior to any grant of planning permission.**

#### 5.30 Landscape, trees and hedges and open space

The existing hedgerow along the southwest and southeast of site 1 and the northeast of site 2 should be retained and enhanced with additional planting and trees. Should any highway works necessitate the removal of hedgerow, for example for access, further planting should be undertaken within the site to mitigate for this loss. These noted features play an important role in visually screening the sites and as habitats for local wildlife.

- 5.31 Policy BSC11 Recreation and open space. Situations when commuted sums provision will be acceptable are outlined in the policy. It is expected that any development proposal should provide amenity

greenspace on site. Given the proximity of the site to Cae Howell, in this instance it may be more appropriate to meet the open space requirements for these sites via commuted sums to improve this existing facility. Views on potential improvements to Cae Howell will be sought as part of the consultation on this site development brief. The developer should ensure maintenance arrangements are in place for recreation and open space provided on site, alongside SUDs and trees & hedgerows/landscaping.



Cae Howell recreation area.

### 5.32 Utilities

#### *Electric pylons*

Electric pylons cross the site and it is advised that the National Grid are contacted prior to the submission of any planning application.

### 5.33 Dwr Cymru/Welsh Water have confirmed the following in relation to the sites:

- **Water Supply:** A sufficient supply of potable water can be provided to meet the requirements of the proposed development sites without causing a detrimental effect to existing customers. Developers should be aware that Site 1 is crossed by a 12" water main and an easement width will be required which may impact upon the housing density achievable on site.

**Sewerage/foul drainage:** The local sewerage network can accept the foul flows from the development site. For Site 1 this will involve the laying of off-site sewers to connect with the existing sewerage network. New sewers can be requisitioned under the provisions of the Water Industry Act 1991 (as amended).

**Wastewater treatment works:** The existing Wastewater Treatment Works at Denbigh can accommodate the foul flows arising from the development sites.

Subject to Denbigh's Waste Water Treatment Works performing at current levels, Welsh Water note that LDP housing allocations at Denbigh could be accommodated. It is also noted that off-site sewers would be required to connect to the sewerage network. Figure 7 outlines the water and sewerage network in the area. NRW note that the site is located over a principal aquifer, and therefore mains connection to the foul sewer network is preferable. Welsh Water has confirmed no issues in relation to connecting to the foul sewer network. The main water main runs across Site 1 and this will need to be taken account of in designing the layout of any development on this site.

Figure 7: Local water and sewerage network



### 5.34 Welsh language

The number of Welsh speakers in the Denbigh Upper/Henllan electoral ward is approximately 33% and the number of people with Welsh skills is 49% (Census 2011). 'A Community and Linguistic Impact Assessment' will be required to accompany a planning application. As a minimum, development proposals should seek to use locally relevant Welsh names for streets and the development as a whole. Guidance on the preparation of the assessment can be found in SPG [Planning and the Welsh Language \(2014\)](#)

### 5.35 Construction

The Council will require a 'Construction Plan' to be submitted with any planning applications, covering issues such as hours of work on site, construction access routes, delivery of materials, noise, dust and disturbance during construction and phasing of development.

5.36 Due to the proximity of both sites to watercourses all works will need to be carried out in accordance with Pollution prevention Guidance, in particular:

GPP5: 'Works and Maintenance in or near water'

PPG6: 'Working at construction and demolition sites'

A copy of both guidance documents is available at

<http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

## 6. **Design Objectives**

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

1. A development that prioritises walking, cycling and public transport over private vehicular. This will be achieved by creating attractive and safe routes that links existing public right of ways and bus stops. Also, contributions to non-vehicular access improvements to the adjoining area and Denbigh centre will assist this objective.

2. Access, housing density and site layout will be designed in context of the surrounding area. This should take account of highway network

capacity, the opposite housing allocation, local character, built heritage, and the objective to prioritise design around non-vehicular movement.

3. The design will take account of the sites edge of town visual prominence and existing built heritage. This will be achieved by a context aware use of design and external construction materials. The site layout & building orientation will respect the setting of Denbigh Castle. High quality landscaping will ensure a smooth transition from the countryside to residential area.

4. A design that enhances human health and existing biodiversity. This will be achieved by providing a wildlife buffer zone, green public spaces, walking routes and new natural habitats throughout the site. The proposal should also minimise surface water run-off to reduce flooding risk from the adjacent watercourse.

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

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

## 7. Further Considerations

### 7.1 Consultation

The Welsh Planning System requires applicants to undertake pre-application consultation with key consultees and the local community. <http://gov.wales/topics/planning/policy/dear-cpo-letters/new-development-management-procedures/?lang=en> Applicants are strongly encouraged to engage the surrounding local community, ward members and the town council. Key consultees outlined in section 8 should also be engaged prior to submitting any planning application. Any local comments provided in this pre-application process should be taken into account when designing the scheme.

### 7.2 Environment Impact Assessment (EIA)

Applicants are advised to establish whether their planning proposal falls under the regulations of the Town and Country Planning

(Environment Impact Assessment) (England and Wales) Regulations 1999, and, therefore, could be classed as 'EIA development'. The purpose of an EIA is to establish whether development is likely to cause significant effects on the environment and what type of mitigation measures may be required to reduce them.

7.3 All proposals that are of a description mentioned in Schedule 1 of the regulations have to be subject to an EIA, whereas proposals that are of a description mentioned in Schedule 2 of the regulations do not necessarily have to be subject to an EIA depending on the outcome of the EIA screening exercise. Further information on the process can be found in Welsh Office Circular 11/99 ('Environmental Impact Assessment (EIA)') or obtained from the Planning / 'Development Management' section.

#### 7.4 *Validation requirements*

The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 and WG Circular 002/2012: 'Guidance for Local Planning Authorities on the use of the standard application form ('1app') and validation of applications' set the context for planning application validation requirements in Wales.

7.5 In light of the legislative context and policy requirements outlined in the LDP, the documents outlined in the box to the right will be required to accompany any planning application. It is also suggested a construction plan is submitted as part of any application.

#### **Validation requirements (accompanying documents)**

- Design and Access Statement
- Transport Assessment
- Biodiversity Survey and Report
- Tree Survey
- Welsh Language & Community Linguistic Impact Assessment
- Water Conservation Statement

## 8. **Contacts**

8.1 Denbighshire County Council  
Planning and Public Protection  
Development Management



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# Upper Denbigh Site Development Brief

## Wellbeing Impact Assessment Report

This report summarises the likely impact of a proposal on the social, economic, environmental and cultural well-being of Denbighshire, Wales and the world.

Assessment Number:	75
Brief description:	Supplementary planning guidance for two allocated housing sites in Upper Denbigh
Date Completed:	16/02/2017 11:49:04 Version: 4
Completed By:	Lara Griffiths
Responsible Service:	Planning & Public Protection
Localities affected by the proposal:	Denbigh,

# IMPACT ASSESSMENT SUMMARY AND CONCLUSION

Before we look in detail at the contribution and impact of the proposal, it is important to consider how the proposal is applying the sustainable development principle. This means that we must act "in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs."

## Score for the sustainability of the approach

Could some small changes in your thinking produce a better result?

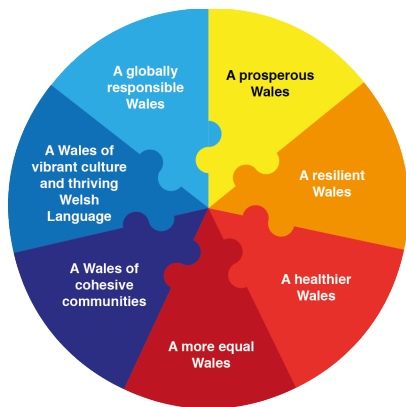
(3 out of 4 stars)



Actual score: 22/ 24.

## Summary of impact

Wellbeing Goals



A prosperous Denbighshire	Positive
A resilient Denbighshire	Neutral
A healthier Denbighshire	Positive
A more equal Denbighshire	Positive
A Denbighshire of cohesive communities	Positive
A Denbighshire of vibrant culture and thriving Welsh language	Positive
A globally responsible Denbighshire	Positive

## Main conclusions

Document has been amended following consultation with the general public and a wide range of stakeholders. Will need to try to maximise potential benefits from any development in terms of use of local labour and supply chain agreements. Affordable housing will be limited to local people. Environmental protection measures included.

# THE LIKELY IMPACT ON DENBIGHSHIRE, WALES AND THE WORLD

## A prosperous Denbighshire

Overall Impact:	Positive
Justification for Impact:	Providing good quality well designed homes for people to live in. Providing employment opportunities. Supporting the town centre by promoting walking and cycling routes. The SBD (para 4.7) promotes the use of local training and employment opportunities such as use of local supply chains, local construction training, work experience and apprenticeships.

### Positive consequences identified:

The SDB promotes Active travel and encourages walking & cycling.

Construction jobs for the community. local labour encouraged. Providing quality homes may retain younger economically active people and support local businesses. Ensuring development is linked to the town centre by active travel routes could

Opportunities for people to gain jobs in construction. The SBD (para 4.7) promotes the use of local training and employment opportunities such as use of local supply chains, local construction training, work experience and apprenticeships.

Opportunities for people to gain skills in construction jobs, apprentices etc. The SBD (para 4.7) promotes the use of local training and employment opportunities such as use of local supply chains, local construction training, work experience and apprenticeships.

Document ensures these factors are taken into account in any development proposals.

### Unintended negative consequences identified:

Loss of agricultural land, increased emissions from construction and occupation of development.

Increased pressure on existing infrastructure networks, investment may lag behind development.

### Mitigating actions:

Encourage energy efficient design, local labour and training agreements. Use of local materials. The SDB (para 5.35) requires the submission of a construction plan with any planning application which would cover issues such as traffic management during construction. Liaison between the council and utility providers continues to try to ensure that their investment plans are in-step with development in the County.

## A resilient Denbighshire

Overall Impact:	Neutral
Justification for Impact:	Potential loss of some habitat but this will be mitigated against in any development proposals. Access to flood management infrastructure has now been included.

### **Positive consequences identified:**

Retention of hedgerows and trees. Otter buffer zone. Ecological surveys required. SDB suggests locating the footway behind the existing hedge to ensure it is retained.

Encourages use of SuDs

SDB (Section 6, point 5) sets the design objective that the development should ensure that appropriate waste collection infrastructure is in place.

More energy efficient properties

Biodiversity management offers opportunity to raise awareness of species and habitats on and around the site.

Site 2 is located in close proximity to infrastructure that forms part of the Denbigh Flood Risk Management scheme. The SDB has been amended following consultation to set out a requirement that access to this infrastructure must be maintained in any development proposals.

### **Unintended negative consequences identified:**

May be loss of habitat or species may be present we are currently unaware of. mention of otters in SDB may raise awareness of their presence.

### **Mitigating actions:**

Mitigation covered above. advice sought from Ecology & Biodiversity officer. Introduction of suggestion to locate footpath behind hedgerow. Brief amended to reflect need to maintain access arrangements for Denbigh Flood Risk Management Scheme.

## A healthier Denbighshire

Overall Impact:	Positive
Justification for Impact:	Better quality housing will support health and well being. Walking & cycling encouraged. Opportunity to promote community growing initiatives. Open space to be provided as part of the development or via improved local facilities (para 4.10).

### Positive consequences identified:

Better quality housing will support health and well being. Walking & cycling encouraged. Open space to be provided as part of the development or via improved local facilities (para 4.10)

May be opportunity to promote community growing initiatives. Open space contributions may be used to support this.

Walking & cycling encouraged. Document suggests improved linkages to Mount Wood and Cae Howell.

Better quality housing will support health and well being. Walking & cycling encouraged. Open space to be provided as part of the development or via improved local facilities (para 4.10). Recreational opportunities have been shown to improve mental health and well-being.

### Unintended negative consequences identified:

### Mitigating actions:

Look at how walking & cycling routes can be improved and promote opportunity for community growing initiatives.

## A more equal Denbighshire

Overall Impact:	Positive
Justification for Impact:	Better quality, affordable housing will support health and well being. Walking & cycling encouraged. SBD promotes inclusive design.

### **Positive consequences identified:**

Better quality housing will support health and well being. Walking & cycling encouraged.  
Provision of affordable homes. Creation of employment opportunities.

### **Unintended negative consequences identified:**

### **Mitigating actions:**

## A Denbighshire of cohesive communities

Overall Impact:	Positive
Justification for Impact:	Having a site development brief will help to ensure that any development is well planned and takes account of landscape and design considerations will help to ensure a quality result.

### **Positive consequences identified:**

SDB makes reference to ensuring that community safety considerations form part of the design process including the need to maximise natural surveillance and the use of active frontages.

Document has been subject to public consultation and amendments made. Any planning application will also be consulted upon and checked against the requirements of the SDB. The brief requires the submission of a construction plan as part of any planning applications for the sites which will include aspects such as traffic management, hours of operation etc to minimise impact on the existing community.

Well planned communities can be an attractive addition to the town scape.

### **Unintended negative consequences identified:**

### **Mitigating actions:**

Ensure requirements of the site development brief are met when considering any planning applications for the sites. The brief requires the submission of a construction plan as part of any planning applications for the sites which will include aspects such as traffic management, hours of operation etc to minimise impact on the existing community.



## A Denbighshire of vibrant culture and thriving Welsh language

Overall Impact:	Positive
Justification for Impact:	Assessment will highlight any opportunities to enhance Welsh language and culture and mitigate any impacts.

### **Positive consequences identified:**

Development of these sites will provide improved housing opportunities for local people, a proportion of whom will speak Welsh.

Welsh Impact assessment required. recommends use of locally relevant street names and names for development. Takes into account setting of Denbigh Castle

### **Unintended negative consequences identified:**

### **Mitigating actions:**

As above

## A globally responsible Denbighshire

Overall Impact:	Positive
Justification for Impact:	Housing is a basic human need. The site development brief will help to ensure that any development is well designed and has regard to environmental protection as well as housing provision.

### **Positive consequences identified:**

The need for local labour and material agreements is highlighted in the SDB  
Will contribute to wider housing and affordable housing targets.

### **Unintended negative consequences identified:**

### **Mitigating actions:**

Ensure that local labour and supply chain initiatives are included as part of any planning permission as set out in the SDB.