

Denbighshire Local Development Plan

Information Paper: Building Sustainable Communities

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1. Background

1.1 Purpose of this document

1.1.1 Denbighshire County Council (DCC) produced 'Information Papers' (IPs) in support of the emerging five Denbighshire Local Development Plan 2006 – 2021 (LDP) themes in August 2011. The purpose of these documents was to summarise baseline data, evidence and pertinent information regarding the development of the Deposit Local Development Plan. The LDP was subsequently adopted in 2013, containing the following themes:

- Respecting Distinctiveness (RD)
- Building Sustainable Communities (BSC)
- Promoting a Sustainable Economy (PSE)
- Valuing Our Environment (VOE), and
- Achieving Sustainable Accessibility (ASA).

The themes' abbreviation is reflected in the name of local policies to group related topics and ease of reference.

1.1.2 DCC is under the obligation to review its adopted land use plan at intervals not longer than four years from adoption in line with Section 69 of the Planning and Compulsory Purchase Act 2004. This includes the review of LDP Objectives, LDP Themes, and local policies on the basis of significant contextual change, significant concerns from the findings of the Annual Monitoring Report (AMR), and other legal responsibilities that have an effect on the performance of the LDP.

1.1.3 The Council has just started the process of reviewing the LDP. At this stage there are no draft revised LDP Objectives, LDP Themes, or local policies. The majority of text is concerned with legislation, strategies and programmes, statistical analyses, and policy performance as identified in the AMR, together with potential impact on adopted LDP policies. The Council's intention is these Information Papers will be 'living documents'; i.e. they are updated with evidence and information as the replacement LDP progresses through the individual stages of Plan production.

1.2 Introduction to the theme 'Building Sustainable Communities'

1.2.1 Building Sustainable Communities (BSC) is concerned with the provision of housing and employment opportunities along with regeneration, tackling deprivation and adapting to climate change.

Housing is one of the key factors that influence people's health and well-being. Providing opportunities for the right scale and mix of housing to meet the needs of a growing population, including the provision of affordable housing are key considerations for the Local Development Plan.

The theme BSC includes a range of topic areas but is not limited to:

- Housing growth strategy for Denbighshire, including housing allocations in city, towns and villages;
- Provision of affordable housing;
- Securing infrastructure contributions from development;
- Brownfield development priority;
- Recreation and open space; and
- Community facilities.

2. Policy Context

2.1 Introduction

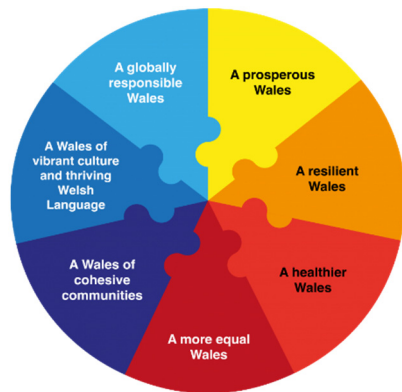
2.1.1 There are a vast number of national policies and frameworks, regional plans, and local strategies that did not only inform the production of the LDP but also have an impact on the delivery of individual development proposals. The purpose of this section is to review the document baseline, i.e. identify changes to existing documents, assess the effects of new or emerging documents, and highlight potential discrepancies with adopted local policies. This will be a crucial step before discussing local policy revision in light of changing local circumstances.

2.1.2 Local Development Plans in Wales are expected to integrate with other legislation, strategies, plans etc. without unnecessarily repeating national planning policy. National policy is laid out in Planning Policy Wales, which is supplemented by a number of Technical Advice Notes.

2.2 Well-being of Future Generations Act

2.2.1 The Well-being of Future Generations (Wales) Act 2015 came into force on the 1st of April 2016. It requires public bodies such as Denbighshire County Council to consider not only the present needs of local communities but also how their decisions affect people in the future. The Council is principally challenged to work towards all seven well-being goals contained in the Act: (1) A globally responsible Wales; (2) A prosperous Wales; (3) A resilient Wales; (4) A healthier Wales; (5) A more equal Wales; (6) A Wales of cohesive communities; and (7) A Wales of vibrant culture and thriving Welsh language.

2.2.2 Reinforced by the provisions of the Planning (Wales) Act 2015, the Council has a statutory duty to implement the principles of sustainable development in every decision-making process. This is achieved by adhering to locally set 'well-being objectives' to meet the seven nationally defined well-being goals.



Denbighshire County Council has developed the ‘Well-being Impact Assessment’ toolkit to comply with the provision of the Well-being of Future Generations (Wales) Act 2015 and the Planning (Wales) Act 2015. It is designed to assist the decision-maker in evaluating a specific proposal in light of the well-being goals. Accordingly, all elements contained in the replacement LDP will be subject to a well-being impact assessment and, if required, subject to amendments in line with recommendations derived from the assessment.

2.3 National Planning Policies

- 2.3.1 National planning policy is set out in Planning Policy Wales (PPW), incorporating the previously published Minerals Planning Policy Wales in Chapter 14, and is supplemented by a series of Technical Advice Notes and Minerals Technical Advice Notes. Welsh Government frequently publishes so-called ‘Policy Clarification Letters’ that provide advice and guidance on specific topics.
- 2.3.2 Besides providing a framework for decision-making at the local level, national policy may directly be applicable to planning proposals that are determined by Welsh Ministers, by Planning Inspectors in planning appeals, or in the absence of any pertinent local policy. It further serves as a baseline to identify any changes in national policy and the likely effects on the replacement LDP.
- 2.3.3 PPW is the most significant source of information when drafting local policies. The Local Development Plan Manual sets out the requirement that LDP’s should not repeat national policy but local planning authorities may wish to supplement them where local circumstances require a specific local policy interpretation. Table 1 identifies those national policies that were considered to be of relevance at the point of producing the LDP theme ‘Building Sustainable Communities’ and associated local policies. It further serves as a baseline to identify any potential changes in national policy and the potential effects on the adopted local policy.

- 2.3.4 **Technical Advice Note 1: Joint Housing Land Availability Studies** (2015) provides guidance on the preparation of Joint Housing Land Availability Studies. The purpose of these Studies is to provide an agreed statement of residential land availability for development planning and development management purposes. It reflects the Welsh Government national policy requirement for local planning authorities to ensure sufficient land is genuinely available to provide a 5 year supply of land for housing. The TAN sets out how land supply must inform the strategy contained in the development plan and its subsequent monitoring through Annual Monitoring Reports.
- 2.3.5 **Technical Advice Note 2: Planning & Affordable Housing** (2006) provides guidance on the role of the planning system in delivering affordable housing. The purpose of these Studies is to provide an agreed statement of residential land availability for development planning and development management purposes. It reflects the Welsh Government national policy requirement for local planning authorities to ensure sufficient land is genuinely available to provide a 5 year supply of land for housing. The TAN sets out how land supply must inform the strategy contained in the development plan and its subsequent monitoring through Annual Monitoring Reports.
- 2.3.6 **Technical Advice Note 6: Planning for Sustainable Rural Communities** (2010) provides guidance on how the planning system can support sustainable rural communities. It provides advice on areas including sustainable rural communities and economies, rural affordable housing, rural enterprise dwellings, one planet developments, sustainable rural services and sustainable agriculture.
- 2.3.7 **Technical Advice Note 16: Sport, Recreation and Open Space** (2009) provides guidance regarding planning for sports, recreation and open space provision as part of new development proposals. It provides advice relating to this area including on the preparation of Open Space Assessments, the keeping of existing facilities, the provision of new facilities and the planning for allotments and spaces for children's and young people's play. The TAN discusses development management issues regarding the design of facilities and spaces, and noise and accessibility. It also considers how planning agreements can help to ensure the provision and maintenance of facilities.
- 2.3.8 **Technical Advice Note 18: Transport** (2007) describes how to integrate land use and transport planning. It explains how transport impacts should be assessed and mitigated. It includes advice on transport related issues when planning for new development including integration between land use planning and transport, location of development, parking and design of development.
- 2.3.9 **Circular 30/2007 'Planning for Gypsy and Traveller Caravan Sites'** provides guidance on the planning aspects of finding sustainable sites for Gypsies and Travellers and how local authorities and Gypsies and Travellers can work together to achieve this aim.

Table 1 Link between national planning policy and the LDP theme ‘Building Sustainable Communities’

National Policy (with reference to PPW Edition 9)	Where addressed in the LDP?	Any changes required to comply with National Policy?	Comments
<p>Sustainable Settlement Strategy: locating new development (para. 4.7)</p> <p>Settlement Strategy (para 9.2.5)</p> <p>Need for affordable housing (para 9.2.14)</p> <p>Technical Advice Note 1 – Joint Housing Land Availability Studies 2012</p> <p>Technical Advice Note 2, Planning and Affordable Housing 2006</p> <p>Technical Advice Note 6, Planning for Sustainable Rural Communities 2010</p> <p>Technical Advice Note 18 – Transport 2007</p>	<p>BSC 1: Growth Strategy for Denbighshire</p> <p>BSC 2: Brownfield Land priority.</p> <p>BSC 4: affordable Housing</p> <p>BSC 5: Key Strategic Site – Bodelwyddan</p> <p>BSC 6 – Local Connections</p> <p>affordable housing in hamlets</p> <p>BSC 8: Rural exceptions sites</p> <p>BSC 9: Local Connections</p> <p>affordable housing within small groups or clusters</p>	<p>There is no requirement to change local policies in light of national policy.</p>	<p>There is an overlap with all LDP themes as the Growth Strategy lies at the heart of the Plan.</p>
<p>Development in the countryside (4.7.7 & 4.7.8)</p> <p>Technical Advice Note 1 – Joint Housing Land Availability Studies 2012</p>	<p>BSC 1: Growth Strategy for Denbighshire</p> <p>BSC 6 – Local Connections</p> <p>affordable housing in hamlets</p> <p>BSC 8: Rural exceptions sites</p> <p>BSC 9: Local Connections</p>	<p>BSC 1: Villages and hamlets will need to be reassessed to check accessibility by non-car modes in light of changes to public transport services.</p>	<p>Local policies are supported and applied in combination with LDP theme ‘Promoting a Sustainable Economy’.</p>

Technical Advice Note 2, Planning and Affordable Housing 2006	affordable housing within small groups or clusters		
Technical Advice Note 6, Planning for Sustainable Rural Communities 2010			
Preference for the re-use of land (Para 4.9)	BSC 2: Brownfield Land priority.	There is no requirement to change local policies in light of national policy.	Local policies are applied in combination with LDP themes 'Promoting a Sustainable Economy', 'Valuing Our Environment', and 'Respective Distinctiveness'.
Need for affordable housing (para 9.2.14)	BSC 4: affordable Housing	There is no requirement to change local policies in light of national policy.	
Technical Advice Note 2, Planning and Affordable Housing 2006	BSC 6 – Local Connections affordable housing in hamlets		
Technical Advice Note 6, Planning for Sustainable Rural Communities 2010	BSC 8: Rural exceptions sites BSC 9: Local Connections affordable housing within small groups or clusters		
Securing infrastructure provision (PPW 3.5)	Policy BSC 3: Securing infrastructure in new developments	There is no requirement to change local policies in light of national policy.	This policy also overlaps with the themes 'Promoting a Sustainable Economy' and 'Valuing our Environment'.
Technical Advice Note 16 – Sport, Recreation and Open Space 2009	Policy BSC 11: Recreation and Open Space.	There is no requirement to change local policies in light of national policy.	This policy also overlaps with the theme 'Valuing our Environment'.
Circular 30/2007 'Planning for Gypsy and Traveller Caravan Sites'	Policy BSC 10 – Gypsy and Traveller sites	Will be dependent on the content of the revised	

Revised draft currently out for consultation		circular currently at the consultation stage.	
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2.4 Wales Spatial Plan

- 2.4.1 Originally published by Welsh Government (WAG) in November 2004 and subsequently updated in July 2008, the document aimed to implement WG’s overall policy priorities as set out in *One Wales: A Progressive Agenda for Wales*. The focus was on linking up national, regional, and local activities; providing a national framework for planning. Its objective was to place a strong emphasis on the implementation of the ‘sustainable development’ principle in all public sector decision-making.
- 2.4.2 The Planning and Compulsory Purchase Act 2004 (section 62) places a duty on Welsh local planning authorities to have regard to the Wales Spatial Plan when preparing their respective local development plan. That means that the WSP has served multiple purposes in the Denbighshire plan-making process: (1) it produced evidence; (2) it shaped local policies; (3) it ensured better engagement and governance between bodies; (4) it informed Plans; and hence (5) it aligned prospective investments in the area.
- 2.4.3 The Wales Spatial Plan demarks Wales into six sub-regions; with outlining their cross-border relationships. Individual parts of the County of Denbighshire have accordingly been assigned to the North East Wales region and Central Wales region. It was however recognised that there are also strong relations with the North West (Wales) region. All six sub-regions, i.e. spatial plan areas, are profiled by key settlements, inner-regional population distribution, socio-economic hubs, places of economic activities, etc.
- 2.4.4 To align the Denbighshire Local Development Plan with the Wales Spatial Plan, the Council took the decision to structure its land use plan in accordance with the five WSP themes:
- Building Sustainable Communities;
 - Promoting a Sustainable Economy;
 - Valuing Our Environment;
 - Achieving Sustainable Accessibility; and
 - Respecting Distinctiveness;

2.4.5 The Welsh planning system is currently in a phase of transition. There has been not only new primary legislation in Planning but also in the closely-related fields of built heritage and environmental protection. This led (and is likely to continue) to the introduction of subordinate regulations, national policy and guidance notes. A major change for strategic planning will be the introduction of a National Development Framework for Wales, which is going to replace the Wales Spatial Plan in about two years. Denbighshire will therefore need to have regard to the soon to be replaced WSP whilst working towards compliance with the emerging National Development Framework when producing the replacement LDP for the County.

2.4.6 The main priorities of the Wales Spatial Plan for the theme Building Sustainable Communities that were considered was the identification of a growth 'Hub' centred around Rhyl, St Asaph, Bodelwyddan and Prestatyn. This led to the allocation of the Key Strategic Site at Bodelwyddan, a mixed use allocation for around 1,700 houses and 26 hectares of employment land plus a new primary school and a range of community facilities.

A realistic scale of growth needed to be considered and a need for the coastal resorts to improve their leisure offer. Denbigh, Ruthin, Corwen and Llangollen were identified as a primary settlement cluster. Detailed priorities were identified within the Wales Spatial Plan updates 2008.

2.5 **National Development Framework for Wales**

2.5.1 Derived from the provisions of the Planning (Wales) Act 2015, the National Development Framework for Wales (NDFfW) will provide direction for Strategic and Local Development Plans and support the determination of Developments of National Significance. Whilst the WSP was concerned with the 'sustainable development' principle, the NDFfW is going further in implementing the provisions of the Well-being of Future Generations (Wales) Act 2015.

2.5.2 The National Development Framework for Wales preparation process has just started with a call from Welsh Government for evidence and potential projects that could be considered for inclusion. Welsh Government are planning to undertake consultation on the Issues, Options & Preferred Options for the National Development Framework in April 2018, with consultation on a draft Framework in July 2019, consideration by Welsh Government in April 2020 and publication of the final document anticipated in September 2020.

2.5.3 It is difficult to outline any effects of the emerging NDFfW on the revised LDP with very limited information available to the local planning authority at present.

2.6 Other Relevant Plans and Strategies

2.6.1 There are a large number of plans and strategies which have the potential to impact on the Local Development Plan. The purpose of this section is to demonstrate how key plans and strategies have been taken into account during the development of this theme.

2.6.2 The Denbighshire Local Development Plan 2006 – 2021 was produced on the basis of national and regional plans, strategies or programmes current at that time. Some may have been superseded, withdrawn or have expired. The following paragraphs refer only to those documents that are of bearing in 2017.

2.7 Denbighshire County Council: Corporate Plan 2012 – 2017: A Council, Close to the Community

2.7.1 The Corporate Plan sets out the overarching priorities for the term of the Council. Its priorities are supported, implemented and delivered through a number of strategies whereof the Local Development Plan and the Housing Strategy are crucial instruments. The following corporate priorities are of relevance to the LDP theme 'Promoting a Sustainable Economy':

- Ensuring access to good quality housing; and
- Modernising the council to deliver efficiencies and improve services for our customers.

2.7.2 A new team of Members is going to produce a new Corporate Plan for 2017 – 2022. Corporate priorities may be subject to change depending on political programmes, ambitions and the Council's political composition. It is however not expected that the principles will significantly change depending on details. After the new Corporate Plan has been adopted by the Council further work can be undertaken to look at local policy compliance and the likelihood of changes to LDP Objectives and local policies

2.8 Denbighshire's Housing Strategy 2016 - 2021

2.8.1 Ensuring access to good quality housing is a key priority for the Council and fundamental to the well-being of Denbighshire's residents. The Housing Strategy provides the framework for addressing this. The intention of the Housing Strategy is to provide a clear statement of the Council's vision and aims for housing in the County for the next 5 years. It sets out the key challenges and issues affecting the County and what the Council intends to do to help overcome these challenges.

2.8.2 The strategy contains aims relevant to the LDP:

- increase the supply of new homes of all types and tenures as identified in the Local Housing Market Assessment;
- Gypsy and Traveller accommodation needs are identified and addressed;

- Improve the supply of affordable housing and work with partners to maximise affordable housing development;
- Improve the control of the use of holiday caravan parks for residential purposes.

2.9 Population and Household Projections

2.9.1 The overall growth and spatial strategy in the adopted LDP was informed by a number of studies and projections of population and household growth provided by Welsh Government. These included Denbighshire Population and Household Projections (Roger Tym & Partners 2005), Welsh Government Household Projections 2006 and 2008 based. The data sources outlined above informed the 500 dwellings per year that was agreed as the growth level in the Local Development Plan. The growth level in the Local Development Plan was still below the estimated annual requirement from the WG population projections but this took into account the environmental capacity of the County and the ability of the construction industry locally to build at any higher rate.

The high levels of population and household growth anticipated by these projections has not materialised. Net in migration levels to the County have dropped significantly from those used to inform the 2008 based projections. Information on the latest population and household projections and the potential implications for the replacement LDP can be found in Section 3 Baseline Review.

2.10 **Local Housing Market Assessment** (Glyndwr University 2011), this study looked at housing need, demand and affordability and will be updated in 2018.

2.11 **Affordable Housing Viability Study** (District Valuers Office 2009) A study examining the viability of delivering affordable housing in Denbighshire across a variety of sites under differing market conditions. This study concluded that in 2013 10% affordable housing was viable on new residential development sites. This work will be updated to inform the replacement LDP.

2.12 **Denbighshire Joint Housing Land Availability Studies**, an annual report that provides evidence as to the number of housing completions within the County, along with projections of anticipated numbers in future years.

2.13 Adjacent Local Authorities

Whilst the Local Development Plan is concerned with Denbighshire, the policies and actions in adjacent local authorities have the potential to impact on the County. It was therefore essential that these were considered during the development of the Local Development Plan. Denbighshire has a number of different neighbouring authorities, including Flintshire, Wrexham, Conwy, Gwynedd, Snowdonia National Park and Powys.

2.13.1 Cross-border working was an integral part of the Local Development Plan process. This was most clearly evidenced in the north Wales regional apportionment exercise. Adjacent authorities are at various stages of LDP preparation as indicated in Table 2 below:

Table 2 – Adjacent Local Authority development plan progress

Authority	LDP Stage¹
Flintshire CC	Strategic Options stage
Wrexham CBC	Pre-deposit stage
Conwy CBC	Review to commence 2017
Gwynedd Council	Awaiting Inspector’s report on Joint LDP
Ynys Mon	
Powys CC	Examination
Snowdonia National Park Authority	Review commenced

3. Baseline Review

3.1 Introduction

3.1.1 Whilst the previous section focussed on policy and strategic documents, the purpose of the following paragraphs is to analyse any changes that have taken place in the County since the Denbighshire Local Development Plan was adopted in June 2013. Both sections will provide crucial evidence for the forthcoming stages of Plan production, when the Council is going to discuss proposed changes in greater detail.

3.1.2 The baseline information has been split into separate topics such as: population and household projections; growth strategy; spatial strategy; delivery of affordable housing; open space and community facilities for ease of reference.

3.2 Population and Household Projections

3.2.1 The adopted Denbighshire LDP 2006 – 2021 was initially informed by specialist population and household projections for the County² for the period 2001 – 2021 that used the 2001 Census results as the baseline. The results of this study indicated that based on the previous 10 year migration trend (1992 – 2002 of 860 persons per annum) that the household growth in the County was likely to increase by 21% (8,546 households) in the period 2001 – 2021. This overall growth translated into an annual household growth of 427 per annum. This work formed the starting point of the development of the Local Development Plan strategy with regard to housing needs.

3.2.2 In 2009, Welsh Government released population and household projections by local authority area, based on the 2006 mid-year estimates. These projections were prepared using a revised methodology based on a 5 year migration trend. Concern was expressed regarding the short time period used for migration as this represented a period of high movement which has resulted in projections that are significantly higher than any previously produced. The 2006 based projections resulted in a projected annual requirement of 653 dwellings per annum for the LDP.

¹ Correct as of June 2017

² Denbighshire Population and Household Projections – Roger Tym & Partners 2005

In 2010 WG released 2008 based population and household projections which indicated an annual need for around 530 dwellings.

3.2.3 The 2006 based projections showed a higher anticipated level of growth in both population and households. There was a change in the methodology between the two sets of projections which went some way towards explaining this difference. The 2008 based projections used a lower starting point and also lower migration rates than those used for the 2006 based figures. Some of this change was accounted for in more accurate data becoming available on the movement of students.

3.2.4 The data sources outlined above informed the 500 dwellings per year (7,500 over the LDP period 2006 – 2021) that was agreed as the growth level in the Local Development Plan. The growth level in the Local Development Plan was still below the estimated annual requirement from the WG population projections but this took into account the environmental capacity of the County and the ability of the construction industry locally to build at any higher rate.

3.3 Updated Population and Household Projections

3.3.1 Population and household change is made up of natural change; the balance between births and deaths within the population and net migration based on the numbers of people moving in and out of the County. Population and household projections use data on past trends and then roll forward that trend to predict what could potentially happen in the future. It should be noted that these assume elements of population change remain the same and also take no account of any major policy changes that may influence population change.

3.3.2 Migration

3.3.3 Net migration into Denbighshire is the major component of population and household change in the County. The rate of net migration can fluctuate significantly over a relatively short period of time. A drop in migration rates is often seen during a period of poor economic growth. The global economic downturn has had a significant effect upon migration rates into Denbighshire.

3.3.4 Population and Household Change

Table 3 below shows the projected population growth for Denbighshire

Table 3 Projected Annual Population Growth³

Rounded	Annual Population Growth
2008-based 5 yr mig trend	590
2015-based 5 yr mig trend	120
2015-based 10 yr mig trend	270
2015-based 15 yr mig trend	410

3.3.5 The figures above clearly illustrate that the projected population growth using the most recent; 2015 based projections is significantly below the 2008 based figures that the current LDP was based on. This will have an impact on projected household growth and the dwelling requirement for the replacement LDP.

3.3.6 Household Change

3.3.7 If population levels remained static there would still be an increase in the number of households in the County as new households are created by young people leaving home or through family breakdown. Table 4 below shows the projected household growth in the County.

3.3.8 **Table 4 Projected Annual Household Growth⁴**

Rounded	Annual Household Growth
2008-based 5 yr mig trend	500
2015-based 5 yr mig trend	100
2015-based 10 yr mig trend	150
2015-based 15 yr mig trend	220

3.3.9 The projected household growth going forward for Denbighshire ranges from a fifth to just under half that predicted for the adopted LDP. Table 5 below translates this into a projected dwelling requirement for the replacement LDP. When converting household projections to dwelling requirements, an allowance for vacant dwellings and second/holiday homes of about 5.1% is made⁵. This is because there is a need to provide more dwellings than there are households to allow for churn within the housing market and to make a provision for potentially 'hidden' households to be accommodated. This is in line with past trends⁶ and is applied to the whole of the

³ Source: Corporate Research and Information Unit, Conwy County Borough Council 2017

⁴ Source: Corporate Research and Information Unit, Conwy County Borough Council 2017

⁵ 4.3% for the 2008-based projections

⁶ 2001 and 2011 Censuses of Population give rates of 4.3% and 5.1% respectively

dwelling stock. Welsh Government recommends a notional average allowance across Wales of about 4%, with a range between 1.5% and 8% depending on local evidence⁷.

3.3.10 **Table 5 Projected Annual Dwelling Requirement⁸**

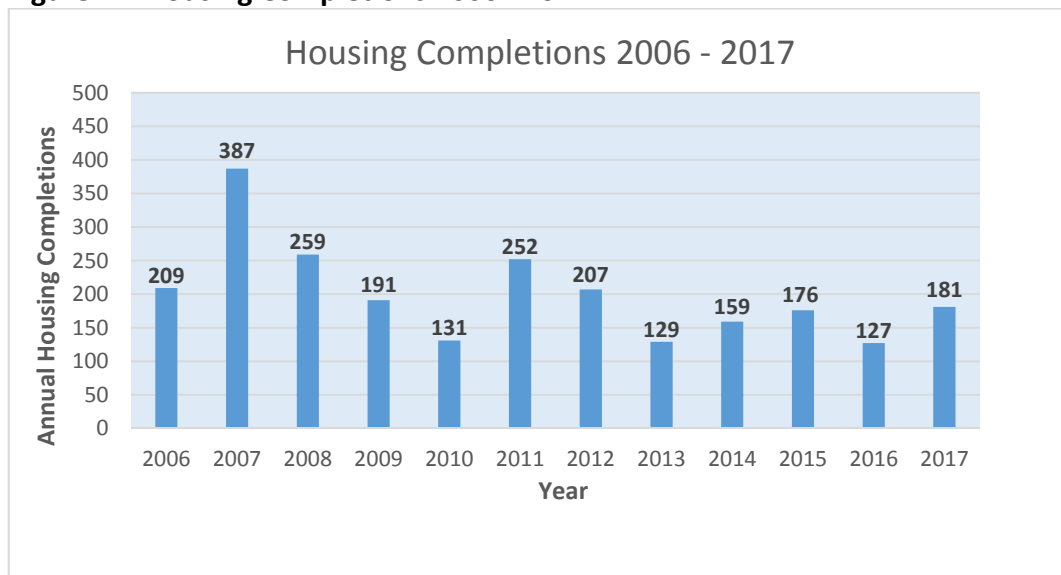
Rounded	Denbigh-shire
2008-based 5 yr mig trend	530
2015-based 5 yr mig trend	100
2015-based 10 yr mig trend	160
2015-based 15 yr mig trend	230

3.3.11 The 2015 based projections will form the starting point for the development of the growth strategy for the replacement LDP.

3.4 Progress in Delivering Housing Growth

3.4.1 The current LDP 2006 - 2021 was adopted in 2013 approximately half way through the plan period. The chart below shows the level of housing completions from the start of the plan period in 2006⁹.

Figure 1 – Housing Completions 2006 - 2017



3.4.2 The completion rates have not reached the 500/annum required to meet the growth target in the current LDP in any year prior to, or since adoption in 2013. A total of 2,243

⁷ Welsh Government response to Cardiff Local Development Plan session on housing, 15th January 2015

⁸ Source: Corporate Research and Information Unit, Conwy County Borough Council 2017 Household to dwelling conversion rate of 94.9% used (2011 Census).

⁹ Source: Denbighshire Joint Housing Land Availability Studies 2006 - 2017

dwellings have been completed since 2006 at an average of 204 per annum. Discussions with developers and landowners have indicated that demand in the area for new housing is low and that completion rates reflect this demand and also the wider economic downturn being experienced nationally.

- 3.4.3 The growth strategy for the current LDP will need to be reassessed in light of the revised population and household projections; and the growth levels that have been demonstrated as deliverable to date.

3.5 Distribution of Growth

- 3.5.1 The LDP Strategy and Policy BSC 1 ‘Growth Strategy for Denbighshire’ identified a settlement hierarchy for the County.

A **Key Strategic Site** was identified at Bodelwyddan along the A55 corridor. This key site was expected to deliver around 1,700 houses and 26 hectares of employment land along with a range of community facilities.

A series of **Lower Growth Towns** including Rhyl; Prestatyn; St Asaph; Denbigh; Ruthin and Corwen were identified. Rhuddlan and Llangollen were added to this tier in the hierarchy following additional housing allocations during the Examination stage of the LDP process. These Lower Growth Towns function as local or regional service centres and were expected to make a significant contribution to the meeting the housing needs of the County.

31 **Villages** were identified with housing allocations to meet primarily local needs. 27 **Hamlets** were identified as sustainable settlements that could provide limited opportunities for affordable, local needs housing to be developed under Policy BSC 6 – ‘Local connections affordable housing in hamlets’.

The remainder of the County is considered to be Open Countryside. Contributions to the housing total in these areas would be limited to infill development and the conversion of rural buildings. Policies BSC 9 ‘Local connections Affordable Housing within small groups or clusters’ and PSE 4 – ‘Re-use and adaptation of rural buildings in open countryside’ are relevant here.

- 3.5.2 Table 6 below illustrates the distribution of housing completions over the LDP plan period broken down into the settlement hierarchy tiers.

3.5.3 **Table 6 Housing Completions by Settlement Hierarchy**

LDP Growth Strategy	Number of Completions	Percentage (rounded)
Key Strategic Site Bodelwyddan	0	0
Lower Growth Towns, incl Bodewyddan general, Llangollen & Rhuddlan	1648	73
Villages	241	11
Hamlets	28	1
Open Countryside	326	15
Total	2243	100

3.5.4 The delivery of housing has been very much in-line with the settlement hierarchy identified in the current LDP. Over 70% of new housing has been delivered in the Lower Growth Towns, as the main service centres within the County; these are the most sustainable locations for new development as they offer a range of easily accessible services and facilities.

3.5.5 Spatial Strategy

3.5.6 The current LDP Spatial Strategy concentrated growth into the north of the County; this was defined as the A55 corridor and the coastal area. A Key Strategic Site was identified at Bodelwyddan along the A55 corridor under LDP Policy BSC 5. This site was to deliver around 1,700 new houses, 26 hectares of employment land and a range of community facilities.

3.5.7 Analysis of the spatial distribution of housing completions over the LDP plan period (2006 to date) is shown in Table 7 below:

Table 7: Spatial Distribution of Housing Completions

Location	Number of Completions	Percentage (rounded)
North of the County	1220	54
Central Area	728	32
South of the County	295	13
Total	2243	99

3.5.8 The majority of housing development 54% has been located in the north of the County which is in-line with the spatial strategy in the current LDP.

3.5.9 The geographical distribution and breakdown across the settlement hierarchy of new housing delivery has been in line with the current LDP strategy. This demonstrates that the spatial strategy is fundamentally sound and has been effective in delivering growth in a planned manner.

3.6 Bodelwyddan Key Strategic Site

3.6.1 A Key Strategic Site was identified at Bodelwyddan along the A55 corridor under LDP Policy BSC 5. This site was to deliver around 1,700 new houses, 26 hectares of employment land and a range of community facilities. A site development brief¹⁰ for the site was adopted in July 2014 and outline planning permission was granted in March 2016 under code [40/2013/1585](#).

3.7 Affordable Housing

3.7.1 Technical Advice Note 2 – Planning and Affordable Housing 2006 requires local authorities to include an affordable housing target in their development plans and indicate how this target will be achieved using identified policy approaches. Local

¹⁰ [http://www.denbighldp.co.uk/Webfiles/SPG/Bodelwyddan%20-%20Adopted%20Site%20Development%20Brief%20\(English\).pdf](http://www.denbighldp.co.uk/Webfiles/SPG/Bodelwyddan%20-%20Adopted%20Site%20Development%20Brief%20(English).pdf)

Housing Market Assessments provide the evidence base for policies to deliver both market and affordable housing.

3.7.2 There is an identified need for affordable housing across the County, the Denbighshire Local Housing Market Assessment will be updated in 2018 to inform the target for delivery in the replacement LDP. Policy BSC 4 'Affordable Housing' set out the target of 2,250 – 3,000 affordable homes being delivered across the plan period 2006 – 2021. 10% affordable housing is currently sought on all development sites of 3 or more units either by on-site provision on sites of more than 10 units or via a financial contribution on sites of 3-9 units. The policy allows for an increase in the percentage of affordable housing sought should house sales prices rise 10% above the 2009 base prices. This level of contribution sought was set following the results of the Affordable Housing Viability Study (District Valuers Office 2009). This study will be updated to inform the level of contributions that can be sought in the replacement LDP.

3.7.3 **Affordable Housing in Rural Areas**

3.7.4 In rural areas housing developments are usually small in scale and many may fall below the threshold of 3 units. In these areas a different approach was considered.

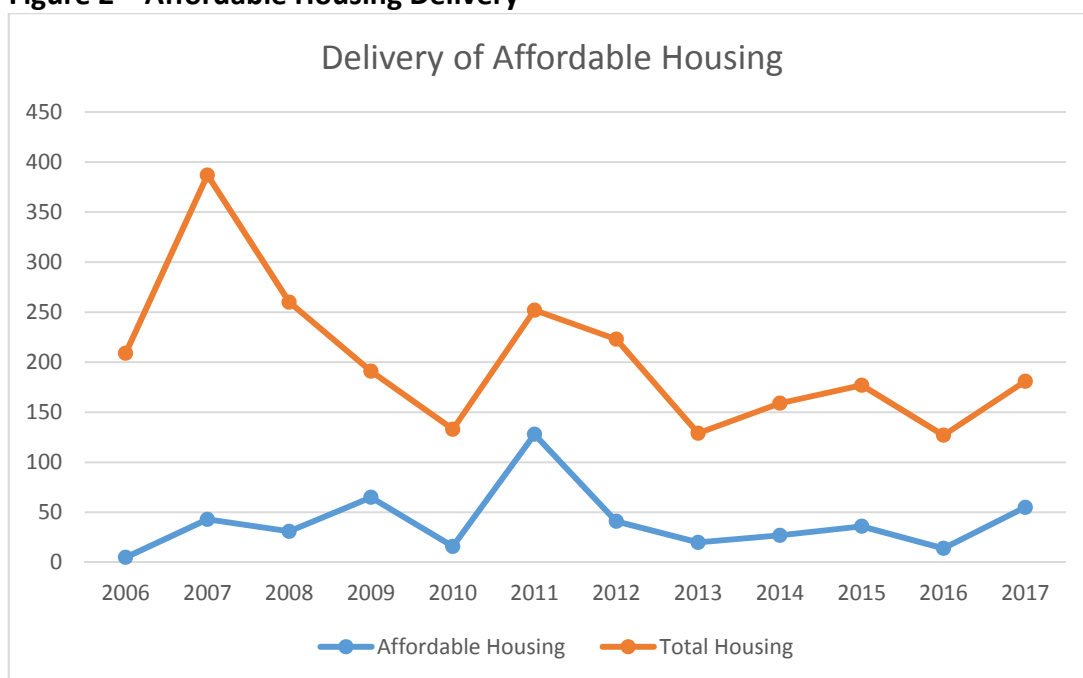
3.7.5 **Rural Exceptions Sites** – Policy BSC 8 outlines that all settlements which have development boundaries can make use of the 'rural exceptions' policy to provide 100% affordable housing. The policy was made more flexible by enabling 'Exceptions' sites to come forward where there are sites within the boundary that are undeveloped provided it could be established that these sites were unlikely to come forward. No rural exceptions sites have come forward over the plan period to date and the replacement LDP should consider whether this policy is still required.

3.7.6 **Hamlets Policy** – Policy BSC 6 apportioned a level of growth to each of the identified settlements and stated that all housing developments would need to be affordable to meet local needs. Given the scattered nature of many of the County's hamlets, this policy identified an Area of Search in and around the existing settlement where development would be allowed. By tying housing to local need this policy sought to ensure that the needs of local people were given priority and that rural housing made a contribution to affordable housing. A total of 3 affordable housing units have been delivered through this policy since adoption in 2013. Given the limited number of new homes that this policy has delivered and the problems experienced by applicants in securing finance for developing homes tied to local connections affordable housing this policy should be reviewed for the replacement LDP.

3.7.7 **Infill Policy** – Policy BSC 9 expanded on National Policy that allows for the development of very limited new housing within existing small groups and clusters. In order to ensure that local people can continue to live in rural areas all infill developments were to be restricted to affordable housing to meet local needs. Similar to the Hamlets policy above this policy has delivered very few new houses and should be critically reviewed for the replacement LDP.

3.7.8 The graph below shows the delivery of affordable housing in relation to the total numbers of new dwellings delivered via the planning system. A total of 481 affordable housing units have been delivered since 2006 through the planning system which is below the target of 2,250 in policy BSC 4. It must stressed however that as the total number of overall housing completions is well below the 500 per annum required in the current LDP, the percentage of affordable housing delivered is 21%. This is twice the 10% required by policy BSC 4. The Council also delivers affordable housing through mechanisms other than the Local Development Plan. These include use of Social Housing Grant, work on bringing empty homes back into use and work with housing partners such as registered social landlords. A total of 691 affordable housing units have been delivered in Denbighshire since 2006. The table in Appendix 2 sets out the Affordable Housing Outturn 2006 – 2016.

Figure 2 – Affordable Housing Delivery



3.8 Gypsy and Traveller Accommodation

3.8.1 A comprehensive understanding of Gypsy and Traveller accommodation needs and issues is essential to make properly planned provision and avoid the problems associated with ad hoc or unauthorised encampments. An accommodation assessment and strategy to meet the need which, if identified, will greatly strengthen the ability of local authorities to respond swiftly and firmly to inappropriate unauthorised developments and encampments and help to avoid future unauthorised camping and development.

3.8.2 The assessment of Gypsy and Traveller accommodation needs, and the duty to make provision for sites where the assessment identifies need, became a statutory requirement under the Housing (Wales) Act 2014. The Denbighshire 2016 Gypsy and Traveller Accommodation Assessment (GTAA) Report was approved by Welsh Government in March 2017, and concluded that there is a need for a residential site

and transit site or stopping place in the north of the County and under the provisions of the Housing (Wales) Act, the Council is required to address this need.

- 3.8.3 This matter is considered to be a regional issue given the movement of Gypsies and Travellers along principal roads in North Wales and the limited amount of finance provided by Welsh Government. New national guidance on Gypsy and Traveller – Site Capital Grant specifies that local authorities are ‘encouraged to consider a regional approach in relation to the development of new Gypsy and Traveller transit sites’. Having received approval from Welsh Government on the Gypsy and Traveller accommodation needs assessment, the Council is working towards addressing the identified needs through site provision.

3.9 **Brownfield Development Priority**

- 3.9.1 The current LDP contains a policy relating to a preference for the re-use of brownfield land. Policy BSC 2 brownfield Development priority covers this. Three specific sites were identified under this policy:

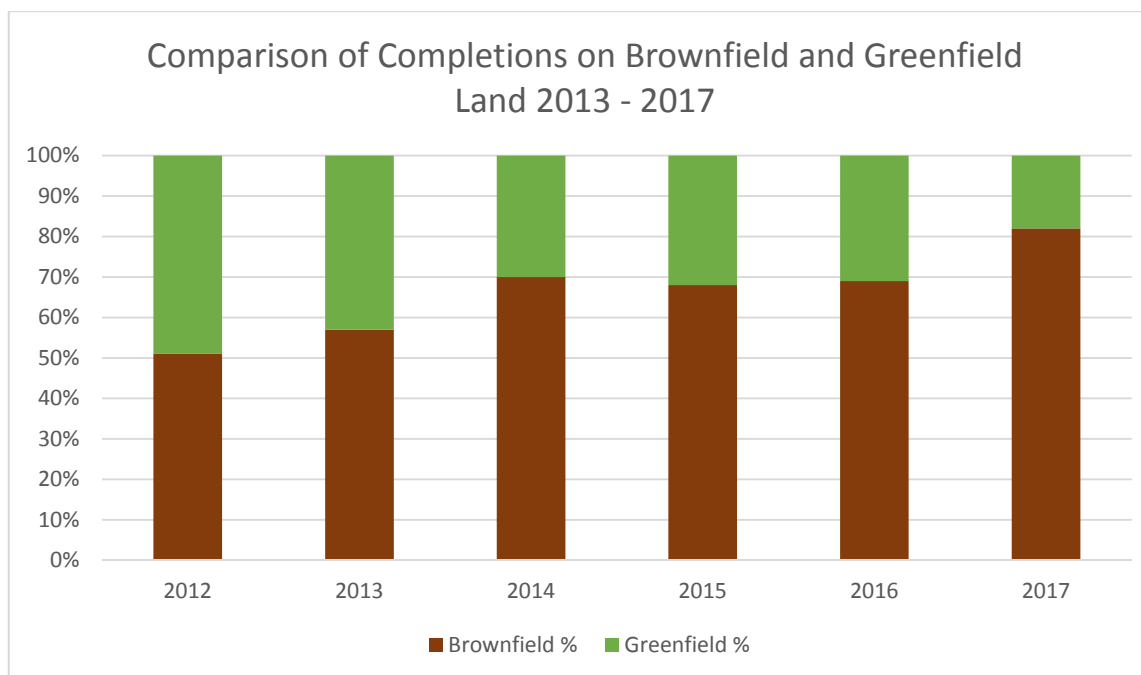
Rhuddlan Triangle: A site development brief was prepared and adopted for this site and a new supermarket is currently under construction on part of the site.

Former Ocean Plaza, Rhyl: site currently under construction for a major new retail development for Rhyl.

Prestatyn Former Gas Works: part of the site is currently being redeveloped for a supermarket.

- 3.9.2 Table 8 below illustrates the percentage of housing completions that have taken place on green and brown field land over the current LDP plan period.

Table 8: Brown and Greenfield Land Completions 2013 - 2017



3.9.3 Policy BSC 2 ‘Brownfield development priority’ has delivered between 51% and 82% of new housing development on brownfield sites since adoption of the current LDP in 2013.

3.10 Securing Infrastructure Contributions in New Developments

3.10.1 Policy BSC 3 requires developments to make infrastructure contributions where necessary. These can include contributions for affordable housing, open space, education and transport amongst others. Supplementary Planning Guidance ‘Planning Obligations’ was adopted in 2016 which provides detailed guidance on the requirements and mechanisms for securing infrastructure contributions.

3.11 Recreation and Public Open Space

3.11.1 Technical Advice Note 16: Sport, Recreation and Open Space (2009) requires that local authorities produce an open space assessment based on local needs and an audit of current provision. The Council’s recently completed assessment highlights the areas of the County that are both deficient and sufficient in open space when compared to the standards set out by Fields in Trust (FIT, 2016). The results from the assessment will go towards informing new County Standards for open space.

3.11.2 It is important to note that whilst no open space has been lost to new development during the plan period, the assessment shows an overall lack of certain types of open space across Denbighshire including; provision for children and young people, outdoor sports facilities and public parks and gardens. However, due to the rural nature of the County, it is sufficient in amenity greenspace and natural and semi natural greenspace.

3.11.3 The quality of sites was also assessed through an extensive consultation process and site audits. This process highlighted areas which were in need of attention and

investment to help improve the appeal and usability of open space areas. Studies have shown that the creation and enhancement of greenspace can improve the mental and physical well-being of vulnerable groups. The assessment therefore identifies that there is a need to safeguard existing open space and wherever possible provide new open space.

3.11.4 A new Supplementary Planning Guidance Note: Recreational Public Open Space (2017) has been produced following this assessment. It outlines the revised thresholds for provision of open space in new developments at 30 or more dwellings. New policy will need to reflect these revised thresholds. The requirements for open space provision can be found in the Table 9 below:

3.11.5 **Table 9: Requirements for open space provision**

Type of open space	Threshold for on-site provision	Threshold for financial contributions
Outdoor sport, including playing pitches	200 or more dwellings	1- 200 dwellings
Children’s equipped playspace	30 or more dwellings	1 – 30 dwellings
Children’s informal space	30 or more dwellings	1 – 30 dwellings

3.11.6 The Policy BSC 11 Recreation and Open Space has benefitted the rural areas of the County, as all developments, regardless of size, are required to make a contribution to open space provision. There is a strong preference for on-site provision in the policy, which needs to be reviewed. This would ensure that it is not favoured over contributions towards nearby off-site open space sites and improvements to existing sites which may have a wider benefit to the residents of the area.

3.11.7 The Supplementary Planning Guidance Note also sets out guidelines for the design and layout of new open space to ensure that areas of open space are a planned and integral component of the residential layout. These guidelines provide best practice examples of open space sites and facilities which aim to encourage usage and create enhanced experiences for the residents who may be impacted by new developments.

3.12 Community Facilities

The policy sought to support proposals to develop new community facilities and services in order to help make communities more sustainable and improve community cohesion. Existing community facilities were to be protected and alternative uses not considered unless it could be clearly demonstrated that the facility was unviable. This policy was linked to other policies such as BSC 3 – Securing Infrastructure in New Developments where financial contributions or development of actual facilities may be required as an integral part of new developments.

4. Annual Monitoring Framework for the LDP

4.1 Introduction

4.1.1 Denbighshire County Council Local Development Plan 2006 – 2021 (LDP) was adopted on 4th June 2013. It provides a clear vision on how new development can address the challenges faced by the County and where, when and how much new development can take place up to 2021.

4.1.2 Under the obligations of section 76 of the Planning and Compulsory Purchase Act 2004, as amended, and section 37 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005, the Council is duty bound to produce an annual monitoring report for submission to Welsh Government (WG) by 31st October each year and ensure it is publicised on its website.

4.1.3 This section draws together the findings of local policy performance on the basis of LDP annual monitoring reports that have already been submitted to Welsh Government in previous years.

4.2 Performance of local policies in LDP theme ‘Building Sustainable Communities’

4.2.1 All of the published Annual Monitoring Reports (AMR) have indicated that the level of housing growth provided for in the LDP has not been achieved. Levels of completions and permissions are significantly below the 500 per annum anticipated. The high anticipated growth rate and lower levels of delivery have resulted in Denbighshire being unable to demonstrate a 5 year housing land supply. This places the County at risk from speculative development and a move away from a plan-led development management system. The delivery of affordable housing has also fallen below the levels anticipated as it is generally provided as a percentage of market housing on sites. The AMR have concluded that the growth strategy and policies BSC 1, BSC 4, BSC 6, BSC 8 and BSC 9 should be reviewed in the replacement LDP.

4.2.2 Each section below is complemented by a table providing an overview of indicators and trigger levels. The last column is labelled ‘Performance Summary’. If it contains the text ‘Local policy review is not required’ that means a local policy review would not be required as a result of the AMR.

4.2.3 Growth Strategy for Denbighshire

4.2.4 The baseline review section above highlights the changes in population and household forecasts that have emerged since adoption of the current LDP in 2013. There is a significant reduction (around 50%) in these forecasts and the resulting dwelling requirements that will inform the development of the replacement LDP. The reduction in the growth levels experienced in Denbighshire in the current LDP period from that which was predicted has led to the delivery of housing growth being lower than anticipated. The lower levels of overall housing growth have also impacted on the delivery of affordable housing over the current LDP period. Table 10 below presents an

overview of monitoring indicators and trigger levels as set out in the Annual Monitoring Framework.

4.2.5

Table 10: LDP AMR – Growth Strategy (incl affordable housing)

LDP Policy	Indicator	Trigger Level	Performance Summary
BSC 1 - Growth Strategy for Denbighshire	The number of new houses granted planning permission; the number of new homes completed annually	In the case of both indicators: Less than 500 per year for 3 consecutive years in Phase 2 and less than 750 per year for 3 consecutive years in Phase 3	Planning permissions granted and completions have been significantly lower than the target levels required to meet the growth strategy in the current LDP. The housing land supply has fallen below 5 years since adoption in 2013. The growth strategy and local policies should be reviewed for the replacement LDP.
	Maintain 5 year housing land supply	Less than 5 years housing land supply	
BSC 4 – Affordable Housing; BSC 6 – Hamlets; BSC 8 – Rural Exception Sites; BSC 9 – Local Connections Affordable Housing within Small Groups	Increase the number of new affordable dwellings built in the County.	In the case of both indicators: Less than 165 affordable dwellings permitted per year for 3 consecutive years in Phase 2 and less than 225 per year for 3 consecutive years in Phase 3	Planning permissions granted and completions have been significantly lower than the target levels required to meet the affordable housing targets in the current LDP. The growth strategy and local policies should be reviewed for the replacement LDP.
BSC 10 – Gypsy & Traveller Sites	Meeting the needs of gypsies and travellers	Where a need for permanent and/or transit sites is identified for Denbighshire in the North West Wales Local Housing Market Assessment (LHMA).	The Denbighshire 2016 Gypsy and Traveller Accommodation Assessment (GTAA) Report was approved by Welsh

		The Council will work in partnership with neighbouring authorities to instigate a site search. A suitable site will be identified and planning permission granted within 18 months of receipt of the North West Wales LHMA, should it identify a specific need	Government in March 2017. This has superseded the indicator and monitoring mechanism in the current LDP and AMR. Local policy review and pertinent monitoring mechanisms should be reviewed in the replacement LDP.
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4.2.6 Brownfield Development Priority

Analysis of completions data in relation to new residential development indicates that a significant proportion is taking place on brownfield land. An average of 69% since LDP adoption. The re-use of brownfield sites in existing settlements and conversions has contributed significantly to this. Table 11 below presents an overview of monitoring indicators and trigger levels as set out in the Annual Monitoring Framework.

4.2.7 Table 11 – LDP AMR – Brownfield Development Priority

LDP Policy	Indicator	Trigger Level	Performance Summary
BSC 2 – Brownfield Development Priority	The amount of new development granted planning permission on brownfield sites	Decrease below 60% for housing and employment (excluding Bodelwyddan KSS)	Development on brownfield land has averaged more than 60% and local policy review is not required for the replacement LDP.

5. Sustainability Appraisal and Habitats Regulations Appraisal

5.1 Introduction

5.1.1 The Local Development Plan is a statutory land use plan that has to be subject to a Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA). The Council incorporated both assessments into a single document, i.e. 'The Sustainability Appraisal Report', when producing its first LDP in 2009. This report detailed the social, economic and environmental objectives by which development proposals were assessed and what opportunities for improving plan performance were identified at that point in time.

5.1.2 Whilst the overall sustainability of the Denbighshire LDP is regularly monitored as part of the LDP, this section looks at the greater framework of SA/SEA screening to identify any changes in the criteria that were used to assess individual LDP elements in the first place.

5.1.3 Whilst not applicable in 2013, the revised LDP is going to comply with the requirements provided by the Well-being of Future Generations (Wales) Act 2015. This may have an effect on how future SA/SEA assessments are conducted in support of the Plan. Further information will be made available as the revised Plan progresses towards adoption.

5.2 Sustainability Appraisal (scoping report)

5.2.1 The Sustainability Appraisal incorporates the Strategic Environmental Assessment in Wales. Its purpose is to appraise the impacts of emerging plans against a number of thematic objectives, responsible for the environmental, economic and social effects of development. Annex 1 of the SEA Directive classifies areas which sustainability appraisals should pay regard to in order to meet the requirements of the Directive.

5.2.2 The scoping report has been drafted to meet the stages outlined in the ODPM guidance. Each of the Strategic Environmental Assessment topic areas will be addressed in a separate section, which introduces the legislative framework and the local context related to that topic. Any notable sustainability issues that arise in each section will be noted, and indicators will be defined which will assist in testing proposals in the Local Development Plan to understand likely impacts.

5.2.3 Following the receipt of consultee comments, Denbighshire will continue with the preparation of the replacement LDP. The SA / SEA will assess the revision options and make recommendations about how the sustainability performance of the plan could be enhanced. The output from the process will be an initial Sustainability Appraisal Report that will be consulted upon alongside the draft replacement plan at Pre-Deposit LDP stage.

5.3 Habitat Regulations Assessment (screening)

5.3.1 The purpose of the Habitat Regulations Assessment (HRA) screening exercise was to re-visit previously conducted HRAs with regard to the Denbighshire Local Development Plan 2006 -2021 (LDP); identify changes to individual European sites; and look at the effectiveness of previously suggested avoidance, cancellation or mitigation measures. It was not aimed at compliance with HRA methodology and legislative requirements but at setting the framework for future work.

5.3.2 None of the local policies and planning proposals contained in the LDP have caused significant effects on any European site since Plan adoption. Proposed measures to offset their occurrence are (where necessary) operational and effective. Nevertheless,

further investigations must be carried out to explore opportunities to improve the air quality in the south of the County; especially the reduction of nitrogen depositions.

- 5.3.3 It was concluded that forthcoming HRAs will additionally have to have regard to the proposed extension of the 'Bae Lerpwl / Liverpool Bay' SPA and new information on 'Coedwigoedd Dyffryn Alun / Alyn Valley Woods' SAC. These changes may have an effect on local policy and the potential forms of land use.

6. **References**

National

Well-being of Future Generations (Wales) Act 2015
Welsh Government (2013): National Development Framework
Welsh Government (2008): People, Places, Futures - The Wales Spatial Plan 2008 Update
Welsh Government (2016): Planning Policy Wales, Edition 9
Welsh Government (2015) Technical Advice Note 1: Joint Housing Land Availability Studies
Welsh Government (2006) Technical Advice Note 2: Planning and Affordable Housing
Welsh Government (2010) Technical Advice Note 6: Planning for Sustainable Rural Communities
Welsh Government (2009) Technical Advice Note 16: Sport, Recreation and Open Space
Welsh Government (2007) Technical Advice Note 18: Transport
Housing (Wales) Act (2014) – Gypsy & Traveller Obligation
Circular 30/2007: Planning for Gypsy and Traveller Caravan Sites
Town and Country Planning (Use Classes) Order 1987 (as amended) – changes to HMO status

Local

Denbighshire County Council: Denbighshire's Corporate Plan (2017- 2021)
Denbighshire's Housing Strategy 2016 - 2021
Denbighshire population and household projections (Roger Tym & Partners) 2005
Denbighshire Local Housing Market Assessment (Glyndwr University 2011)
Affordable Housing Viability Study (District Valuer 2009)
Denbighshire Joint Housing Land Availability Studies
Population, household and dwelling forecasts – Conwy CBC 2017
Denbighshire LDP Annual Monitoring Reports

APPENDIX 1

Links from Wales Spatial Plan and National Policy to Denbighshire LDP – ‘Building Sustainable Communities’

WSP Priority	National Policy ¹¹	LDP Vision	Objective	Policy	Allocations
All-Wales:					
Retain balanced communities by ensuring access to affordable housing – to buy or to rent- in locations which are convenient for local work and services and by ensuring a range of housing types are available in high quality environments.	PPW 4.7 – Sustainable settlement strategy PPW 4.7 – Locating new development PPW 4.9 preference for re-use of land TAN 1 – Joint Housing Land Availability Studies 2015 TAN 2 – Planning & Affordable Housing 2006 TAN 6 – Planning for Sustainable Rural Communities 2010 TAN 15 – Development & Flood Risk 2004 TAN 18 – Transport 2007	“...That Denbighshire, through sustainable development, will have a vibrant urban coast, with thriving market towns and rural areas. The housing and employment needs of the County will be met, the high quality environment protected and enhanced and a high quality of life maintained for all communities..... The demographic profile of the County may have been influenced through the provision of an adequate supply of quality housing... Rhyl will be an attractive place to live and work with improved housing stock... focussing development	Objective 1: Population and community Objective 13: Mixed Use Development	BSC 1: Growth Strategy for Denbighshire BSC 4: Affordable Housing BSC 5: Key Strategic Site – Bodelwyddan BSC 6: Local Connections Affordable Housing in Hamlets BSC 7: Houses in Multiple Occupation and Self Contained Flats BSC 8: Rural Exceptions Sites BSC 9: Local Connections Affordable Housing within Small groups or Clusters BSC 10: Gypsy & Traveller Sites.	Key Strategic Site at Bodelwyddan. Housing allocations in Lower Growth Areas and villages. Definition of areas of search for hamlets.

¹¹ PPW Edition 9 2016

		opportunities onto brown field sites within the current town limits... Bodelwyddan will have become a much expanded settlement serving much of the housing and employment needs of the north of the County...			
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North East Wales area:

Strengthen key hubs including Rhyl/Prestatyn/St Asaph/Bodelwyddan hub as a focus for investment in future employment, housing, retail, leisure and services. Outside the hubs, strong sustainable communities will be fostered within coastal, border and rural towns and villages to provide locally accessible jobs and services.	PPW 4.7 – Locating new development TAN 1 – Joint Housing Land Availability Studies 2015 TAN 2 – Planning & Affordable Housing 2006	“... Bodelwyddan will have become a much expanded settlement serving much of the housing and employment needs of the north of the County. The employment allocations at Bodelwyddan and St Asaph will be supporting the regeneration of Rhyl and also providing attractive opportunities for inward investment and expansion of high quality businesses within the County. ...”	Objective 1: Population and community Objective 13: Mixed Use development	BSC 1: Growth Strategy for Denbighshire BSC 2 – Brownfield Development Priority BSC 4: Affordable Housing BSC 5: Key Strategic Site – Bodelwyddan BSC 6: Local Connections Affordable Housing in Hamlets BSC 7: Houses in Multiple Occupation and Self Contained Flats BSC 8: Rural Exceptions Sites BSC 9: Local Connections Affordable Housing	Key Strategic Site at Bodelwyddan. Housing allocations in Lower Growth Areas and villages. Definition of areas of search for hamlets. Identification and protection of recreational areas Community facility sites.
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				<p>within Small groups or Clusters BSC 10: Gypsy & Traveller Sites. BSC 11: Recreation & Open Space BSC 12: Community Facilities</p>	
Focus on areas in need of regeneration	PPW 4.9 – Preference for re-use of land	<p>“...The employment allocations at Bodelwyddan and St Asaph will be supporting the regeneration of Rhyl... Rhyl will be an attractive place to live and work with improved housing stock and a reduction in the levels of multiple deprivation currently seen. The LDP will play a part in this by encouraging regeneration through support for the initiatives arising from the Strategic Regeneration Area designation and by focussing development opportunities onto brown field sites within the current town limits. The retail performance</p>	<p>Objective 2 & 3: Economy & Jobs Objective 4: Retail Objective 5 & 6 Transport Objective 12: Infrastructure</p>	<p>BSC 1: Growth Strategy for Denbighshire BSC 2 – Brownfield Development Priority BSC 3: Securing Infrastructure in new Developments BSC 7: Houses in Multiple Occupation and Self Contained Flats BSC 11: Recreation and Open Space BSC 12 – Community Facilities</p>	<p>Limited new allocations in Rhyl, Prestatyn, Denbigh, Llangollen where brown field land has been identified.</p> <p>Prestatyn Gas Works and Rhuddlan Triangle allocated as brown field priority sites.</p> <p>Identification and protection of recreational areas</p> <p>Community facility sites.</p>

		of Rhyl will have been improved through the re-development of the Queen's Arcade, reinforcing its role as a sub-regional shopping centre. .”			
Enhancing links between areas of opportunity and areas of need.	PPW 4.7 – Sustainable settlement strategy PPW 4.7 – Locating new development PPW 4.9 preference for re-use of land PPW 8.6 Transport	Transport linkages between the A55 corridor and the coast will have been improved through the increased viability of public transport services due to the rise in population in this area.	Objectives 2 & 3: Economy & Jobs Objectives 5 & 6: Transport Objective 12: Infrastructure Objective 13: Mixed Use Development	BSC 2: Brownfield Development Priority BSC 3: Securing infrastructure in new developments. BSC 5: Key Strategic Site – Bodelwyddan BSC 7 – Houses in Multiple Occupation & Self Contained Flats BSC 12 – Community Facilities	Key Strategic Site at Bodelwyddan.

Central Wales area:

Building on key centres, improving linkages and spreading benefit to wider hinterlands and rural communities. Enhancing attractiveness as a place to live and work sustainably.	PPW 4.7 – Sustainable settlement strategy PPW 4.7 – Locating new development PPW 4.9 preference for re-use of land	The market towns of Denbigh, Ruthin and Corwen will have been strengthened through the development of new market and affordable housing and employment sites to meet local needs. Llangollen will have been supported in its role as an important	Objective 1: Population & Community Objective 12: Infrastructure Objective 16: Areas of Protection	BSC 1: Growth Strategy for Denbighshire BSC 2 – Brownfield Development Priority BSC 3: Securing infrastructure in new developments BSC 4: Affordable Housing BSC 6: Local Connections	Housing allocations in Lower Growth Areas and villages. Definition of areas of search for hamlets. Identification and protection of recreational areas Community facility sites.
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		tourism hub through the protection and enhancement of the town and its wider environment.		Affordable Housing in Hamlets BSC 8: Rural Exceptions Sites BSC 9: Local Connections Affordable Housing within Small groups or Clusters BSC 11: Recreation & Open Space BSC 12: Community Facilities	
Enabling appropriate and integrated growth and development in rural communities.	PPW 4.7 – Sustainable settlement strategy PPW 4.7 – Locating new development TAN 6 – Planning for Sustainable Rural Communities 2010	The rural areas will be more sustainable having been allowed an appropriate level of growth to help to support rural services and facilities. Progress will have been made on meeting affordable housing needs for local people	Objective 1: Population & Communities Objectives 2 & 3 : Economy & Jobs Objective 4: Retail Objective 5: Transport Objective 7: Welsh Language Objective 8: Public Open Space Objective 12: Infrastructure Objective 16; Areas of Protection	BSC 1: Growth Strategy for Denbighshire BSC 2 – Brownfield Development Priority BSC 3: Securing infrastructure in new developments BSC 4: Affordable Housing BSC 6: Local Connections Affordable Housing in Hamlets BSC 8: Rural Exceptions Sites BSC 9: Local Connections Affordable Housing within Small groups or Clusters	Housing allocations in Lower Growth Areas and villages. Definition of areas of search for hamlets. Identification and protection of recreational areas Community facility sites.

				BSC 11: Recreation & Open Space BSC 12: Community Facilities	
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Appendix 2 – Affordable Housing Outturn 2006 – 2016

Year	S106 LCHO	SHG							Commuted Sums	Welsh Housing Partnership (RSL Partners)	Empty Homes (Non-SHG)	Homelessness Leases	Private Developer (Intermediate Rent)	HFG II	Total
		Empty Homes (SHG)	Social Rent	Intermediate Rent	Home buy	Extra Care	Mortgage Rescue	WG Special Funding (SRA, SCIF)							
2006/07	20	0	41	0	8	0	0	0	0	0	0	0	0	0	69
2007/08	18	0	5	0	8	0	0	0	0	0	0	0	0	0	31
2008/09	12	0	12	0	2	59	0	0	1	0	0	0	0	0	86
2009/10	2	0	6	0	1	0	4	6	2	0	0	0	2	0	23
2010/11	9	0	46	0	0	59	1	38	1	0	1	0	0	0	155
2011/12	4	0	13	9	0	21	1	1	1	4	1	0	3	0	58
2012/13	7	3	29	4	0	0	2	2	2	5	5	0	2	0	61
2013/14	0	4	3	0	5	0	1	3	0	2	3	0	0	0	21
2014/15	0	8	20	0	0	0	0	9	0	3	2	22	10	0	74
2015/16	0	8	0	6	7	0	0	0	0	2	2	10	0	22	57
2016/17	2	15	11	1	3	0	0	4	0	3	0	17	0	0	56
Total	74	38	186	20	34	139	9	63	7	19	14	49	17	22	691