



Adroddiad i'r Cabinet

Dyddiad y cyfarfod 22 Medi 2020

Aelod/Swyddog Arweiniol Y Cyng. Julian Thompson-Hill

Aelod Arweiniol Cyllid, Perfformiad ac Asedau Strategol

Awdur yr adroddiad Mair Jones, Prif Syrfêwr Prisio ac Ystadau

Mark Dixon, Rheolwr Datblygu Tai

Teitl Gwaredu tir wrth ymyl Ysgol Pendref, Dinbych

1. Am beth mae'r adroddiad yn sôn?

1.1 Mae'r adroddiad yn ymwneud â gwerthu budd rhydd-ddaliadol y Cyngor mewn cae a oedd yn arfer bod yn rhan o Stad Amaethyddol y Cyngor er mwyn codi tai newydd. Mae'r cae dan sylw wrth ymyl Ysgol Pendref, Dinbych ac yn 2.82 ha (6.97 erw).

2. Beth yw'r rheswm dros wneud yr adroddiad hwn?

2.1 Oherwydd bod gwerth y tir ar y farchnad gyda meddiant gwag yn fwy na £1,000,000 mae'n rhaid i'r Cabinet wneud y penderfyniad er mwyn cydymffurfio â chyfansoddiad y Cyngor.

3. Beth yw'r argymhellion?

3.1 Argymhellir bod y Cyngor yn cymeradwyo gwaredu'r tir gwarged wrth ymyl Ysgol Pendref, Dinbych fel y dangosir yn goch ar y cynllun yn Atodiad A ar y farchnad agored ar gyfer datblygiad preswyl ac yn dirprwyo awdurdod i Aelod Arweiniol Cyllid, Perfformiad ac Asedau Strategol gymeradwyo'r gwerthiant terfynol; a

3.2 Bod aelodau'r Cabinet yn cadarnhau eu bod wedi darllen, deall ac ystyried yr Asesiad o'r Effaith ar Les sy'n Atodiad B fel rhan o'r ystyriaethau.

4. Manylion yr Adroddiad

4.1 Mae'r cae dan sylw wedi bod yn rhan o Stad Amaethyddol y Cyngor ond fe ddaeth yn ôl i'n dwylo - yn amodol ar ddarpariaethau tenantiaeth tymor byr, gyda'r bwriad o'i ddatblygu neu ei werthu yn y dyfodol. Tir pori yw'r tir ar hyn o bryd ac mae'n cael ei osod dan drefniant tymor byr.

4.2 Cafodd y cae ei ddyrannu ar gyfer datblygiad preswyl yn y CDLI presennol dan bolisi BSC1 (Creu Cymunedau Cynaliadwy - Strategaeth Dwf Sir Ddinbych). Ar 15 Mawrth 2017 mabwysiadodd Bwyllgor Cynllunio'r Cyngor Frïff Datblygu Safle fel Canllaw Cynllunio Atodol.

4.3 Cafodd y cae hwn, ynghyd â chae llai wrth ymyl Tan y Sgubor, ei adfeddu i Gyfrif Refeniw Tai y Cyngor. Bydd y contractwyr yn dechrau codi 22 tŷ rhent cymdeithasol, a fydd yn cael eu cadw gan y Cyngor, ar safle Tan y Sgubor yn yr hydref. Oherwydd nifer y tai newydd y mae modd eu codi ar y cae mwyaf, a'r dymuniad i godi mathau a deiliadaethau gwahanol o dai i gwrdd ag anghenion dynodedig ardal Dinbych, byddai'n fwy priodol gwerthu'r cae mwyaf er mwyn galluogi datblygiad gan barti allanol. Disgwylir i 20% o'r tai a godir fod yn unedau fforddiadwy a chael eu cynnig i'r Cyngor yn gyntaf am bris wedi'i gadarnhau yn unol â'r Canllaw Cynllunio Atodol a fabwysiadwyd ar gyfer tai fforddiadwy.

5. Sut mae'r penderfyniad yn cyfrannu at y Blaenoriaethau Corfforaethol?

5.1 Mae Cynllun Corfforaethol y Cyngor yn cynnwys blaenoriaeth i sicrhau y cefnogir pawb i fyw mewn cartrefi sy'n diwallu eu hanghenion. Mae'r Strategaeth Dai a gymeradwywyd gan y Cyngor Llawn ar 1 Rhagfyr 2015 yn cynnwys cam gweithredu i adolygu tird daliadau'r Cyngor a'r Cyfrif Refeniw Tai er mwyn penderfynu a ydynt yn addas ac ar gael i godi datblygiadau tai fforddiadwy ac, os felly, i sefydlu rhaglen glir ar gyfer eu darparu. Bydd y penderfyniad hwn yn cyfrannu at gyflawni'r Cynllun Corfforaethol a'r Strategaeth Dai, drwy alluogi datblygwr i godi cartrefi newydd gan gynnwys cyfran o dai fforddiadwy i gwrdd â'r angen am y math yma o lety yn yr ardal.

6. Faint fydd hyn yn ei gostio a sut y bydd yn effeithio ar wasanaethau eraill?

6.1 Bydd priswyr a chyfreithwyr y Cyngor yn mynd i gostau wrth waredu'r tir a bydd y Cyngor hefyd yn mynd i gostau wrth i asiantau allanol ddelfio â'r gwerthiant. Bydd y costau hyn yn cael eu cwrdd yn defnyddio derbyniad cyfalaf y gwerthiant.

6.2 Bydd effaith y datblygiad dilynol ar yr amgylchedd yn cael ei asesu drwy'r broses gynllunio.

7. Beth yw prif gasgliadau'r Asesiad o'r Effaith ar Les?

7.1 Mae prif gasgliadau'r asesiad yn nodi y bydd y cynnig yn cael effaith gadarnhaol ar yr holl nodau lles drwy ddarparu cartrefi newydd sy'n addas ar gyfer pobl â nodweddion a ddiogelir mewn lleoliad a fydd yn eu galluogi i fanteisio ar wasanaethau ar droed neu ar feic. Oherwydd y bydd y tai newydd yn defnyddio ynni'n effeithlon bydd y datblygiad hefyd yn lleihau'r perygl o dlodi tanwydd. Bydd yn cael effaith gadarnhaol ar yr economi drwy gyfrannu at fywiogrwydd siopau a gwasanaeth yng nghanol tref Dinbych a thrwy gyfleoedd cadwyn gyflenwi a bydd y prentisiaethau a fydd ar gael yn gyfle i bobl gaffael sgiliau newydd. Bydd yn cynyddu cydlyniant cymunedol drwy wella atyniad ardal heb ei ddatblygu o'r blaen a bydd yn darparu mynediad i gyfleusterau hamdden cymunedol. Yn ogystal, bydd yn cael effaith gadarnhaol ar fioamrywiaeth drwy wella cynefinoedd. O ran y Gymraeg, bydd yn hyrwyddo'r iaith drwy ddefnyddio arwyddion ac enwau strydoedd dwyieithog a Chymraeg.

8. Pa ymgynghoriadau sydd wedi'u cynnal gyda Chraffu ac eraill?

8.1 Roedd y Briff Datblygu Safle yn destun ymgynghoriad gyda'r cyhoedd ac ymgynghoreion arbenigol a chafodd y cynnig ei gyflwyno i'r aelodau ward ac i Grŵp Aelodau Dinbych. Cafodd y tir ei ystyried gan dîm Moderneiddio Addysg y Cyngor fel safle posibl ar gyfer ysgol newydd - ond cafodd y cynnig hwn ei wrthod.

8.2 Yn ei gyfarfod ym mis Gorffennaf, cefnogwyd y gwaredu gan y Grŵp Rheoli Asedau ac argymhellwyd bod y Cabinet yn cymeradwyo'r gwaredu.

9. Datganiad y Prif Swyddog Cyllid

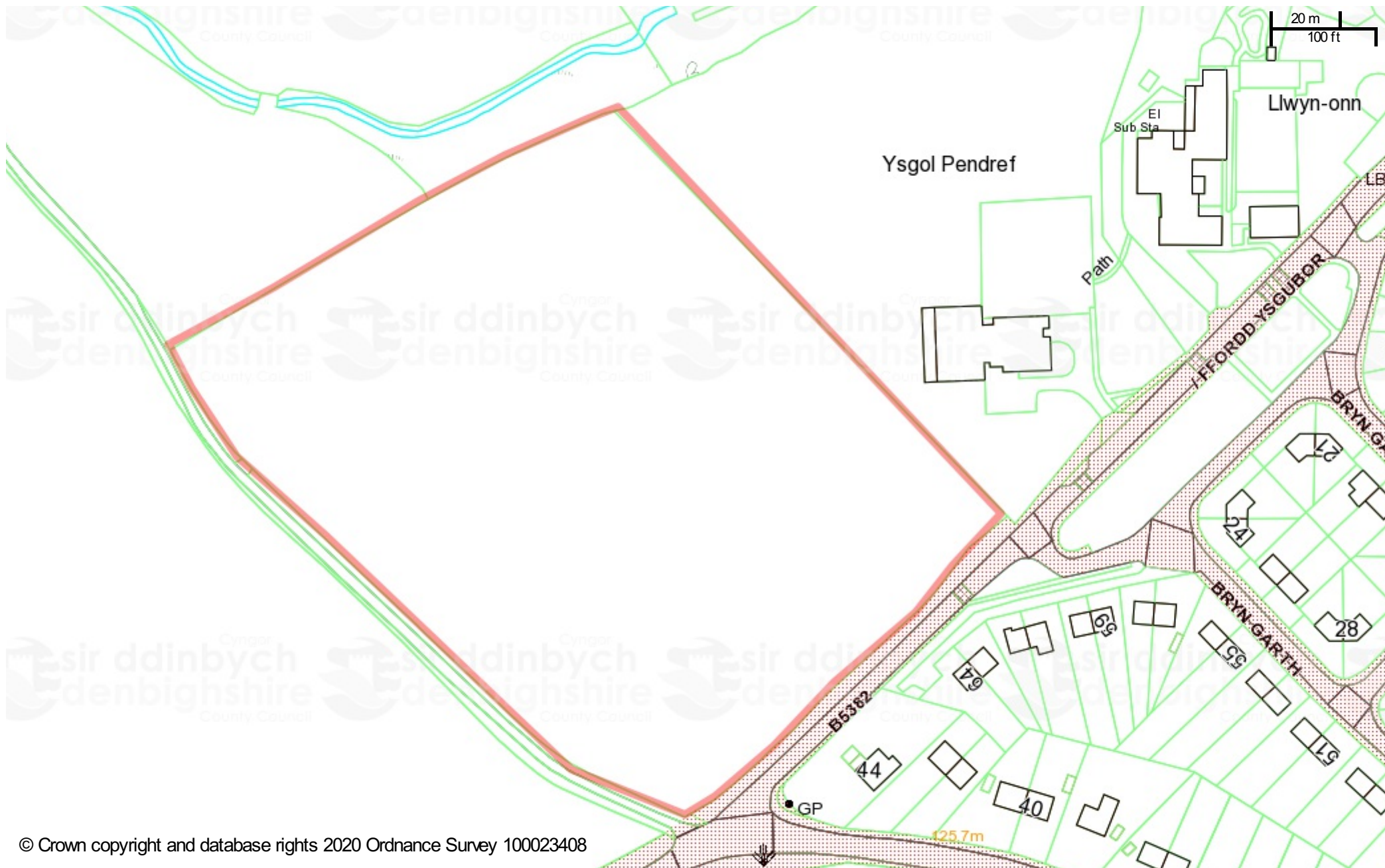
9.1 Mae'r cynnig i gefnogi gwaredu'r tir hwn yn unol â blaenoriaethau a pholisïau'r Cyngor, ac felly fe'i cefnogir. Mae'r cyllid ychwanegol i helpu i leihau gofynion benthyca'r Cynllun Cyfalaf yn cael croeso, yn enwedig ar adeg pan fo'r Cyngor dan bwysau mawr yn ariannol.

10. Pa risgiau sydd yna ac a oes unrhyw beth y gallwn ei wneud i'w lleihau?

10.1 Bydd y risg o fethu â chael y pris gorau am y tir a'r gyfran uchaf o dai fforddiadwy ar y datblygiad yn cael ei leihau drwy benodi asiantau arbenigol i drin y gwerthiant.

11. Pŵer i wneud y Penderfyniad

11.1 Mae Adran 123 Deddf Llywodraeth Leol 1972 yn rhoi pŵer i'r Cyngor waredu'r tir.



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APPENDIX A - Land adjacent to Ysgol Pendref, Denbigh

Scale: 1:1500

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Proposed disposal of land adjacent to Ysgol Pendref, Denbigh.

Well-being Impact Assessment Report

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

Assessment Number:	672
Brief description:	The proposal involves the disposal of land adjacent to Ysgol Pendref, Denbigh to enable the construction of new homes to be made available in a range of tenures.
Date Completed:	08/09/2020 12:50:43 Version: 1
Completed by:	Mair Jones
Responsible Service:	Facilities, Assets & Housing
Localities affected by the proposal:	Denbigh,
Who will be affected by the proposal?	Prospective tenants and owner occupiers seeking new homes
Was this impact assessment completed as a group?	Yes

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

 (4 out of 4 stars) Actual score : 30 / 30.

Implications of the score

We can apply the five ways of working to improve the sustainability of our approach.

We can prevent problems occurring in the long term by developing assets which enable people to live in their own homes for longer by providing affordable homes which meet the Lifetime Homes Standard as part of the development thereby improving community resilience. We can improve the resilience of our infrastructure by providing homes on developments where drainage has been installed to reduce flood risk. We can ensure our proposal is embedded and sustained by making provision in our housing stock business plan for the future maintenance of the Council homes on the development.

We can prevent problems occurring by creating an inter-generational community where tenants can help each other and be less reliant on public services.

We will link our proposal to other corporate priorities by supporting people's independence and minimizing carbon emissions and improving habitats on the development site. We will help to deliver the Local Development Plan by providing more affordable homes on land which has been allocated for this purpose.

We will collaborate with the chosen developer to deliver affordable homes which meet identified needs in the Denbigh local housing market area which includes the Denbigh Upper/Henllan ward.

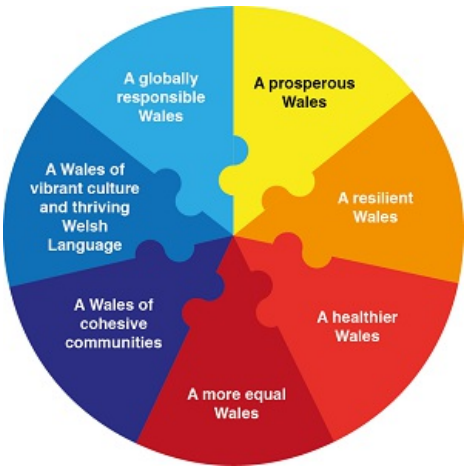
The community has been involved in developing the proposal through engagement in the consultations which took place prior to the adoption of the development brief for the site and there will be a further opportunity for community involvement during the pre-Planning application consultation.

Summary of impact

Well-being Goals

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

- Positive
- Positive
- Positive
- Positive
- Positive
- Positive
- Positive



Main conclusions

The main conclusions of the assessment are that the proposal will have a positive impact on all of the well being goals through the provision of new homes suitable for people who acquire protected characteristics which are situated in a location which will enable them to access services on foot or by cycling and which will minimize the risk of fuel poverty amongst residents as a consequence of their energy efficiency; it will have a positive impact on the economy by contributing towards the vitality of shops and services in Denbigh town centre and through supply chain opportunities and the acquisition of new skills as a consequence of the creation of apprenticeships; it will increase community cohesiveness by improving the attractiveness of a previously undeveloped area and providing access to community leisure facilities for residents; and it will have a positive impact upon biodiversity through habitat improvements; and it will promote the use of the Welsh language through the use of bilingual signage and Welsh street names.

Evidence to support the Well-being Impact Assessment

- ☒ We have consulted published research or guides that inform us about the likely impact of the proposal
- ☒ We have involved an expert / consulted a group who represent those who may be affected by the proposal
- ☒ We have engaged with people who will be affected by the proposal

THE LIKELY IMPACT ON DENBIGHSHIRE, WALES AND THE WORLD

A prosperous Denbighshire

Overall Impact	Positive
Justification for impact	The overall impact of the proposal is positive because it will help to minimise carbon emissions through the provision of energy efficient homes; it will help to minimize flood risk through the introduction of surface water drainage to the area; it will help to develop the county's economy by enhancing the vitality of the shops and services in Denbigh town centre; and it will help to raise skills levels by enabling the provision of training in the construction sector.
Further actions required	Positives can be maximised by requiring that the design includes the highest levels of energy efficiency which are feasible; by enabling businesses to promote the services available in the town centre to new residents; and by the provision of new skills to apprentices involved in the construction of the new homes. The negative can be maximised by ensuring that the potential additional demand for childcare provision in the area is taken into account in the annual assessment.

Positive impacts identified:

A low carbon society	The proposal will lead to the construction of new homes which will require limited amounts of energy for their operation thereby minimizing carbon emissions from energy generation.
Quality communications, infrastructure and transport	The proposal will improve infrastructure through the installation of surface water drainage to land where this has not been provided previously thereby minimizing flood risk.
Economic development	The proposal will help to enhance the vitality and viability of the shops and services in Denbigh town centre by enabling more households to live in the town thereby increasing demand and improving their profitability.
Quality skills for the long term	The proposal will help to provide quality skills for the long term through the provision of training and job opportunities in the construction sector through the adoption of a "Local Employment Strategy" for the development.
Quality jobs for the long term	Not applicable
Childcare	Not applicable

Negative impacts identified:

A low carbon society	None
Quality communications, infrastructure and transport	None
Economic development	None

Quality skills for the long term	None
Quality jobs for the long term	None
Childcare	The provision of additional family housing could lead to increased demand for increased pressure on childcare provision.

A resilient Denbighshire

Overall Impact	Positive
Justification for impact	The overall impact of the proposal is positive because residents will be provided with facilities to recycle more waste; biodiversity in the urban environment will be enhanced through the inclusion of soft landscaping in the development; residents of the development will be able to access town centre shops and services without having to travel by car thereby saving fuel; and it will improve flood risk by providing surface water drainage for the site.
Further actions required	The landscaping and planting will compensate for any loss of habitat and will be of better quality.

Positive impacts identified:

Biodiversity and the natural environment	Not applicable
Biodiversity in the built environment	The proposal will enhance biodiversity in the built environment through the inclusion of landscaped areas and planting in the development.
Reducing waste, reusing and recycling	The proposal will help to encourage recycling by residents through the provision of locations for the different bins required on each plot.
Reduced energy/fuel consumption	The proposal will reduce fuel consumption by enabling people to live near town centre shops and services thereby reducing the need to travel by car.
People's awareness of the environment and biodiversity	Not applicable
Flood risk management	The proposal will reduce flood risk through the installation of surface water drainage on the site.

Negative impacts identified:

Biodiversity and the natural environment	Construction on a previously undeveloped area could potentially result in the loss of habitat.
Biodiversity in the built environment	None
Reducing waste, reusing and recycling	None
Reduced energy/fuel consumption	None

People's awareness of the environment and biodiversity	None
Flood risk management	None

A healthier Denbighshire

Overall Impact	Positive
Justification for impact	The overall impact of the proposal is positive because the health and well being of residents will be improved by being able to access shops and services in Denbigh town centre and open space provided on site, and participation in leisure opportunities will be increased access to health care will be improved by locating new homes close to existing facilities.
Further actions required	Positives can be maximised by town centre services and leisure facilities promoting awareness of their offer to new residents.

Positive impacts identified:

A social and physical environment that encourage and support health and well-being	The proposal will encourage and support health and well being by providing homes which are located near shops and services in Denbigh town centre which can be accessed by pedestrians or by cycling and through the provision of open space for recreation on the development.
Access to good quality, healthy food	Not applicable
People's emotional and mental well-being	Not applicable
Access to healthcare	The proposal has the potential to improve residents' access to healthcare by providing new homes within easy reach of the primary health care facilities in Denbigh town centre.
Participation in leisure opportunities	The proposal has the potential to improve participation in leisure opportunities through the provision of new homes close to facilities such as the playing field at Cae Howell and within easy travelling distance from Denbigh Leisure Centre.

Negative impacts identified:

A social and physical environment that encourage and support health and well-being	None
Access to good quality, healthy food	None
People's emotional and mental well-being	None
Access to healthcare	None

Participation in leisure opportunities	None
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A more equal Denbighshire

Overall Impact	Positive
Justification for impact	The overall impact is positive because the well being of people with protected characteristics will be improved by the provision of affordable Lifetime Homes and because poverty will be reduced by providing energy efficient homes which minimize the amount which residents spend on energy.
Further actions required	Positives can be maximised by instructing new tenants on how to minimise energy consumption in their homes.

Positive impacts identified:

Improving the well-being of people with protected characteristics. The nine protected characteristics are: age; disability; gender reassignment; marriage or civil partnership; pregnancy and maternity; race; religion or belief; sex; and sexual orientation	The proposal will improve the well being of people with protected characteristics by providing affordable homes which meet Lifetime Homes Standards which will enable tenants to continue living in their homes if they acquire a disability.
People who suffer discrimination or disadvantage	Not applicable
Areas with poor economic, health or educational outcomes	Not applicable
People in poverty	The proposal will help to tackle fuel poverty by providing energy efficient homes which will minimize the proportion of residents' income spent on fuel.

Negative impacts identified:

Improving the well-being of people with protected characteristics. The nine protected characteristics are: age; disability; gender reassignment; marriage or civil partnership; pregnancy and maternity; race; religion or belief; sex; and sexual orientation	None
People who suffer discrimination or disadvantage	None
Areas with poor economic, health or educational outcomes	None
People in poverty	None

A Denbighshire of cohesive communities

Overall Impact	Positive
Justification for impact	The overall impact will be positive because community participation will be improved through engagement in the design process, and the attractiveness of the neighbourhood will be enhanced with soft landscaping and planting.
Further actions required	Additional planting and external lighting which is designed to reduce impact on nocturnal wildlife will help to address concerns about any adverse impact upon the attractiveness of the area arising from the proposal.

Positive impacts identified:

Safe communities and individuals	Not applicable
Community participation and resilience	The proposal encourages community participation through engagement in the design process during the pre-Planning application consultation for a major development.
The attractiveness of the area	The proposal will improve the attractiveness of the area through the provision of soft landscaping and planting on the site.
Connected communities	The increase in demand arising from the additional homes provided by the development will support the case for improved broadband speed in the area.
Rural resilience	Not applicable

Negative impacts identified:

Safe communities and individuals	None
Community participation and resilience	None
The attractiveness of the area	The proposal will involve construction on a green field site which could be perceived as being negative by some stakeholders.
Connected communities	None
Rural resilience	None

A Denbighshire of vibrant culture and thriving Welsh language

Overall Impact	Positive
Justification for impact	A community linguistic assessment will be required for the development which will identify how it can have the maximum positive impact overall upon people using the Welsh language.
Further actions required	Additional mitigation measures could include the local advertisement of properties for owner occupation. Particulars for the Council's affordable properties on the development will be bilingual.

Positive impacts identified:

People using Welsh	A community linguistic assessment will be required for the development and this will provide an opportunity for identifying how it can be progressed in a way which has the maximum positive impact overall upon people using the Welsh language.
Promoting the Welsh language	The proposed development will promote the use of the Welsh language by incorporating bilingual signage during construction and Welsh language street names.
Culture and heritage	Not applicable

Negative impacts identified:

People using Welsh	None
Promoting the Welsh language	None
Culture and heritage	None

A globally responsible Denbighshire

Overall Impact	Positive
Justification for impact	The overall impact will be positive because local supply chains will potentially be able to benefit from the works procured by the developer.
Further actions required	The benefit to local supply chains will be enhanced through the actions taken by the developer to deliver the "Local Employment Strategy" which it provides for the development.

Positive impacts identified:

Local, national, international supply chains	Local supply chains will potentially be able to benefit from the works procured by the developer.
Human rights	Not applicable
Broader service provision in the local area or the region	Not applicable

Negative impacts identified:

Local, national, international supply chains	None
Human rights	None
Broader service provision in the local area or the region	None