

**Denbighshire County Council**  
**Local Development Plan**  
**2006 - 2021**

**Draft Annual Monitoring Report 2021**

# Denbighshire Local Development Plan 2006 – 2021 Annual Monitoring Report 2021

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## **1. Summary**

- 1.1 Annual Monitoring Reports (AMRs) are an important instrument to assess the effectiveness of local policy in supporting the LDP Strategy and Objectives, which were set to deliver the LDP Vision of how Denbighshire should be in 2021. The Annual Monitoring Report 2021 covers the period between the 1st April 2020 and the 31st March 2021, and is the seventh document that has been produced since LDP adoption in 2013.
- 1.2 ‘Future Wales – The National Plan 2040’ and a revised ‘Planning Policy Wales’ brought not only changes to national policy but introduced a Development Plan at the national level. Since both documents were published in February 2021, it remains uncertain at the time of producing the AMR 2021 (August 2021) how those changes will influence local decision-making and, subsequently, the outcome of future local policy monitoring.
- 1.3 The outbreak of the ‘SARS-CoV-2’ virus in March 2020 had an impact on the collection and availability of data. Local authorities and national bodies have focussed all available resources on dealing with the pandemic rather than continuing ‘business as usual’. Therefore, the AMR 2021 cannot provide an assessment of every local policy or Sustainability Appraisal indicator.

- 1.4 Compared with the results of previous years, there has not been a change in the overall performance of individual policies. Several local policies have been highlighted for review over the last few years, and are linked to strategic elements of the Denbighshire Local Development Plan such as, meeting the average annual dwelling requirement of 500 units. These local policies will continue to be highlighted until they are replaced or amended as part of the LDP review process.

## **2. Background**

- 2.1 The Denbighshire Local Development Plan 2006 – 2021 (LDP) was adopted on the 4th June 2013. It provides a clear vision on how Planning and new developments can contribute towards addressing the key issues in the County, and where and how much new development is going to take place over the lifetime of the LDP.
- 2.2 Annual Monitoring Reports (AMRs) are an important instrument to assess the effectiveness of local policy in supporting the LDP Strategy and Objectives, which were set to deliver the LDP Vision of how Denbighshire should be in 2021. They also assist in identifying emerging socio-economic opportunities and challenges, including the impact of national policy on local matters.
- 2.3 Every local planning authority is duty bound to produce an Annual Monitoring Report for the adopted Local Development Plan under the obligations of Section 37 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005. Upon document completion, it has to be submitted to Welsh Government (WG) by the 31st October each year and published on the Council's website.
- 2.4 Denbighshire Local Development Plan Chapter 7 'Monitoring' contains the Monitoring Framework, which sets out policy target, indicators and review trigger levels for every local policy. They were produced in line with policy objectives, programme targets and evidence that were applicable at the time of producing the LDP. Just like local policy, the monitoring framework can only be amended as part of the LDP review process.
- 2.5 The Annual Monitoring Report 2021 covers the period between the 1st April 2020 and the 31st March 2021, and is the seventh document that has been produced since LDP adoption in 2013. Previous versions are available on the Council's website.

### 3. Contextual Change

#### 3.1 Future Wales – The National Plan 2040

- 3.1.1 'Future Wales – The National Plan 2040' (FW) is the national development framework for the Country, and was published on the 24th February 2021. Focussing in decarbonisation, climate change resilience and maintaining a strong ecosystem, Welsh Government presents a spatial strategy for addressing key national priorities which are going to be supported through decision-making in the planning system.
- 3.1.2 Since February 2021, the Development Plan for the County of Denbighshire accordingly consists of FW (national level) and the adopted Local Development Plan 2006 – 2021 (LDP). There are no policy contradictions between FW and the Denbighshire LDP but the Council is likely to introduce new local policy, for example, in support of active travel provisions in new developments as part of the LDP review process.
- 3.1.3 Welsh Government is determined to have full plan coverage on all three levels of the development plan hierarchy: (1) national level - FW; (2) regional level – Strategic Development Plan; and (3) local level – Local Development Plan. There will be a Strategic Development Plan for North Wales but a Corporate Joint Committee has not been formed as yet.
- 3.1.4 NDF Policy 7 addresses the need for Affordable Homes (AH) - Welsh Government aims to increase the delivery of AH by ensuring funding is effectively allocated and utilised. It is for planning authorities to develop strong evidence-based policies for their respective development plans, including setting development plan targets based on regional or local estimates of housing need and local assessment. The Policy justification does however expressively state '*The national and regional estimates of need do not reflect future policies or events and are not a Housing Requirement for Wales or the regions.*' Both, national and regional estimates will nevertheless be part of the overall consideration when preparing the forthcoming LDP 2018 – 2033. The new national policy supports the Council's LDP Objective to address the urgent need for increasing the supply of affordable homes in the County.
- 3.1.5 'Future Wales' introduces new 'Pre-assessed areas for wind energy' (see NDF Policy 17). In these areas there is a presumption in favour of large-scale on-shore wind energy development and an acceptance of the associated landscape change, subject to detailed policy criteria in NDF policy 18. Thus, Technical Advice Note 8 'Planning for Renewable Energy'

and the supplementing Strategic Search Areas (SSAs) have been cancelled as of 24th February 2021.

3.1.6 There are two new 'Pre-assessed areas for wind energy that are located partly in Denbighshire or adjoin the County boundary in the west. Denbighshire LDP Policy VOE 9 'On-shore wind energy' contains reference to the Clocaenog SSA-A, and, hence, is replaced by national policy. Any local elaboration will be incorporated in the replacement LDP as part of the review process.

3.1.7 Acknowledging the diagrammatic nature of the regional spatial strategy, greater clarity would be welcomed on the spatial extent of the regional growth area. This would greatly assist Officers and Councillors in determining planning applications for larger development proposals just outside the named settlements in NDF Policy 21. The policy specifically refers to the coastal towns, including Rhyl and Prestatyn, but the diagram suggests the entire area north of the A55 to be included in the regional growth area; coinciding with the principal route network of the future North Wales Metro.

### 3.2 *Planning Policy Wales, Edition 11*

3.2.1 Coinciding with the publication of Future Wales, Welsh Government also released the 11th edition of Planning Policy Wales (PPW). The revised document incorporates new policy measures aimed at supporting the Covid-19 recovery process as set out in WG 'Building Better Wales' (July 2020), and aligns individual policies areas between these important planning documents.

3.2.2 PPW Edition 11, paragraph 1.24, stipulates that FW is part of the statutory development plan, and, hence, relevant to all planning applications that are determined by Denbighshire County Council. Development plans do not have to repeat every national policy contained in PPW but can expand on policy that are relevant to the plan area.

3.2.3 NDF Policy 6 'Town Centre First', PPW Section 4.3 'Activities in a Place' and Building Better Places Section 'Revitalising our town centres' strongly emphasise the multi-functional character of town centre. The focus is on retail and commercial hubs that do not only favour retail outlets but also complementary uses, such as community facilities, office accommodation and the introduction of residential use above shops. Sequential approach to site search has been extended to include a wide range of land uses.

3.2.4 LDP Policy PSE 8 'Development within town centres' applies to development proposals within town centres. The second policy criterion specifically aims to prevent an imbalance between retail and non-retail uses, and the local policy is monitored accordingly. PSE 8 / Monitoring Framework – trigger level for review: 5% increase in non-retail uses in a town centre for three consecutive years. There will evidentially be an increase of 5% in non-retail uses because national policy now favours a wide range of town centre uses. Since national policy prevails over local policy, the Council will evaluate the monitoring result in light of changes that were made to national policy but must review the local policy.

### 3.3 *Regional Technical Statement (Second Review)*

3.3.1 The North Wales and South Wales Regional Aggregates Working Parties (RAWPS) are tasked to provide a 5-yearly reviewed Regional Technical Statement (RTS) for their respective region. This is a requirement of Planning Policy Wales (PPW) and Mineral Technical Advice Note (MTAN) 1: Aggregates. It's crucial material consideration in the determination of planning applications for mineral developments.

3.3.2 The original RTSs were published in 2008, and subsequently reviewed in 2014 (first review) and 2019/20 (second review). Their purpose is to set out apportionments of how much construction aggregate is required to be planned for in individual Local Development Plans (LDPs) in order to ensure that a reliable and steady supply of aggregate can be maintained to meet the needs of the construction sector.

3.3.4 The RTS (2nd Review) provides strategic recommendations to each Local Planning Authority (LPA) regarding their apportionments and any allocations which may need to be made in the LDP to meet the predicted future demand throughout the relevant Plan period. Being strategic in nature, the RTS does not prescribe local policy or site-specific allocations. It is for the LPA to determine how to implement the recommendations in its land use plan.

3.3.5 It sets out the following recommendations for the Council to consider when preparing the forthcoming Local Development Plan:

- There is no requirement to make any site allocations in the LDP 2018 – 2033 for crushed rock, and sand and gravel.
- The recommended apportionment for crushed rock has decreased from 0.89 million tonnes per annum to 0.86 million tonnes per annum over the next 25 years (LDP Plan period plus 10 years).
- There are sufficient permitted reserves of crushed rock, i.e. 21.7 million tonnes and a 21.5 year landbank, to meet the apportionment for the entire LDP Plan period.

- The apportionment for sand and gravel is set at zero which has decreased from the RTS first review which identified a need to allocate 2.2 million tonnes sand and gravel. Hence, there is also no need to make any sand and gravel allocations.
- Where a local authority is unable to meet its apportionment, local authorities within the sub-region should collaborate to ensure the steady supply of aggregates is provided for the construction industry. Denbighshire County Council, Wrexham Borough County Council and Flintshire Council entered into a 'Statement of Sub-Regional Collaboration' in April 2021.

3.3.6 The Council endorsed the RTS (2nd Review) in December 2020.

#### 3.4 *Adopted LDP remains pertinent document after expiry of plan period*

3.4.1 The Minister for Housing and Local Government, Julie James, wrote to all local planning authorities in September 2020 (see Appendix 1), to provide clarification regarding the relevance of adopted LDPs for decision-making after expiry of the plan period.

3.4.2 Welsh Government confirms that *"Plans adopted prior to 4 January 2016 will remain the LDP for determining planning applications until replaced by a further LDP."* Denbighshire County Council will therefore be able to continue applying local policy that is set out in the adopted LDP in 2022 but must be aware of updated national policy and place greater emphasis on new evidence.

#### 3.5 *Covid 19 pandemic*

3.5.1 The Council is continuously dealing with the effects of Covid 19 on the daily-life of local communities. Whilst focussing on the immediate effect of the virus on residents' health in 2020, greater attention is put on social, economic and environmental measures that aim to create greater resilience. It's about considering adaptation and delivery of services in a new environment.

3.5.2 Welsh Government set out its views on how the Planning system is going to assist the Covid 19 recovery in 'Building Better Places' (July 2020), and subsequently in Planning Policy Wales (February 2021) and 'Future Wales – The National Plan 2040' (February 2021). Initial effects of changes to national policy are likely to be reported next year because of the short period of time between documents' publication and the end of the monitoring period in March 2021.

3.5.3 Despite the difficulties that local authorities and communities were facing in 2020, the Council produced an Annual Monitoring Report for the LDP. It was however not submitted to Welsh Government but can be found on the Denbighshire website.

#### **4. Review of the Denbighshire LDP 2006 - 2021**

4.1 The Denbighshire LDP Review Report 2017 concluded that the Council is going to use the full form procedure to revise the adopted LDP. Welsh Government did not challenge the outcome of the report, and approved the Council's Delivery Agreement in May 2018. There are three fundamental elements of the adopted LDP which require particular attention when drafting the next LDP:

- 1) Delivery of market and affordable houses in line with revised Welsh Government Household Projections for the County;
- 2) Addressing the accommodation needs of Gypsy and Travellers; and
- 3) Addressing the recommendations that were made in the Regional Technical Statement (2nd Review) in local policy.

4.2 The draft Preferred Strategy and key policies set out how Denbighshire is going to address the results of previous Annual Monitoring Reports, and forms the framework for detailed policies and potential site allocations. Public consultation on the draft Preferred Strategy has already taken place with key stakeholders, statutory consultees and members of the public.

4.3 According to the Delivery Agreement, the Council should be in the process of completing the LDP Deposit stage but progress has been severely delayed by the outbreak of the Covid 19 pandemic. Methods of public engagement have been changed, and there is a need to produce further evidence in support of detailed policies. Depending on the duration, severity and consequences of the pandemic for local communities, there will also be the need to review the draft Preferred Strategy and the detail of local policy to meet the changing requirements for local communities.

4.4 'Future Wales – The National Plan 2040' directs major new development to the north of the County but most coastal areas are severely constrained by land susceptible to flood risk. The Council also awaits the publication of Technical Advice Note 15 - Development and Flood Risk and accompanying new flood maps. The information is crucial for the selection of candidate sites, review of land allocations and the spatial strategy.

4.5 The Council is currently not in the position to meet the timetable for delivering the replacement LDP that is set out in the Delivery Agreement, and will produce a revised version when there is greater certainty.

## 5. Methodology

5.1 Local policy and sustainability appraisal objectives were assessed with the help of data and information which were drawn from Council records, national statistics or third-sector organisations. This included, for example, data held by Development Management, Statistics Wales and a small number of field surveys.

5.2 The outbreak of the 'SARS-CoV-2' virus in March 2020 had an impact on the collection and availability of data. Local authorities and national bodies have focussed all available resources on dealing with the pandemic rather than continuing 'business as usual'. Therefore, the AMR 2021 cannot provide an assessment of every local policy or Sustainability Appraisal indicator.

5.3 It is crucial to have regard to the limitations of data that is used for monitoring purposes. The benefits of identifying them is not only going to assist in drawing improved conclusions on performance but is also valuable information when reviewing the monitoring framework for the next LDP. Limitations can be:

- 1) Time and frequency: Data may refer to a point of time rather than the monitoring period. It may only be collected every other year, or is subject to short-term fluctuations; or
- 2) Material planning considerations do occasionally outweigh local policy without compromising the performance or overall objective; or
- 3) Reliance on third parties without data necessarily being checked in terms of quality, the prime purpose for collecting the information, and continuous availability throughout the lifetime of the monitoring framework.

5.4 Previous AMRs used coloured pictograms to support the reader in identifying the local performance of every policy. These symbols have been amended not only to improve legibility but also to comply with the Council's 'accessibility' criteria for displaying documents on the webpage. Table 1 shows the new 'symbol' and provides a brief explanation for every item.

## 5.5 Table 1: Symbols and assessment criteria for policy performance

Symbol	Performance
<b>RED</b>	Policy indicator met the trigger level for action or review, and local policy must be reviewed.
<b>AMBER</b>	Policy indicator met the trigger level for action or review but the matter is de minimis and a justified exception.
<b>GREEN</b>	Policy indicator did not meet trigger level for action or review, which means policy conforms to target.

5.6 The monitoring framework, including indicators and trigger points, can only be changed as part of the LDP Review process. Being able to align existing targets or objectives to new national policy, evidence and requirements will enable a better assessment of local policy performance. It is therefore important to look in greater detail why a local policy has been marked as 'poor performance'. They may operate and deliver as intended but targets and evidence may have significantly changed since LDP adoption.

## 6. New Housing Delivery Monitoring System

6.1 Welsh Government cancelled Technical Advice Note 1 'Joint Housing Land Availability Studies' (JHLASs) at the beginning of 2020. It consequently removed the requirement to produce JHLASs and the need to calculate the 5-year housing land supply figure in line with the 'residual method'. The Council repeatedly pointed out that the 'residual method' led to very high annual housing requirements during periods of low economic activity, and in Council-areas where growth levels are based on Welsh Government 'Household Projections' that have since been shown to be inaccurate.

6.2 The monitoring of housing land supply is now placed with Annual Monitoring Reports, which must include an updated 'Housing Trajectory' for every year. Detailed information on the preparation and monitoring requirements for housing trajectories can be found in 'Development Plans Manual Edition 3' (March 2020), Chapters 5 and 8.

6.3 Denbighshire County Council is in the position of overlapping LDP timeframes. The replacement LDP 2018 – 2021 Preferred Strategy proposes a significantly lower level of projected growth than that of the adopted LDP 2006 - 2021. This has resulted in a lower average build rate (ABR) for the new LDP. Between the two LDPs, there is a variation in the housing requirement of nearly 300 units per annum. It is acknowledged that the proposed growth level of 218 dwellings per annum, as set out in the draft Preferred Strategy, has not been finalised yet, and carries limited weight at this stage in the plan-making process. The new annual requirement is

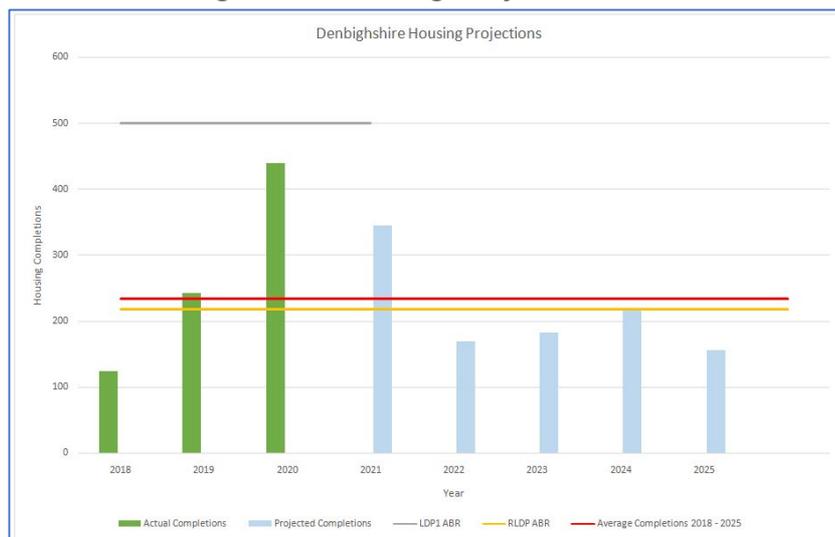
however considered to be a reasonable level of growth based on the latest Welsh Government 'Population and Household Projections'. Table 2 sets out the various components that are included in the new housing land supply calculations.

6.4 Table 2: Components of housing land supply

Component	Commentary
Completions	The replacement LDP plan period runs from 2018 – 2033. Any recorded completions from 1 <sup>st</sup> April 2018 are counted towards the housing requirement for the replacement LDP. This total will include all completions on allocated and windfall sites of any size and type.
Allocations for Housing	Sites in the LDP as allocated for housing which do not currently have the benefit of a planning permission. The LDP Housing Trajectory sets out when it is anticipated that each site identified as an allocation will be delivered.
Land Bank Commitments	Sites which have current planning permissions that are likely to be brought forward by the end of the LDP period.
Windfall	<p>Sites that are not identified specifically for housing in the LDP that may come forward during the LDP period. These may include large sites, small sites and conversions. Large sites are defined as 10 or more units, small sites as less than 10 units.</p> <p>An allowance based on past levels of delivery is included in the housing land supply calculation. The 5-year average for windfall delivery is 90 units per annum. This has been discounted to 50 units per annum in the LDP draft Preferred Strategy and for consistency this is the figure included in the housing trajectory in Appendix 2, table A2.1.</p>

6.5 Chart 1 does not only set out the completions that have been recorded since 2018 but also the projected completions based on current allocations, land bank commitments and a windfall allowance. No allowance has been made for new allocations from the replacement LDP because the plan is not sufficiently progressed at this stage in the review process. Chart 1 also shows the current LDP requirement (ABR) of 500 units per annum and the projected requirement (ABR) of the replacement LDP of 218 units per annum.

## 6.6 Chart 1: Denbighshire Housing Projections



Source: Denbighshire County Council (2021)

6.7 Appendix 2 contains detailed tables that present the breakdown of the projected housing completions as a trajectory, which are followed by identified sites that make up the remaining allocations and the land bank commitments. Site forecasts have been provided by the house builders currently developing those sites.

6.8 The following two tables set out the number of dwellings that have been completed since the start of the Plan period in 2006 in accordance with their position in the settlement hierarchy (table 3) and spatial strategy (table 4). This information complements Welsh Government's prescribed core indicator 'Spatial distribution of housing development', see table 6.

## 6.9 Table 3: Housing completions in line with LDP Settlement Strategy

LDP Growth Strategy	Number of houses	Percentage
Key Strategic Site Bodelwyddan	0	0
Lower Growth Towns	1952	73
Villages	366	14
Hamlets	29	1
Open Countryside	335	12
<b>Total</b>	<b>2682</b>	<b>100</b>

Source: Denbighshire County Council (2021)

6.10 Table 3 indicates that the delivery of houses has been very much in line with the settlement hierarchy identified in the adopted LDP. More than 70% of new dwellings were completed in Lower Growth Towns. These are the most sustainable locations for new development as they offer a range of easily accessible services and facilities.

## 6.11 Table 4: Housing completions in line with LDP Spatial Strategy

Location	Number of houses	Percentage
North of the County	1488	55
Central area	852	32
South of the County	342	13
<i>Total</i>	2682	100

Source: Denbighshire County Council (2021)

- 6.12 There has been a significant rise in housing completions in recent years, the majority of which have been on sites specifically allocated for housing in the LDP. The completion rates are still below the 500 per annum as set out in the LDP but subsequent household growth projections have demonstrated that the growth anticipated when the LDP was prepared has not materialised.

## 7. Results

- 7.1 Compared with the results of previous years, there has not been a change in the overall performance of individual policies. Several local policies have been highlighted for review over the last few years, and are linked to strategic elements of the Denbighshire Local Development Plan such as, meeting the average annual dwelling requirement of 500 units. These local policies will continue to be highlighted until they are replaced or amended as part of the LDP review process. Additional information is provided in the LDP Review Report 2017, which can be found on the Denbighshire website.
- 7.2 Welsh Government prescribe a number of core indicators that it considers to be essential for assessing the implementation of national policy in every local authority area. They are set out in Welsh Government 'Development Plans Manual, Edition 3 (March 2020)' table 29, and must be reported in every AMR. It must however be noted that the Denbighshire LDP was adopted before the publication of the 'Development Plans Manual Edition 3'. *"For the avoidance of doubt those LPAs who adopted their LDP prior to the publication of the DPM (Edition 3) should use the AAR method as the primary indicator to measure housing delivery, and include the trajectory approach within AMRs going forward"*. The Council is therefore not in the position to report on every indicator in detail but seeks to provide data where possible.

7.3 Table 6: Welsh Government's prescribed 'core' indicators

Indicator	Result (2020/ 2021)
Number of net additional affordable and market dwellings built in LPA area.	Net additional homes: 439 units; Net additional affordable homes: 165 units
Spatial distribution of housing development.	Information can be found in paragraphs 6.8 to 6.10.
The annual level of housing completions monitored against the Anticipated Annual Build Rate (AABR).	Denbighshire Local Development Plan 2006 – 2018 was adopted before the publication of Development Plans Manual Edition 3. AMR 2021 (Section 6 and Appendix 2) set out details on the housing trajectory for the County but it is not part of the adopted LDP. Monitoring information on the delivery of market and affordable dwellings can be found in Appendix 3 'Local Policy Performance'.
Total cumulative completions monitored against the anticipated cumulative completion rate	
The level of affordable housing completions monitored against the plan's overarching target. The tenure of affordable housing completions.	
Employment land take-up against allocations. Job growth.	LDP Strategy provides 50 ha of new employment land for the period 2006 – 2021, with 33.7 ha of land being taken up since 2006. Monitoring the target of 50 hectares against allocations is of little merit as land allocations and amended site boundaries were not in place prior to adoption in June 2013.  The adopted LDP does not contain any targets for job growth in the Plan period.
Delivery of the affordable housing policy – thresholds and percentage targets for each sub-market area.	Denbighshire Local Development Plan 2006 – 2018 was adopted before the publication of Development Plans Manual Edition 3. There are no affordable housing policy thresholds and percentage targets for local submarket areas.
Viability	Information is not collected by the LPA.
The rate of development on key allocations (completions linked to phasing trajectories and infrastructure schemes, where appropriate).	Section 6 and Appendix 2 set out details on the housing trajectory (including phasing of development) for the County but it is not part of the adopted LDP.
The delivery of key infrastructure that	None.

underpins the plan strategy.	
The completion of Gypsy and Traveller sites to meet identified need.	The Council carried out a Gypsy and Traveller Accommodation Needs Assessment (GTANA), which was approved by Welsh Government on the 28th of March 2017. A new Gypsy and Traveller Accommodation Needs Assessment (GTANA) must be carried out and submitted to WG by February 2022. Work started on the new GTANA in August 2021 and the survey work is progressing.
The scale/ type of highly vulnerable development permitted within C2 flood risk areas.	None.

7.4 Table 7 presents an overview of those local policies that meet the trigger level for a review. The complete assessment table can be found in Appendix 3 for local policies and for the Sustainability Appraisal Objectives in Appendix 4.

7.5 Table 7: Local policies that must be subject to review

Local Policy	Commentary
BSC 1 - Meet the housing needs of the County.	<p>As set out in the LDP Review Report (2017), the LDP Growth Strategy and delivery of market and affordable houses fails on the (mathematical) poor delivery of dwellings. Delivery targets were set on the basis of Welsh Government 'Population and Household Projections' that have been shown to be greatly over-estimated figures. The Draft Preferred Strategy for the next LDP 2018 – 2033 sets out an annual figure of 218 units; compared to 750 units for Period 3 in the adopted LDP.</p> <p>These policies will be highlighted as 'under-performing' until the LDP Strategy has successfully been reviewed, i.e. adoption of new LDP.</p> <p>It must however be noted that the Council delivers affordable houses through a number of mechanisms other than the LDP. This includes, for example, the use of social housing grants for bringing empty homes back into use and working with our housing partners.</p>
BSC 4, BSC 8, BSC 9 -Increase the number of new affordable dwellings built in the County.	
BSC 10 – Meeting the needs of Gypsies and Travellers.	The Council carried out a Gypsy and Traveller Accommodation Needs Assessment (GTANA), which was approved by Welsh Government on the 28th of

	<p>March 2017. A new Gypsy and Traveller Accommodation Needs Assessment (GTANA) must be carried out and submitted to WG by February 2022. Work started on the new GTANA in August 2021 and the survey work is progressing.</p>
<p>PSE 6, PSE 8, PSE 9 – Maintain and enhance the vitality and viability of town centres.</p>	<p>Future Wales – The National Plan 2040 (2021) and Planning Policy Wales, Edition 11 (2021) introduced a change in national policy regarding the principle of town centre development; addressing the decline in retail uses by introducing complementary uses. Local policy was adopted in 2013, and focus primarily on the protection of retail where an increase in non-retail uses was regarded as negative.</p>
<p>BSC 5 – Deliver the Key Strategic Site.</p>	<p>Outline planning permission expired in March 2021.</p>

- 7.6 The Sustainability Appraisal (SA) monitoring framework was developed to assess the socio-economic context and changes in which the local policies operate. The expectation is that the Local Development Plan positively contributes towards addressing the key issues and challenges that were identified throughout the different plan preparation stages.
- 7.7 Whilst not directly linked to local policy performance, the purpose of the SA monitoring exercise is to identify the wider effects of decision-making on the natural and built environment through the promotion of sustainable development objectives.
- 7.8 Appendix 4 sets out the results for monitoring the Sustainability Appraisal Objectives.



Ein cyf/Our ref: MA/JJ/2524/20

Local Authority Leaders and Chief Executives National  
Park Authority Chief Executives

24 September 2020

Dear Colleagues,

I am conscious that a number of Local Planning Authorities (LPAs) are becoming increasingly concerned regarding the end date of their Local Development Plan (LDP) and the implications this will have for rational and consistent decision making at a local level. There are also questions over the ability to charge a Community Infrastructure Levy (CIL) apply Supplementary Planning Guidance (SPG) and the reduced certainty this will have for your communities and stakeholders.

The Planning and Compulsory Purchase Act (PCPA) 2004 was amended through the Planning (Wales) Act (PWA) 2015. The Act, amongst other matters, introduced provisions specifying the period to which a plan has effect and providing that it shall cease to be the LDP at the end of the specified period.

Planning is becoming seen as an important tool in recovering from the recent Covid-19 virus, creating a more socially equitable and greener society than before, focusing around Placemaking and sustainability. To achieve this goal a plan-led system is essential.

With many LDPs nearing the end of their plan period, particularly from 2021 onwards, the perception has been that LDPs will no longer be extant once they have reached the end of their plan period. I would like to take this opportunity to clarify the position.

The provisions in the PWA 2015 regarding the period to which a plan has effect were commenced on 4 January 2016. These provisions do not have retrospective effect. This means that the provisions do not apply to LDPs adopted prior to this date. Plans adopted prior to 4 January 2016 will remain the LDP for determining planning applications until

Planning Directorate • Cathays Park • Cardiff • CF10 3NQ    Cyfarwyddiaeth Cynllunio • Parc Cathays • Caerdydd • CF10 3NQ

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi

replaced by a further LDP. For those LDPs adopted after 4 January 2016, the plan will cease to be the LDP on expiry of the period specified in the plan.

The first LDP to expire under the end date provisions will be on 1 January 2026. This period of just over 5 years to 2026 does provide an opportunity to explore the position further and consider whether further legislation is needed.

For the two remaining LPAs which do not yet benefit from an adopted LDP, but have an adopted Unitary Development Plan (UDP), the period to which a plan has effect provisions do not apply. The two UDPs remain extant until replaced by their respective LDP.

Yours sincerely,

A handwritten signature in blue ink that reads "Julie James". The signature is written in a cursive style with a large initial 'J'.

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**Julie James AS/MS**  
Y Gweinidog Tai a Llywodraeth Leol  
Minister for Housing and Local Government

**Table A2.1: LDP Housing Trajectory**

	LDP Year	1	2	3	4	5	6	7	8
A	Year	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
B	Remaining Years								
C	Total LDP Provision								
D	Total LDP Housing Requirement								
E	Actual Recorded Completions (Large Sites)	78	201	383					
F	Actual Recorded Completions (Small Sites)	46	41	56					
G	Anticipated Completions Allocated sites				0	53	68	96	75
H	Anticipated Land Bank Completions				319	91	64	71	31
I	Anticipated Completions Large windfall sites				0	0	25	25	25
J	Anticipated Completions Small windfall sites				25	25	25	25	25
K	Total completions	124	242	439	344	169	182	217	156
L	Anticipated Annual Build Rate – Total anticipated annual completions (G+H+I+J) adjusted with x% adjustment factor to future completions. The adjustment factor is not applied to any actual completions recorded in row E&F								
M	Total Projected Cumulative Completions	124	366	929	1273	1442	1624	1841	1997
N	Remaining housing completions (housing requirement minus projected completions by year)								

Table A2.2: Windfall Analysis

	TOTAL COMPLETIONS			
		WINDFALL SITES		
Year	Allocated site	Large windfall >=10 units	Small site <10 units	Conversion
2015-16	28	27	28	44
2016-17	70	57	24	30
2017-18	87	57	38	14
2018-19	62	16	27	19
2019-20	171	30	13	28
2020-21	351	32	32	24
<b>Totals</b>	<b>769</b>	<b>219</b>	<b>162</b>	<b>159</b>
<b>Annual average</b>	<b>128</b>	<b>37</b>	<b>27</b>	<b>27</b>

Table A2.3: Allocated sites

Denbighshire 2021 Allocated Site Schedules						Completions Forecasts								
LPA Ref Number	Site Name	Settlement	Units Built since last study	Total Units Capacity	Units Rmng	U/C	2022	2023	2024	2025	2026	2026 +		Comments
<b>Private Sector Sites</b>														
3616	KSS Bodelwyddan	Bodelwyddan	0	1715	1715	0	0	0	0	0	0	1715	0	Outline expired
3635	Car Park Dinorben Arms	Bodfari	0	14	14	0	0	0	0	0	0	0	14	In alternative use
3636	Land Rear of Bryn Orme	Bodfari	0	15	15	0	0	0	0	0	0	15	0	No progress
3637	Land rear of Bryn Awel	Bryneglwys	0	10	10	0	0	0	0	0	0	10	0	No progress
3639	Land adj Maes Sidan	Carrog	0	15	15	0	0	0	0	0	0	15	0	No progress
3	Ysgol Caer Drewyn	Corwen	0	89	89	0	0	0	0	0	0	89	0	No progress
3632	Council Depot, Clawdd Poncen	Corwen	0	128	128	0	0	0	0	0	0	128	0	No progress
3642	Land adj Bryn Gwynt	Cynwyd	0	15	15	0	0	0	5	5	5	0	0	Highway issues
11	Adj. Catholic Church	Denbigh	0	25	25	0	0	0	0	0	0	25	0	No progress
3377	Smithfield Service Station	Denbigh	0	12	12	0	0	0	0	0	0	0	12	In alternative use
3627	Land Adj Ysgol Heulfre	Denbigh	0	99	99	0	0	33	33	33	0	0	0	Site recently tendered.
3645	Land rear of New Inn Terrace	Glydyfrdwy	0	30	30	0	0	0	0	0	0	30	0	Application pending
3668	Rear of Beuno Terrace	Gwyddelwern	0	12	12	0	0	0	0	0	0	12	0	No progress
3648	Rear of Maes Garmon	Llanarmon yn Ial	0	34	34	0	0	0	10	10	10	4	0	Phosphate issues
3649	Adj Troed y Fenlli	Llanbedr DC	0	10	10	0	0	0	0	0	0	10	0	No progress
3650	Rear of Llwyn Derw	Llanbedr DC	0	10	10	0	0	0	0	0	0	10	0	No progress
3651	NW of Maes Derwen	Llanbedr DC	0	18	18	0	0	0	0	0	0	18	0	No progress
18	Vicarage Field	Llanfair DC	0	25	0	0	0	0	0	0	0	0	25	Now school site
3657	Rear of Bod Eryl	Llanferres	0	10	10	0	0	0	0	0	0	10	0	No progress
22	Adj. Trem Y Gwernant	Llangollen	0	14	14	0	0	0	0	0	0	14	0	No progress
3620	Rear of Maes Meurig	Meliden	0	30	30	0	0	0	0	0	0	30	0	No progress
3621	Rear of Ffordd Hendre	Meliden	0	154	154	0	0	20	20	20	20	74	0	Appeal pending
3619	Midnant Farm	Prestatyn	0	65	65	0	0	0	0	0	0	65	0	No progress
3660	South of A494	Pwllglas	0	15	15	0	0	0	0	0	0	15	0	No progress
3661	Land at Minffordd	Pwllglas	0	20	20	0	0	0	0	0	0	20	0	PAC recently held

Denbighshire 2021 Allocated Site Schedules						Completions Forecasts									
LPA Ref Number	Site Name	Settlement	Units Built since last study	Total Units Capacity	Units Rmng	U/C	2022	2023	2024	2025	2026	2026 +		Comments	
3663	Rear of Rhyd Y Byll	Rhewl	0	20	6	0	0	0	0	0	0	6	0	No progress	
3195	Rear of Dyffryn Teg	Rhuallt	0	13	13	0	0	0	0	0	0	13	0	No progress	
3664	West of Dyffryn Teg	Rhuallt	0	12	12	0	0	0	0	0	0	12	0	No progress	
3665	South of Dyffryn Teg	Rhuallt	0	19	19	0	0	0	0	0	0	19	0	No progress	
3222	85-90 West Parade & Sandringham Rd.	Rhyl	0	20	20	0	0	0	0	0	0	20	0	No progress	
3617	Land off Trellwelyn Road/Bro Deg	Rhyl	0	100	100	0	0	0	0	28	40	32	0	Application pending	
3618	Corner Sydenham Ave/West Parade	Rhyl	0	12	12	0	0	0	0	0	0	12	0	No progress	
3116	36 Russell Road	Rhyl	0	15	15	0	0	0	0	0	0	15	0	No progress	
3631	Land adj Maes Hafod and Llys Famau	Ruthin	0	69	69	0	0	0	0	0	0	69	0	No progress	
3623	Additional Land at HM Stanley	St Asaph	0	201	201	0	0	0	0	0	0	201	0	No progress	
3624	Land off The Paddock	St Asaph	0	16	16	0	0	0	0	0	0	0	16	No progress	
44	Adj. Maes Gruffydd	Trefnant	0	15	15	0	0	0	0	0	0	0	15	No progress	
3666	Land rear of Maes yr Erwain	Trefnant	0	25	25	0	0	0	0	0	0	0	25	No progress	
3667	Land rear of Llys y Twysog	Tremeirchion	0	10	10	0	0	0	0	0	0	0	10	No progress	
		<b>TOTALS (Priv)</b>	<b>0</b>	<b>3131</b>	<b>3092</b>	<b>0</b>	<b>0</b>	<b>53</b>	<b>68</b>	<b>96</b>	<b>75</b>	<b>2708</b>	<b>117</b>		
<b>RSL and Council Sites</b>															
		<b>TOTALS (HA)</b>	<b>0</b>												
		<b>TOTALS (incl RSL)</b>	<b>0</b>	<b>3131</b>	<b>3092</b>	<b>0</b>	<b>0</b>	<b>53</b>	<b>68</b>	<b>96</b>	<b>75</b>	<b>2708</b>	<b>117</b>		

Table A2.4: Landbank sites

Denbighshire 2021 Land Bank Site Schedules						Completions Forecasts									
LPA Ref Number	Site Name	Settlement	Units Built since last study	Total Units Capacity	Units Rmng	U/C	2022	2023	2024	2025	2026	2026 +			
<b>Private Sector Sites</b>															
3196	Trem Y Foel (aka Land adj. Tyn Y Bedw)	Bryneglwys	0	19	19	0	0	0	0	0	0	19	0	Application to extend time, Phosphates issue	
3638	Land adj Cemetery	Carrog	0	12	10	2	0	0	0	0	0	10	0	Permission for 2 started	
3640	Land adj Crud yr Awel	Clawddnewydd	0	10	10	0	0	2	2	2	2	2	0	Outline	
3641	Land rear of Paradwys	Clawddnewydd	0	10	8	0	2	2	0	0	0	4	0	2 built, further 2 granted	
2248	Pennant Farm	Denbigh	2	12	0	0	0	0	0	0	0	0	0	Complete 2021	
3628	Land between old and new Ruthin Rd	Denbigh	6	64	0	58	0	0	0	0	0	0	0	Under construction	
3629	Cae Topyn	Denbigh	39	75	0	21	0	0	0	0	0	0	0	Under construction	
3807	Former Howells Prep School	Denbigh	5	12	4	0	0	4	0	0	0	0	0	Part complete	
3643	Cysgod y Graig ph 1	Dyserth	61	63	0	2	0	0	0	0	0	0	0	Under construction	
	Cysgod y Graig ph 2	Dyserth	0	36	36	0	36	0	0	0	0	0	0	Due to start 2021	
3899	Anglia House	Dyserth	25	25	0	0	0	0	0	0	0	0	0	Completed	
3875	Pool Park	Efenectyd	0	68	68	0	0	0	0	0	0	68	0	No progress	
3062	Gwalia House	Eryrys	0	17	17	0	0	0	0	0	0	17	0	No progress	
3644	Land at Peniarth	Gellifor	0	10	10	0	0	5	5	0	0	0	0	Outline	
3646	Land south of Tan y Graig	Graigfechan	0	10	10	0	0	5	5	0	0	0	0	No progress	
14	Bryn Llan	Gwyddelwern	0	12	12	0	0	0	0	0	0	12	0	No progress	
13	South of School	Gwyddelwern	0	26	24	2	0	0	0	0	0	24	0	No progress	
3310	Ty Coch Farmhouse - EC Evans site	Henllan	0	15	15	0	0	0	0	0	0	15	0	No progress	
3647	South of Cam yr Alyn	Llanarmon yn Ial	0	12	12	0	0	0	0	0	0	12	0	Reserved matters pending, phosphate issues	
3798	Llanbedr Hall	Llanbedr DC	0	11	11	0	0	0	0	0	0	11	0	No progress	

Denbighshire 2021 Land Bank Site Schedules						Completions Forecasts									
LPA Ref Number	Site Name	Settlement	Units Built since last study	Total Units Capacity	Units Rmng	U/C	2022	2023	2024	2025	2026	2026 +			
3653	Land rear of Bodowen	Llandrillo	0	20	7	10	0	0	5	2	0	0	0	Under construction	
3654	Adj Maes Llan	Llandyrnog	0	40	40	0	0	10	10	10	10	0	0	outline	
3656	Land rear of Bron y Clwyd	Llanfair DC	28	63	0	35	0	0	0	0	0	0	0	Under Construction	
3914	Land off Vicarage Road (Maes Helyg)	Llangollen	44	95	0	51	0	0	0	0	0	0	0	Under Construction	
31	Land off Cefn Y Gwrych	Meliden	0	18	18	0	0	0	0	0	0	18	0	No progress	
3659	Rear of Dolwar	Pentre Llanrhaeadr	0	33	33	0	0	10	10	10	3	0	0	Outline	
3929	74 Gronant Road	Prestatyn	0	11	11	0	7	4	0	0	0	0	0	No progress	
3663	Rear of Rhyd Y Byll	Rhewl	0	20	6	0	0	0	0	0	0	6	0	No progress	
3634	Adj Hafod y Gan & Ysgol Tir Morfa <sup>1</sup>	Rhuddlan (Macbrydes)	46	48	0	0	0	0	0	0	0	0	0	Complete	
3634	Adj Hafod y Gan & Ysgol Tir Morfa	Rhuddlan (Anwyl)	47	51	0	0	0	0	0	0	0	0	0	Complete	
47	Rhyl South East	Rhyl	52	377	26	44	26	0	0	0	0	0	0	Under Construction	
75	Northgate School	Rhyl	0	22	22	0	0	0	0	0	0	22	0	No progress	
32	Glasdir	Ruthin	12	178	0	0	0	0	0	0	0	0	0	Complete	
3630	Glasdir Phase 2	Ruthin	0	63	0	63	0	0	0	0	0	0	0	Under Construction	
3622	Livingstone Place	St Asaph	16	158	67	11	20	20	20	7	0	0	0	Under Construction	
3625	Land off Bryn Gobaith	St Asaph	0	14	14	0	0	0	14	0	0	0	0	No progress	
		<b>TOTALS (Priv)</b>	<b>383</b>	<b>1730</b>	<b>510</b>	<b>299</b>	<b>91</b>	<b>62</b>	<b>71</b>	<b>31</b>	<b>15</b>	<b>240</b>	<b>0</b>		
<b>RSL and Council Sites</b>															
3959	Lon Ganol	Denbigh	0	70	0	70	0	0	0	0	0	0	0	Under Construction	
3626	Land at Lodge Farm	Denbigh	0	22	0	22	0	0	0	0	0	0	0	Under construction	
3249	Henllan Centre	Henllan	0	37	21	0	0	0	0	0	0	21	0	No progress	

<sup>1</sup> Site split between 2 developers, figures supplied from each company involved.

Denbighshire 2021 Land Bank Site Schedules						Completions Forecasts								
LPA Ref Number	Site Name	Settlement	Units Built since last study	Total Units Capacity	Units Rmng	U/C	2022	2023	2024	2025	2026	2026 +		
3093	Plas Deva Caravan Park	Meliden	0	41	0	41	0	0	0	0	0	0	0	Under Construction
3977	The Dell	Prestatyn	0	15	15	0	15	0	0	0	0	0	0	Awaiting commencement
3865	Grange Hotel	Rhyl	0	44	0	44	0	0	0	0	0	0	0	Under Construction
73	Victoria Road	Rhyl	0	18	0	18	0	0	0	0	0	0	0	Under Construction
4070	Llys Anwyl	Rhyl	0	12	12	0	12	0	0	0	0	0	0	
4071	Edward Henry Street	Rhyl	0	13	13	0	0	0	13	0	0	0	0	
3698	Land Adj Trefnant Inn	Trefnant	0	13	0	13	0	0	0	0	0	0	0	Under Construction
		<b>TOTALS (HA)</b>	<b>0</b>	<b>285</b>	<b>61</b>	<b>208</b>	<b>27</b>	<b>0</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>21</b>	<b>0</b>	
		<b>TOTALS (incl RSL)</b>	<b>383</b>											

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
<b>LDP Objective 1: Population and Community</b>					
BSC 1	Meet the housing needs of the County.	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.	<b>RED</b>	Monitoring period: 01/04/20 to 31/03/21  Number of dwellings granted full planning permission: 106  Number of dwellings completed: 439
BSC 1	Maintain 5-year housing land supply.	n/a	n/a	n/a	Indicator was replaced by the requirement to include a 'Housing Trajectory' into the AMR (see Development Plan Manual, Edition 3).
BSC 2	Increase the number of brownfield sites coming forward for development.	The amount of new development granted planning permission on brownfield sites.	Decrease below 60% for housing and employment (excluding Bodelwyddan KSS).	n/a	Information is not available because of resource limitations caused by urgency to address the effects of Covid19 on local communities.
BSC 4; BSC 8; BSC 9	Increase the number of new affordable dwellings built in the County.	Number of affordable dwellings permitted per annum;  Number of affordable dwellings completed per annum	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.	<b>RED</b>	Number of affordable dwellings that were granted full planning permission within the last three years: 2018 / 2019 – 122 units; 2019 / 2020 – 62 units; 2020 / 2021 – 169 units  Number of affordable dwellings that were completed within the last 3 years:

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
					2018/2019 – 13 dwellings; 2019/2020 – 79 dwellings; 2020/2021 – 63 dwellings
BSC 10	Meeting the needs of Gypsies and Travellers.	n/a	Where a need for permanent and/ or transit sites is identified for Denbighshire in the North West Wales Local Housing Market Assessment (LHMA). 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.	<b>RED</b>	The Council carried out a Gypsy and Traveller Accommodation Needs Assessment (GTANA), which was approved by Welsh Government on the 28th of March 2017. A new Gypsy and Traveller Accommodation Needs Assessment (GTANA) must be carried out and submitted to WG by February 2022. Work started on the new GTANA in August 2021 and the survey work is progressing.
<b>LDP Objectives 2 and 3: Economy and Jobs</b>					
PSE 2	An average of 4 hectares of employment land taken up per annum.	The amount of new employment land, in hectares, granted planning permission.	Less than 3 hectares per year for 3 consecutive years.	<b>AMBER</b>	Amount of Use Class B - development that was granted planning permission on designated employment land:  2018 / 2019 – 0.57 hectares; 2019 / 2020 – 10.80 hectares; 2020 / 2021 – 8.00 hectares

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
PSE 1; PSE 3	Protect employment land from non-employment uses.	The amount of employment land, in hectares, lost to non-employment uses.	More than 5% lost in conflict with Policy PSE 3 in comparison to the amount of employment land, in hectares, available in the year of LDP adoption.	<b>GREEN</b>	There has been no loss of designated employment land to alternative uses.
PSE 5	Help to sustain the rural economy.	Unemployment levels.	Increase in unemployment levels in rural areas 5% above 2011 levels.	n/a	<p>Changes brought about by the introduction of universal credit does not allow for direct comparison with previous jobseekers' allowance figures.</p> <p>Percentage of people in Denbighshire that claim universal credit was 5.6% in June 2021.</p>
<b>LDP Objective 4: Retail</b>					
PSE 6; PSE 9	Direct new retail development to existing town centres.	Amount of unallocated new major retail, office and leisure floor space permitted outside town centres.	1 new major retail, office and leisure development permitted outside town centres contrary to LDP policy.	<b>GREEN</b>	None during the monitoring period.
PSE 7	Meet the quantitative need for non-food retailing in the county.	The provision of new non-food retail floor space in Rhyl, Prestatyn and Denbigh.	No projects delivered by 2015.	<b>GREEN</b>	Prestatyn Retail Park opened in March 2013, and Denbigh Retail Park opened in 2017.
PSE 8	Maintain the balance of retail and non-retail uses within town centres.	Number of shops lost due to a change of use.	5% increase in non-retail uses in a town centre for 3 consecutive years.	<b>GREEN</b>	There has not been a 5% increase in non-retail uses for 3 consecutive years in Denbighshire's town centres.

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
PSE 6; PSE 8; PSE 9	Maintain and enhance the vitality and viability of town centres.	Number of vacant retail units within town centres.	Vacancy rate of 15% or above for 3 consecutive years.	<b>RED</b>	Town centres of Rhyl and Corwen had a vacancy rate above 15% for three consecutive years.
PSE 10	Protect local shops and services.	Number of local shops or services lost due to a change of use.	Loss of any local shop or service contrary to policy.	<b>GREEN</b>	None contrary to local policy.
<b>LDP Objective 5: Transport</b>					
ASA 1	Provision is made for safe access by all users, including cyclists, pedestrians to public services, retail and community facilities.	Number of developments that incorporate recommendations made in accompanying transport assessment and non-motorised user audits.	One development failing to incorporate the recommendations made in accompanying transport assessment and non-motorised user audits.	<b>GREEN</b>	The Council did not start any enforcement action due to non-compliance / failure to incorporate the recommendations made in a planning proposal's transport assessment and/ or non-motorised user audits.
ASA 2	Use of planning conditions/ S106 agreements to secure the improvement of or contributions to the improvement of public transport, walking or cycling infrastructure likely to be caused by new developments.	Number of new developments improving or making contributions towards the improvement of public transport, walking or cycling infrastructure through planning conditions/ S106 agreements.	No new developments making necessary contributions towards the improvement of public transport, walking or cycling infrastructure through planning conditions/ S106 agreements after four years.	<b>GREEN</b>	Improvements to walking or cycling infrastructure is principally secured by use of planning conditions.  There were no financial contributions as part of a Section 106 agreement.
ASA 3	Application of maximum parking standards to new development proposals in line with relevant	Number of new developments exceeding maximum parking standards set out in relevant Supplementary Planning Guidance	One new development failing to comply with maximum parking standards.	<b>AMBER</b>	There could have been a limited number of exceptions that were granted due to safety concerns or other material considerations.

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
	Supplementary Planning Guidance.				
BSC 5	Provision of new road infrastructure/ improvements to existing road network between A55 Junction 26 and Bodelwyddan (Sarn Road).	Length of new road infrastructure/ improvement works to existing network between A55 Junction 26 and Bodelwyddan (Sarn Road).	No new road infrastructure / no improvement works to existing network between A55 Junction 26 and Bodelwyddan (Sarn Road) before the occupation of the first dwelling on the KSS.	n/a	Outline planning permission for the development of Bodelwyddan Key Strategic Site expired in March 2021.
BSC 5	Improvement of public transport / increased bus service links between Bodelwyddan KSS and key settlements in negotiation with service providers.	Frequency of bus services linking Bodelwyddan KSS and key settlements per hour.	No increase in frequency of bus services linking Bodelwyddan KSS and key settlements in accordance with the timetable agreed by developers and service operators.	n/a	
BSC 5	Provision of new cycle and pedestrian routes/facilities as part of the Bodelwyddan KSS to provide connectivity between residential and employment / community facility areas.	Number/ length of new cycle and pedestrian routes/facilities as part of the Bodelwyddan KSS.	No cycle and pedestrian routes/ facilities before the occupation of the first dwelling on the KSS.	n/a	
<b>LDP Objective 7: Welsh Language</b>					
RD 5	No significant harm to the Welsh character	Results of Community Linguistic Statements	Any development permitted where the	<b>GREEN</b>	The Council did not permit any development where the

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
	or language balance of the community.	or Assessments submitted.	Community Linguistic Statement or Assessment concludes Welsh character or language would be harmed where such harm is not outweighed by other considerations.		supporting documents identified harm to the Welsh language or culture.
RD 5	An increase in Welsh or bilingual signage and Welsh place names.	Use of Welsh or bilingual signage and the use of Welsh place names in new development.	Any development where new streets or places are created not including Welsh names or bilingual signage.	GREEN	It's against Council policy to name streets in English only.
RD 5	Prepare and adopt Supplementary Planning Guidance regarding the Welsh language.	Preparation and adoption of SPG.	Adoption of SPG within 12 months of the adoption of the LDP.	GREEN	Supplementary Planning Guidance note on 'Planning and the Welsh Language' was adopted in March 2014.
<b>LDP Objective 8: Public Open Space</b>					
BSC 11	Ensure new developments make an adequate contribution to public open space provision.	Number of units granted where the open space requirements are met.	1 planning permission granted where the open space requirements are not met, except where justified in line with policy.	GREEN	Open Space contributions are made 'on site' or in form of a financial contribution, depending on size of development and locality.
BSC 11	Protect allocated open space from development.	Amount of allocated open space lost to development.	1 planning permission granted for development on open space, except where justified in line with policy.	n/a	<i>Information is not available because of resource limitations and restrictions relating to the Covid19 pandemic.</i>

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
<b>LDP Objective 9: Minerals</b>					
PSE 15	Safeguard high quality resources of minerals, including limestone, sand and gravel, Denbigh gritstones, igneous and volcanic deposits from development that would result in permanent loss or hinder extraction.	Area of mineral lost to development.	Loss of identified mineral except where justified in line with the policy.	<b>GREEN</b>	There has been no significant loss of safeguarded mineral.
PSE 16	Maintain a buffer between sensitive development and quarries.	Number of planning permissions granted for sensitive development in buffer zones.	One or more planning permission granted for sensitive development within a buffer zone.	<b>GREEN</b>	No planning permission has been granted within Mineral Buffer Zones during the monitoring period 2020/21 which compromises the buffer zones.
PSE 17	Contribute to the regional demand for aggregates.	Tonnes of sand & gravel extraction permitted. Maintain a 10 year landbank of hard rock.	No extraction permitted by 2017. Landbank falls below 10 years.	<b>AMBER</b>	<p>No planning permission has been granted for the extraction of sand and gravel since LDP Adoption in June 2013. Landbanks are above 10 years.</p> <p>The Regional Technical Statement (RTS) 2nd Review has not identified a need to allocate any sand and gravel or Crushed Rock Reserves in Denbighshire.</p>

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
					<p>Regional reserves in excess of 15 million tonnes sand and gravel remained at the end of 2019, equating to a 17-year landbank using a 3-year sales average.</p> <p>Regional reserves of crushed rock in excess of 170 million tonnes remained at the end of 2019 equating to a landbank in excess of 30 years. The location of permitted reserves and suitable rock type are unevenly distributed across North Wales.</p> <p>A Statement of Sub-Regional Collaboration between Denbighshire, Flintshire and Wrexham is agreed to enable new reserves to contribute towards any shortfall within the sub-region.</p>
<b>LDP Objective 10: Waste</b>					
VOE 7	Denbighshire will contribute towards the regional need for waste management capacity.	The percentage of waste management capacity permitted as a percentage of the total capacity required, as identified in the North Wales Regional Waste Plan 1st Review.	Less than 50% capacity permitted by 2015, either within or outside of the County delivered in partnership with other north Wales local authorities, as proportion of capacity required by Denbighshire.	<b>GREEN</b>	A 200 kilotonne per annum energy from waste plant, Parc Adfer, located in Flintshire was commissioned in September 2019 and is fully operational which will manage residual waste arising from across North Wales, including

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
					<p>Denbighshire, who are a joint partner in this residual waste project.</p> <p>A residual food waste hub in Rhualt serving Conwy, Denbighshire and Flintshire is fully operational.</p> <p>The requirements of the Regional Waste Plan no longer apply because this plan has been superseded by revisions to TAN 21 Waste and the Collections, Infrastructure and Markets Waste Sector Plan which places an emphasis on avoiding overprovision of facilities, in particular, landfill. There is currently no requirement for additional non-hazardous household, commercial and industrial waste landfill capacity in North Wales, with adequate capacity located in Conwy and Wrexham, and a landfill awaiting environmental permitting approval in Flintshire.</p>

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
<b>LDP Objective 11: Energy</b>					
VOE 10	Progress towards the TAN 8 target for onshore wind energy.	The capacity of renewable energy developments (MW) (installed or permitted but not yet operational) inside the Strategic Search Area by type per annum (in collaboration with CCBC).	Not achieving the target set out in TAN 8, National Energy Policy or PPW by 2015.	<b>GREEN</b>	Technical Advice Note 8 'Renewable Energy target 140MW'; Denbighshire County Council's total operational and consented capacity was 189.45MW on the 31/03/2015 (see DCC AMR 2015).
VOE 10	Prepare and adopt Supplementary Planning Guidance regarding renewable energy.	Preparation and adoption of SPG.	Supplementary Planning Guidance not adopted by 2013.	<b>GREEN</b>	Supplementary planning guidance note (SPG) on renewable energy was adopted by the Council in April 2016.
VOE 9	Increase the capacity of renewable energy developments in the County.	Number and type of renewable and low carbon energy schemes permitted per annum.	Less than 1 development per year over 3 consecutive years.	<b>GREEN</b>	Applications have been received for renewable energy schemes within the last 12 months.
<b>LDP Objective 12: Infrastructure</b>					
BSC 3	Secure contributions towards infrastructure to meet the additional social, economic, physical and/or environmental infrastructure requirements arising from development.	Number of planning obligations secured.	Failure to secure contributions where necessary.	<b>GREEN</b>	Total amount of planning obligations paid in 2020/2021: £604,472.35

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
BSC 12	Prevent the loss of community services or facilities.	Number of services or facilities lost through change of use.	Loss of any community facility unless justified in line with policy.	GREEN	None contrary to local policy.
VOE 6	To ensure new development does not increase risk of flooding.	% of new developments with Sustainable Drainage Systems (SuDS) incorporated, or similar solution, where suitable.	Failure to secure any or any successful challenges to the requirement, where suitable.	n/a	Schedule 3 to the Flood and Water Management Act 2010 makes SuDS a mandatory requirement for all new developments.
VOE 6	To ensure major development proposals make efficient use of water resources and without detriment to the environment.	Number of major development proposals developed in accordance with a Water Conservation Statement.	Failure to secure any or any successful challenges to the requirement, where suitable.	n/a	Building Regulations – Approved Document G addresses water efficiency measures and standards that are to be met in new developments. Therefore, there is no need to adopt SPG.
VOE 6	Prepare and adopt Supplementary Planning Guidance regarding water management.	Preparation and adoption of SPG.	Guidance not adopted by 2015.	n/a	
<b>LDP Objective 13: Mixed-use Development</b>					
BSC 5	Prepare and adopt Supplementary Planning Guidance regarding the Key Strategic Site.	---	Supplementary Planning Guidance not adopted by the end of 2013.	GREEN	Site Development Brief 'Bodelwyddan Key Strategic Site' was adopted in July 2014.

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
BSC 5	Deliver the Key Strategic Site.	Planning permission granted for 1715 dwellings, 26 hectares of employment land and associated facilities and infrastructure.	Planning permission not granted by the end of 2013.	<b>RED</b>	Outline planning permission for the development of Bodelwyddan Key Strategic Site expired in March 2021.
<b>LDP Objective 14: Design</b>					
RD 1	Respect site and surroundings and ensure sustainable land take.	Average density of residential development permitted.	Average density of residential development permitted falling below 35 dwellings per hectare unless justified by policy.	<b>GREEN</b>	Deviations from the 35 dwellings per hectare density requirement were justified where site-specific conditions necessitated doing so.
RD 1	Produce supplementary planning guidance regarding design.	---	Supplementary planning guidance not produced by the end of 2013.	<b>GREEN</b>	Supplementary Planning Guidance 'Residential Development' was adopted in October 2016.
BSC 1	Create mixed and balanced communities.	The provision of a range of house sizes, types and tenure to reflect local need.	No developments completed with a range of house sizes, types and tenure to reflect local need.	<b>GREEN</b>	There have been a number of residential development schemes that delivered a range of house types and sizes to reflect local need such as, 'Cae Topyn' in Denbigh, 'Cae Mair' in Llanfair DC and 'Cysgod y Graig' in Dyserth.
BSC 7	Prevent the creation of Houses in Multiple Occupation.	Number of HMOs granted planning permission.	1 or more HMOs granted planning permission.	<b>GREEN</b>	None.

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
VOE 1	Direct inappropriate development away from the flood plain.	Amount of development permitted in C1 and C2 flood plain areas not meeting all TAN 15 tests (paragraph 6.2 i-v).	1 or more granted planning permission.	n/a	Information is not available because of resource limitations caused by urgency to address the effects of Covid 19 on local communities.
<b>LDP Objective 15: Tourism</b>					
PSE 1	Contribute towards the visitor economy.	Number of tourism facilities lost through change of use.	Loss of any tourism facility except where justified in line with policy.	<b>GREEN</b>	Covid 19 has had an impact on the tourism industry although no tourism facilities appear to have been lost and a number of applications have been received for tourist accommodation.
PSE 1	Contribute towards the visitor economy.	Number of planning permissions granted and completed in accordance with policies PSE1 criteria iii), PSE 11, PSE 12 and PSE 14.	No planning permissions granted over 3 years in accordance with the named policies.	<b>GREEN</b>	Local policy PSE 12 and PSE 14 are frequently applied to planning proposals aiming to agree farm diversification, extending the tourism offer in rural areas, or extensions to existing caravan sites.
VOE 3	To protect the designation of the World Heritage Site, its Outstanding Universal Value and setting.	Prepare joint SPG.	Joint SPG not adopted by the end of 2013.	<b>GREEN</b>	The Joint SPG, including Denbighshire, Wrexham and Shropshire (England), was adopted in June 2012, and has been revised in August 2013.
VOE 3	To protect and enhance the World Heritage Site Buffer Zone character.	Prepare joint SPG.	Joint SPG not adopted by the end of 2013.	<b>GREEN</b>	The Joint SPG, including Denbighshire, Wrexham and Shropshire (England), was adopted in June 2012, and

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
					has been revised in August 2013.
<b>LDP Objectives 16: Areas Of Protection</b>					
VOE 5	Protect statutory designated sites of nature conservation from adverse effects caused by new development.	Number of developments that have an adverse effect on statutory designated sites of nature conservation.	No development proposal granted planning permission that would have an adverse effect on statutory designated sites of nature conservation and unless accepted by Natural Resources Wales as being necessary for management of the designated site.	<b>GREEN</b>	The Council did not approve any planning application that would adversely affect statutory designated sites of nature conservation. Natural Resources Wales and the County Ecology and Biodiversity Officer are both consulted on proposals that are likely to have an effect on ecological features.
<b>National Policy Objectives</b>					
n/a	Delivering new housing on allocated sites.	Number of planning permissions granted on allocated sites, as a % of total development permitted (hectares and units).	---	---	Total number of dwellings permitted: 106, thereof 69% on allocated sites.  Additionally, 351 of the 439 recorded completions were on allocated sites - 80%.
n/a	Maintaining the vitality and viability of town centres.	Amount of major retail, office and leisure development (sqm) permitted in town centres expressed as a percentage of all major development permitted.	---	---	Amount of major retail, office and leisure development (sqm) permitted in town centres expressed as a percentage of all major development permitted: 0% (The Council did not grant permission for major retail, office or leisure development within any town centre.)

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
n/a	Amount of residential development meeting the Code for Sustainable Homes Level 3 and obtaining 6 credits under Ene 1 – Dwelling Emissions Rate	All new housing developments to meet this National requirement.	One new development not meeting national requirements.	n/a	Policy Target and Indicator are no longer covered by planning legislation. Planning Policy Wales (Edition 7), Section 4.12, has been revised to delete the national development management policy on sustainable building standards. These changes have been made in light of amendments to Part L of Building Regulations on energy efficiency.
n/a	Amount of non-residential development over 1,000m <sup>2</sup> on a site over 1ha meeting BREEAM 'very good' standard and achieving mandatory credits for Excellent under issue Ene 7 – Reduction of CO2 Emissions	All new non-residential developments to meet this national requirement.	One new development not meeting national requirements.	n/a	Policy Target and Indicator are no longer covered by planning legislation. Planning Policy Wales (Edition 7), Section 4.12, has been revised to delete the national development management policy on sustainable building standards. These changes have been made in light of amendments to Part L of Building Regulations on energy efficiency.

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
<b>SA Objective 1: Ensure the housing needs of the community are met</b>				
The LDP includes a number of policies promoting new housing which should positively contribute to housing needs.	No. of affordable homes delivered per annum and the % of eligible residential planning permissions where affordable housing has been negotiated.	To follow guidance on provision of affordable housing in the interim North East Wales Housing Market Assessment	<b>GREEN</b>	<u>Affordable homes</u> – whilst the annual rates have varied, the total number of AH delivered throughout the Plan period until now is 865. An updated Local Housing Market Assessment was published in July 2019. Following LDP adoption all residential developments have met the policy requirements for affordable provision unless deviation was justified in line with Policy BSC 4 & SPG Affordable Housing.
	% of vacant housing	100%	n/a	<i>Information is not available because of resource limitations and restrictions relating to the Covid19 pandemic.</i>
	Households on the Housing register	Year on year reduction in the number of households on the housing register	n/a	<i>Information is not available because of resource limitations and restrictions relating to the Covid19 pandemic.</i>
	% of unfit housing against the Welsh Housing Quality Standard	To reduce the percentage of unfit homes	n/a	<i>Information is not available because of resource limitations and restrictions relating to the Covid19 pandemic.</i>
	Average property price compared against average earnings	To reduce the ratio of property price and earnings; Source: www.landreg.gov.uk / Wealth of the Nation, 2004	n/a	<i>Information is not available because of resource limitations and restrictions relating to the Covid19 pandemic.</i>

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
<b>SA Objective 2: Promote community health and well-being</b>				
Promote community health and well-being.	Life expectancy	To maintain/increase life expectancy; Source: <a href="http://www.statswales.gov.wales">www.statswales.gov.wales</a>	<b>GREEN</b>	Life expectancy has shown small increases between 2006 and 2014. There are no later figures from ONS and StatsWales.
	No. of planning applications incorporating Health Impact Assessment (HIA)	100% for major developments	n/a	Health Impact Assessments (HIAs) are not mandatory in the Welsh Planning system. The Council has however carried out a HIA for the Bodelwyddan Site Development Brief and the Open Space Supplementary Planning Guidance. Decision-making is informed by the Council's Well-Being Impact Assessment tool that considers different types of impacts on local services.
	Community Satisfaction / perceptions surveys – Housing Estate Surveys	To decrease % of people who describe their health as poor	n/a	Data not captured.
	Indices of deprivation	To decrease % of population living in most deprived areas	n/a	<i>Information is not available because of resource limitations and restrictions relating to the Covid19 pandemic.</i>
	Proportion of households not living within 400m of their nearest natural green space	0% Source: NRW (CCW) Accessible Green space standards	n/a	Data not captured.
	Proportion of households within reasonable walking distance of key health services	Increase	n/a	Access to services in rural areas remains an issue but Denbighshire is not an authority highlighted as have one of the highest proportions of wards in

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
				<p>the worse 10% (Welsh Index of Multiple Deprivation 2019).</p> <p>The County of Denbighshire is primarily rural in character. There are only a small number of households that live within a reasonable walking distance of key health services.</p>
<b>SA Objective 3: Promote safer neighbourhoods and contribute to a reduction in the fear of crime</b>				
Promote community health and well-being; the LDP has reference to safety and crime in policies that consider design.	Overall crime rates by type	To reduce crime rates year on year	n/a	<p><i>Information is not available because of resource limitations and restrictions relating to the Covid19 pandemic.</i></p> <p>The Council adopted Supplementary Planning Guidance on Community Safety in March 2017.</p>
	Average crime rate in Denbighshire per 1000 inhabitants	To reduce the number of crimes committed per 1000 inhabitants	n/a	
<b>SA Objective 4: Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the natural environment</b>				
Policies in the LDP seek to protect open space and so the effect are predicted to be positive.	Accessibility / availability of community facilities	To increase % of residents using local authority and/or private sports and leisure facilities at least once a week	n/a	<p><i>Information is not available because of resource limitations and restrictions relating to the Covid19 pandemic.</i></p> <p>All planning permissions met the open space requirements as set out in Policy BSC 11. A number of appeals have subsequently been lodged and won seeking the removal of conditions relating to the payment of commuted sums for open space. An audit of open space was carried out in</p>
	Number of residential permissions granted where the open space requirements are met	100%	<b>AMBER</b>	
	Hectares of accessible countryside and local green space	To increase (use the Green Space Toolkit)	n/a	

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
	Number and % residents using parks, open spaces and nature reserves annually	Increase numbers year on year	n/a	2016 which supports open space requirements in the future.  The Council adopted a revised Supplementary Planning Guidance note on 'Recreational Open Space' in March 2017.
<b>SA Objective 5: Improve accessibility to education, employment, health, homes and community services for all sectors of the community through modes of transport other than the private car</b>				
It will be important to monitor the accessibility of the opportunities.	Accessibility /availability of community facilities (schools, health and social facilities, nurseries, further education establishments, community halls, churches, libraries, residential homes for the elderly, cemeteries, open space, sports facilities, supported accommodation, theatres and cinemas)	Distances from residents properties to community facilities as listed in the indicator to comply with the Welsh Index of Multiple Deprivation	n/a	<i>Information is not available because of resource limitations and restrictions relating to the Covid19 pandemic.</i>
	% of rural residential population within walking distance of key services	Maintain and improve the proportion	n/a	
	Travel to work data/modal split	Reduce the distance of travel to work and reduce the % of people who travel by means of private car. Increase % of people travelling by sustainable modes of transport (walking/cycling/public transport)	n/a	
	Traffic volumes	To reduce traffic growth rates	n/a	

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
	Proportion of new developments (housing/ economic/ retail) located within reasonable walking distance of public transport, cycle ways and footpaths	To monitor of new developments within reasonable walking distance	n/a	<i>Information is not available because of resource limitations and restrictions relating to the Covid19 pandemic.</i>
	Frequency/reliability of public transport	Ensure frequency is maintained and improved	n/a	
	Length of bus network	Ensure frequency is maintained and improved	n/a	
	No. of settlements served by bus/rail	Ensure frequency is maintained and improved	n/a	
	% of residential developments making relevant infrastructure contributions	Record the amount provided and the method spent	n/a	
<b>SA Objective 6: Protect and enhance the Welsh language and Culture, including the County's heritage assets</b>				
LDP Policy RD 4 as well as the LDP objective to retain young people in the County through the provision of affordable housing.	Proportion of Welsh speakers in the County and their distribution	Maintain and improve the proportion	n/a	<i>Information is not available because of resource limitations and restrictions relating to the Covid19 pandemic.</i>
	Proportion of people with skills in the Welsh Language	Maintain and improve the proportion	n/a	
	Welsh medium schools and pre- schools as a proportion of all schools	Maintain and improve the proportion	n/a	
	Bi-lingual published material	Maintain and improve the proportion	<b>GREEN</b>	All Council documents and material must be published bi-lingual.

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
	% quality of Schedule Ancient Monuments, Historic Parks and Gardens, Conservation Areas, Historic Landscapes	No reduction in quality.	n/a	Data is not captured.
	Number of listed buildings on the 'Buildings at Risk Register'	Reduction	n/a	Data is not captured.
	% of Schedule Ancient Monuments subject to positive actions undertaken by DCC as a result of plan proposals	Increase	n/a	Data is not captured.
	% of demolition in Conservation Areas	Low-number in demolition	n/a	Data is not captured.
	% of Conservation Areas with an up- to-date character appraisal	50% up to date	<b>GREEN</b>	All Conservation Areas in Denbighshire benefit from a character appraisal. Amendment to Rhyl Conservation Area boundary was confirmed in 2020.
	Number of Conservation Areas adversely affected by plan proposals	Nil	<b>GREEN</b>	LDP does not contain any proposal that is contrary to Conservation Area objectives.
<b>SA Objective 7: Support County economic development and regeneration, including the provision of opportunities for rural diversification</b>				
New employment land will be permitted in the County and it will be important to monitor the land take. In	Gross Value Added per capita	To increase GVA per capita	n/a	<i>Information is not available because of resource limitations and restrictions relating to the Covid19 pandemic.</i>
	Gross Value Added per worker	To increase GVA per worker	n/a	

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
In addition the SRA will be developing regeneration schemes which will have an impact on the levels of deprivation in the north of the County. The number and type of rural diversification will be monitored for trends and impacts.	Proportion of economic activity by sector	To increase the number of sectors, especially rural trends	n/a	Data is not captured.
	% changes in the number of VAT registered enterprises	To increase the overall number of VAT registered enterprises	<b>GREEN</b>	Number of VAT registered enterprises/ number of active enterprises has slightly increased from 3155 (2006) to 3,305 (2018). [Latest figures from ONS]
	Employment / unemployment rates	Reduction in unemployment rate	n/a	Denbighshire Employment Rate – 71.6% (Year ending 31/03/07) rose to 73.0% (Year ending 31/03/20); Denbighshire Unemployment Rate – 4.0% (Year ending 31/03/07) fell to 2.2% (Year ending 31/03/19) but rose to 4.0% again (year ending 31/03/2020) [Figures from Nomis]
	Unemployment claimant count with proportion of residents of working age population	To decrease the proportion of people claiming unemployment benefit	n/a	Denbighshire Unemployment Claimant count – 2,125 (August 2011) fell to 1,835 (June 2019) but have risen sharply to 3,635 (June 2020) [Figures from StatsWales];
	Take up of allocated employment land	To increase the take up of employment land	<b>AMBER</b>	There is no clear trend indicating a steady increase in employment land take-up.
<b>SA Objective 8: Maintain and enhance the vitality and viability of town and rural centres</b>				

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
The LDP protects the retail core of town centres from inappropriate change of use and so a positive effect should be monitored.	Vacancy rates in town centres	To decrease the amount of vacant floorspace	RED	Vacancy rates in local town centres vary throughout the County with Rhyl and Corwen town centres being, for example, ones with more than 15% for 3 consecutive years.
	Quality of town centres (perception surveys)	Maintain and improve the quality	GREEN	Denbighshire Town Centre Health Check was carried out in 2018.
	% changes in total number of VAT registered enterprises in town and rural centres	Increase in the number of VAT registered businesses	AMBER	The number of active businesses in Denbighshire increased from 3,155 in 2006 to 3,400 in 2017 but fell to 3,305 in 2018. (Stats Wales)
	% change in total number of shops, pubs and post offices in rural centres	To resist the loss of village shops, pubs and post offices in rural areas where appropriate	n/a	Data is not captured.
<b>SA Objective 9: Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes</b>				
The new development promoted through the LDP could lead to the remediation of brownfield land.	% of dwellings built on previously developed land	% of new dwellings to be built on previously developed land same comment as below	n/a	<i>Information is not available because of resource limitations and restrictions relating to the Covid19 pandemic.</i>
	Number of developments meeting densities of between 30-50 dph and higher % in town centres and areas with high public transport accessibility	All developments aim for a density of 30 dwelling per hectare	n/a	<i>Information is not available because of resource limitations and restrictions relating to the Covid19 pandemic.</i>
	Amount of derelict land	Reduce year on year	n/a	<i>Information is not available because of resource limitations</i>
	No of empty properties	Reduce year on year	n/a	

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
				<i>and restrictions relating to the Covid19 pandemic.</i>
<b>SA Objective 10: Safeguard soil quality and function and maintain long term productivity of agricultural land</b>				
The new development promoted through the LDP will lead to the removal of soil from the land.	Total area of contaminated land	To reduce the area of contamination year on year	GREEN	Land remediation on sites allocated in the LDP was carried out on 0.78 ha of land for a food store at the Former Gasworks, Prestatyn and 1.73ha for retail development at Station Yard, Denbigh. Where development has yet to commence, this will be controlled through the use of conditions attached to the planning permission.
	Total area remediated as part of new development	To remediate all areas of contamination to a satisfactory standard when required by new development	GREEN	
	Soil management methodology	Positive mitigation of and reuse/replacement of soil	GREEN	
<b>SA Objective 11: Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity</b>				
There are policies in the LDP to protect the biodiversity in the County and so the effects are predicted to be positive. However, information should be collected in relation to condition and enhancement of the sites to monitor the effectiveness of the LDP policies.	Area and condition of statutory nature conservation sites. Area and condition of non-statutory nature conservation sites	85% of SSSI features in favourable condition by 2013. No adverse effects on SAC's/SPA's	GREEN	Nature conservation and biodiversity enhancement measures are a principal consideration in determining planning applications. There hasn't been a single planning permission that will adversely affect statutory designated sites of nature conservation.
	% of designated sites improved by the LA	To improve condition of all designated sites	n/a	Data is not captured.

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
	Number of proposals/policies resulting in the loss or damage to designated sites	No loss or damage to designated sites at all levels	GREEN	Ecology and Biodiversity Officer is consulted on proposals that are likely to have an effect on ecological features.
	Achievement of the Biodiversity Action Plan targets	Annual Local Biodiversity Action Plan reports	GREEN	The Denbighshire Biodiversity Partnership reports actions derived from the Denbighshire Local Biodiversity Action Plan to the Biodiversity Action Reporting System. There are 75 listed on BARS website.
	No. of Regionally Important Geological and Geomorphological Sites (RIGS)	No decrease in number	GREEN	There has been no decrease in the number of Regionally Important Geological and Geomorphological Sites (RIGS).
	Area of land actively managed for nature conservation	Increase in the area of land managed under Environmental Stewardship Schemes e.g. Tir Gofal	n/a	Data is not captured.
	Number of development schemes which include design in ecological features	Increase proportion of ecological design in new developments	n/a	Data is not captured.
	Maintenance regimes in place for new habitats on new developments	100%	n/a	Data is not captured.
<b>SA Objective 12: Preserve and enhance landscape character across the County, particularly the AONB</b>				
	% of county designated for landscape	No decrease	GREEN	Extension to the AONB supported and achieved.

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
The LDP seeks to protect the local landscape. It will be important to monitor whether new developments positively contribute to the design quality of settlements.	% of county designated as high or outstanding landscape quality (LANDMAP studies)	No decrease	GREEN	SPG for AONB and World Heritage Site adopted. No changes in LANDMAP evaluation.
	Changes in the LANDMAP evaluation and extent of that change as a result of development	No changes	GREEN	
<b>SA Objective 13: Protect and improve the water quantity and quality of inland and coastal waters</b>				
The LDP seeks to protect the quality of surface and groundwater resources. The availability of water resource falls within the remit of Dŵr Cymru which is responsible for managing water supply and demand across Wales, although it is recognised that this will be affected by the levels of growth within each settlement. Indicators have been proposed to monitor water quality and the potential effects of new development. The LDP also promotes sustainable design and construction and so it will be beneficial	% of watercourse classified as good biological and chemical quality	91% of rivers length in the UK should be of good quality by 2010. DCC will work towards achieving this target. Source: NRW	GREEN	In 2015, 42 per cent of Welsh waters achieved good or better ecological status, an increase compared with 31.2 per cent in 2009. Sea water of the North Wales Coast has been described as compliant with Bathing Water Directive. (NB: There has been no update since 2015.)
	Compliance with Bathing Water Directive, European Blue Flag and UK Seaside awards	100% compliance	GREEN	
	Groundwater quality	To maintain groundwater quality	n/a	Data is not captured.
	Distribution of aquifers and their vulnerabilities	To maintain groundwater quality		
	Number of incidents of major and significant water pollution due to new developments	0%	n/a	Data is not captured.
	Surface water and groundwater abstractions (licensed and private)	---	n/a	Data is not captured.

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
to monitor water use in the LDP, although this is also affected by individual actions.	% of planning permissions with water saving devices/ grey water recycling required as part of conditions	To reduce overall water consumption in new developments	n/a	Data is not captured.
	Estimated household water consumption (litres per head per day)	Long term decrease	n/a	Per capita consumption of water by year for Wales from 150 litres (2006) to 149 litres (2011) per person per day. Figures last updated by StatsWales: 25 July 2012
<b>SA Objective 14: Minimise the vulnerability to flooding and ensure new development does not increase flood risk</b>				
There are a number of policies to direct new development away from areas of floodrisk and so effects should be positive. The extent to which the need for permeable surfaces and the use of SuDS is promoted in new development.	% of planning applications with SuDS required as part of conditions	All new development proposals to show that sustainable drainage has been considered and implemented if appropriate; Source: NRW	<b>GREEN</b>	New development requires SUDS approval prior to site commencement (Council is SUDS approval body)
	No. of new vulnerable development granted planning permission in C1 and/or C2 floodplain area contrary to advice from the Environment Agency Natural Resources Wales	0%	n/a	None.
<b>SA Objective 15: Protect and improve air quality</b>				
It is not predicted that the LDP will result in adverse effects on air quality. However, some contextual monitoring could be undertaken to support other monitoring.	Levels of main pollutants	To meet National Air Quality Standards	<b>GREEN</b>	An Air Quality Management Zone has not been established in the County of Denbighshire yet.
	No. of days when air pollution is moderate or high for NO <sub>2</sub> , SO <sub>2</sub> , O <sub>3</sub> , CO or PM <sub>10</sub>	---	n/a	Data is not captured.

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
<b>SA Objective 16: Contribute to a reduction in greenhouse gas emissions (especially CO2) by increasing energy conservation and efficiency in development and support increased provision and use of renewable energy</b>				
Monitor the success of the MIPPS 01/2009 requirement for new development.	Annual greenhouse gas emissions by sector	To reduce CO2 emissions by 20% by 2010 and by 60% by 2050 from a 1990 baseline figure (national target) Source: UK Climate Change Programme 2000	n/a	Data is not captured.
	No. of Code for Sustainable Homes assessments accompanying new developments	100% of new dwellings to meet Code Level 3 Standards from 2010. 100% of new commercial buildings to meet BREEAM Very Good Standard	n/a	Planning Policy Wales (Edition 7) was revised to delete the national development management policy on sustainable building standards. These changes have been made in light of amendments to Part L of Building Regulations on energy efficiency coming into force.
	% of energy produced in the County generated from renewable sources	10% renewable energy target by 2010 (national target) and 60% by 2050 Source: UK Climate Change Programme	n/a	Data is not captured.
	No. of buildings incorporating renewable energy production (solar panels, wind turbines, photovoltaics, ground-source heat)	Increase number year on year	n/a	<i>Information is not available because of resource limitations and restrictions relating to the Covid19 pandemic.</i>
	Construction projects incorporating on-site recycling	All major development projects to incorporate on-site recycling	n/a	<i>Information is not available because of resource limitations and restrictions relating to the Covid19 pandemic.</i>
<b>SA Objective 17: Protect mineral resources from development that would preclude extraction</b>				

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
There is a need to consider the mineral deposit which may be found underneath a development proposal.	Amount of mineral reserves	To sustainably manage existing reserves	GREEN	Reuse of aggregates in construction was approximately 50% in North Wales according to the 2012 Construction and Demolition Survey undertaken by Natural Resources Wales. However, less than 1% of aggregate wastes were actually disposed of by landfill in North Wales, with the vast majority of aggregate wastes being recovered for beneficial use, including backfilling. Although this indicator is not being complied with, in light of the above the objective is still being met. No mineral reserves were sterilised by non-mineral development. Priority to safeguard limestone and sand and gravel deposits. Mineral bufferzones were 100m for sand and gravel and 200m for hard rock (DCC LDP, adopted 2013).
	Reuse of aggregates in construction	100%	GREEN	
	Number of planning applications approved resulting in the sterilisation of mineral reserves	0%	GREEN	
<b>SA Objective 18: Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency</b>				
New development in the County will need to consider how it can minimise the impact on the environment. Policies VOE 7 & 8 permits new local	Household, construction and demolition and industrial waste production (tonnage)	Reduction in waste to at least 10% of 1998 figure by 2010 By 2020 waste arising per person should be less than 300 kg per annum; Source: Municipal Waste Management Strategy for Denbighshire County Council, February 2005	GREEN	The target for 2009/10 was met across Wales (Source: Municipal Sector Plan).  Recycling rates were 64% in 2018 which was reached two years early. The next target is 70% by 2025. A proposal to change a new weekly collection

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
waste management sites / facilities and so those numbers should be monitored.	% of household, construction and demolition and industrial waste recycled	By 2009/10 achieve at least 40% recycling/composting, with a minimum of 15% composting and 15% recycling Source: Municipal Waste Management Strategy for Denbighshire County Council, February 2005	<b>GREEN</b>	for recyclables, a weekly collection for food waste and a new fortnightly collection for clothes and small electrical items. Proposed change for the collection of non-recyclable waste to every 4 weeks and part of this will include a larger 240 litre black bin to replace the current 140 litre one.

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