Additional Housing Allocations - Comments Received (Grouped by Site)

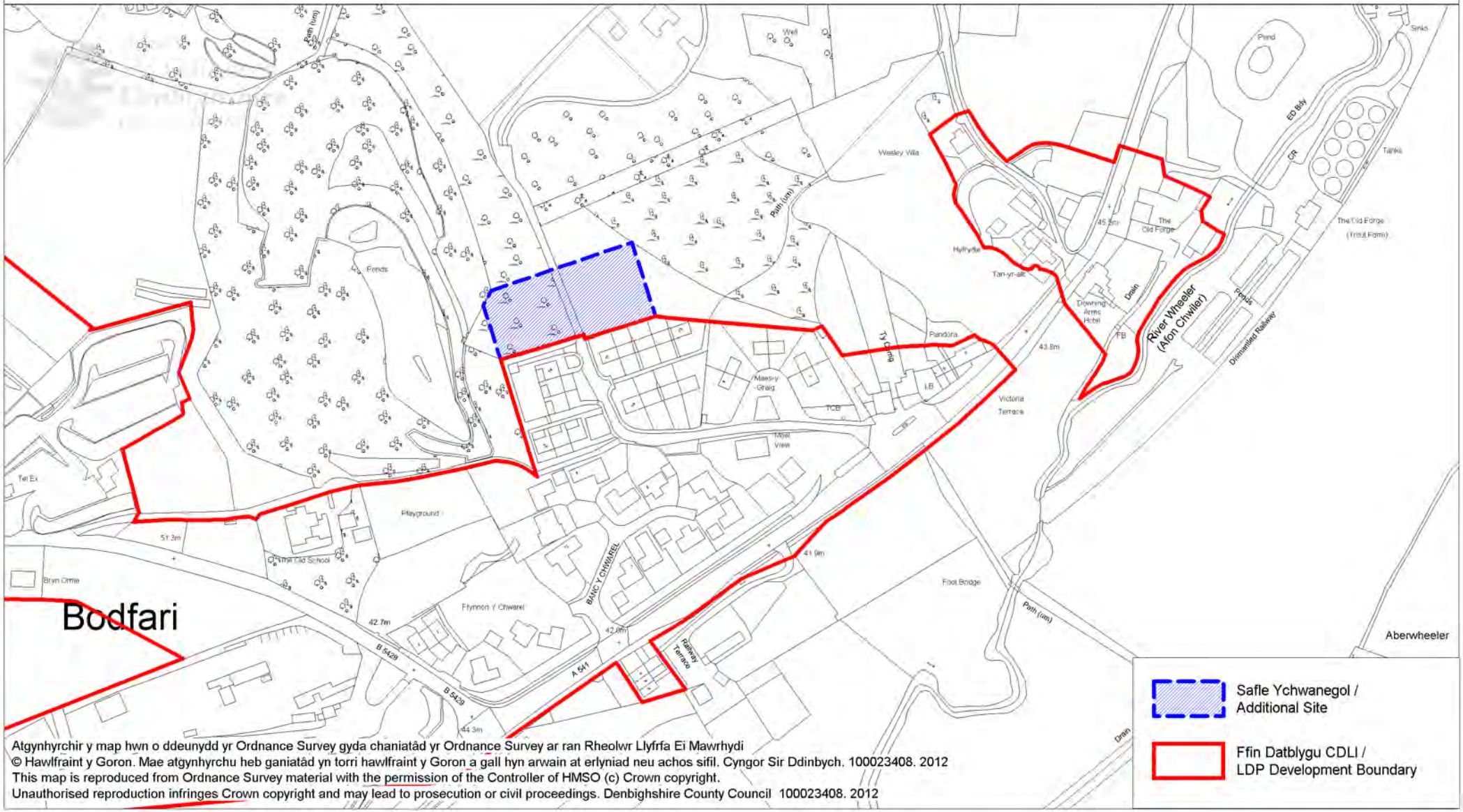
AHS 01

Tir ar ochr ystad Maes y Graig, Bodfari / Land adjacent to Maes y Graig estate, Bodafri

Graddfa / Scale: 1:2500

CDLL Sir Ddinbych
Denbighshire LDP

CYNGOR Sir Ddinbych Denbighshire COUNTY COUNCIL



AHS 01 Tir ar ochor tŷ Rhif 16 ystad Maes y Graig, Bodfari / Land at side of No.16 Maes y Graig Housing Estate, Bodfari		
292	292/AHS 01/1 Mr. Ryan Bowen and Mr. Rhidian Clement Dwr Cymru Welsh Water	17/10/2012
Summary of Comment: •Water supply: network sufficient however developers advised that a 2 inch water main crosses the site and protection (either in the form of easement width or diversion) will be required •Sewerage: No problems with connection to sewer, nearest public sewer 60m •Waste Water Treatment: Aberwheeler WwTW can accommodate foul flows		**Draft Council Response** Comments noted.
809	809/AHS 01/9 Mr. David Jones Jones Peckover	09/10/2012
Summary of Comment: •Grade 3 agricultural land; this should only be released when there is no suitable land at a lower grade available. •Unsustainable, residents would be reliant on the private car		**Draft Council Response** The site area is small and it is not known whether the site is grade 3a (Best and Most Versatile agricultural land) or 3b. A need for additional housing sites has been identified and, due to the lack of other more suitable brownfield or lower grade land, this site is considered the most appropriate. Bodfari is located on a strategic highway with a regular bus service, which could be supported by additional housing sites.
142	142/AHS 01/1 Mr. Adrian Lloyd Jones The North Wales Wildlife Trust	06/11/2012
Summary of Comment: The western half includes part of the Coed Y Llan Wildlife Site (SINC) so detrimental to wildlife and counter to LDP policies to protect and enhance biodiversity. The eastern half appears to be on grassland with biodiversity value.		**Draft Council Response** The area of the site within the Coed y Llan wildlife site is 0.1 ha, which is approximately 1% of the total area of the wildlife site. A feature of the wildlife designation is ancient woodland, however, the proposed allocation area is not wooded. The Council has no record of protected species or habitat on the eastern half of the site. A detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 (Conservation of natural resources).

2852	2852/AHS 01/1 Mr. John Beardsell WCE Properties Limited	
Summary of Comment:		**Draft Council Response**
Steep slope with large % tree cover therefore questionable whether a viable option.		The Council's submitted SA states that the site slopes gradually to the north but the topography is considered suitable for residential development. The site is not wooded.
279	279/AHS 01/1 Mr. Richard Ninnes and Mr. David Hatcher Countryside Council for Wales	06/11/2012
Summary of Comment:		**Draft Council Response**
Note the site is in the AONB and consider that allocating this site would result in encroachment into the open countryside and therefore contrary to national and local policy. High design standards could mitigate landscape and visual impacts. Mitigation measures will be required as there could be an impact on reptiles and dormouse.		Landscapes designated because of their particular characteristics and value to local communities in Denbighshire, such as the Area of Outstanding Natural Beauty (AONB), do not preclude development but would require additional attention to design and layouts to ensure that there are no adverse effects. High quality design will be applied to new development in line with LDP policy RD1 (development design criteria) and LDP policy VOE2 (preventing unacceptable harm to the character and appearance of the Area of Outstanding Natural Beauty (AONB)). The site is small and a need for additional housing sites has been identified and, due to the lack of other more suitable brownfield or lower grade land, this site is considered the most appropriate. The Council has no records of reptiles or dormice on the site but any mitigation measures required can be addressed at the planning application stage.
824	824/AHS 01/1 Mr. Ivor Beech	09/10/2012
Summary of Comment:		**Draft Council Response**
In summary I would like to say that these proposals to build throughout Denbighshire are sensible, expanding villages and Towns throughout Denbighshire keeping them alive and enabling young people to stay in their community, using the schools and hopefully working in the surrounding area creating wealth and employment.		Comments noted. Support welcomed.

276	276/AHS 01/1 Ms. Debbie Hemsworth Environment Agency Wales	05/11/2012

Summary of Comment:	Draft Council Response
We have no objection to the proposed additional site being allocated.	Comments noted.

278	278/AHS 01/1 Braidwater LTD	15/10/2012

Summary of Comment:	Draft Council Response
This site on the extremity of the small village of Bodfari, will be inconsistent with the Plan strategy in that:- •It is remote from supporting facilities and complementary land uses and will not contribute to a sustainable community, •It will not deliver investment in infrastructure or community facilities, •It is a relatively isolated location, remote from the main centres of population, facilities and the main public transport nodes in the County, •The site extends out into open land that is within an AONB.	The site complies with the LDP strategy as Bodfari is a village with several facilities and is located on a strategic highway to the north of the County. Developers would be required to contribute to surrounding infrastructure and community provision in line with the requirements of LDP policy BSC 3. Residential development will also help to support the existing facilities. Landscapes designated because of their particular characteristics and value to local communities in Denbighshire, such as the Area of Outstanding Natural Beauty (AONB), do not preclude development but would require additional attention to design and layouts to ensure that there are no adverse effects. The site is not visually prominent and unlikely to have an adverse impact on the AONB. High quality design will be applied to new development in line with LDP policy RD1 (development design criteria) and LDP policy VOE2 (preventing unacceptable harm to the character and appearance of the Area of Outstanding Natural Beauty (AONB)).

760	760/AHS 01/1 Mr. Tony Hughes AONB Joint Advisory Committee	25/10/2012

Summary of Comment:	Draft Council Response
Reaffirm no objection in principle subject to appropriate design and landscaping.	Comments noted. Support welcomed.

277	277/AHS 01/3 Mr. Mike Pender Anwyl Construction Co Ltd	
Summary of Comment:		**Draft Council Response**
•In AONB, Council has considered this a serious policy constraint previously. •Site is sloped and wooded, landscape element of SA relegates this.		Landscapes designated because of their particular characteristics and value to local communities in Denbighshire, such as the Area of Outstanding Natural Beauty (AONB), do not preclude development but would require additional attention to design and layouts to ensure that there are no adverse effects. High quality design will be applied to new development in line with LDP policy RD1 (development design criteria) and LDP policy VOE2 (preventing unacceptable harm to the character and appearance of the Area of Outstanding Natural Beauty (AONB)). The SA supporting the site considers that the site is of appropriate topography for development and is not visually prominent. The site is not wooded.
850	850/AHS 01/15 Trustees of Prestatyn Estate	
Summary of Comment:		**Draft Council Response**
1. Incursion into open countryside. No impact assessment with regards to AONB. 2. Limited services in Bodfari. Isolated site and unsustainable.		The site complies with the LDP strategy as Bodfari is a village with several facilities and is located on a strategic highway to the north of the County. Developers would be required to contribute to surrounding infrastructure and community provision in line with the requirements of LDP policy BSC 3. Residential development will also help to support the existing facilities. Landscapes designated because of their particular characteristics and value to local communities in Denbighshire, such as the Area of Outstanding Natural Beauty (AONB), do not preclude development but would require additional attention to design and layouts to ensure that there are no adverse effects. The site is not visually prominent and unlikely to have an adverse impact on the AONB. High quality design will be applied to new development in line with LDP policy RD1 (development design criteria) and LDP policy VOE2 (preventing unacceptable harm to the character and appearance of the Area of Outstanding Natural Beauty (AONB)).

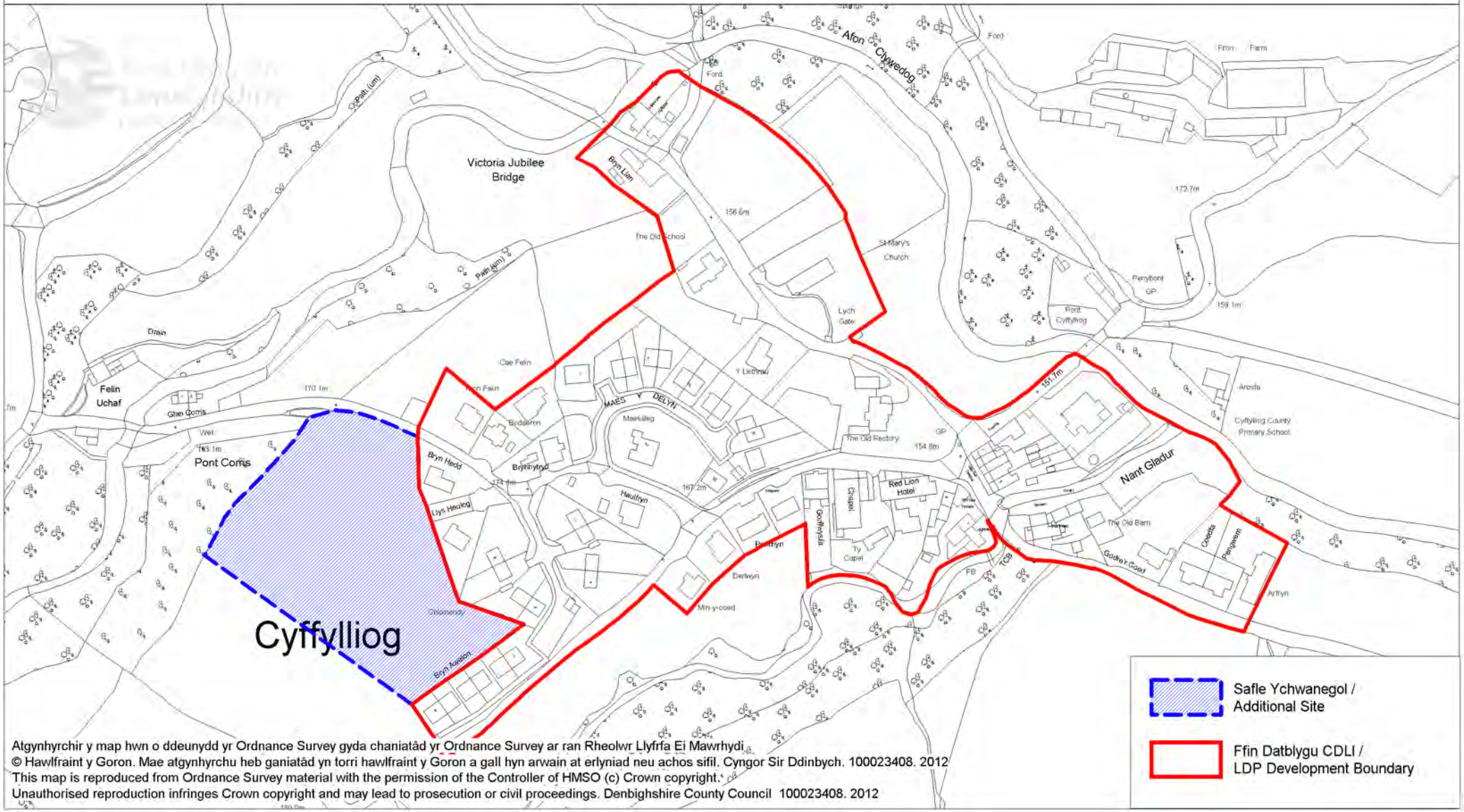
AHS 02

Tir i'r cefn o Llys Heulog, Cyffylliog / Land to the rear of Llys Heulog, Cyffylliog

Graddfa / Scale: 1:2500

CDLL Sir Ddinbych
Denbighshire LDP

CYNGOR Sir Ddinbych Denbighshire COUNTY COUNCIL



Safle Ychwanegol / Additional Site

Ffin Datblygu CDLI / LDP Development Boundary

AHS 02 Tir yng nghefn Llys Heulog, Cyffylliog / Land to rear of Llys Heulog, Cyffylliog		
292	292/AHS 02/2 Mr. Ryan Bowen and Mr. Rhidian Clement Dwr Cymru Welsh Water	17/10/2012
Summary of Comment: •Water Supply: network sufficient, but provision of off site mains to be laid to the boundary of the site. Developers are advised that a 3 inch water main crosses the site and protection measures (either in the form of easement width or diversion) will be required •Sewerage: No problems with connection to sewer, nearest public sewer 65m •Waste Water Treatment: Cyffylliog WwTW has limited capacity and improvements will be required.		**Draft Council Response** Comments noted. Dwr Cymru / Welsh Water will be kept informed of all planned developments to allow for investment planning.
278	278/AHS 02/2 Braidwater LTD	15/10/2012
Summary of Comment: This site on the extremity of the small village of Cyffylliog, will be inconsistent with the Plan strategy in that:- •It is remote from supporting facilities and complementary land uses and will not contribute to a sustainable community, •It will not deliver investment in infrastructure or community facilities, •It is a isolated location, remote from the main centres of population, facilities, the county's main transport corridor A55(T) and the main public transport nodes in the County, •The site extends out into open land.		**Draft Council Response** The site complies with the LDP strategy as Cyffylliog is a village with community facilities, a bus service and will provide for a limited level of growth. Developers would be required to contribute to infrastructure and community provision in line with the requirements of LDP policy BSC 3. Additional residential development will also help to support the existing facilities and provide an element of affordable housing to meet local needs. The site is not located within a landscape designation area and is considered to be a logical and limited extension to the development boundary.
439	439/AHS 02/1 Mr. Iolo Lloyd	06/11/2012
Summary of Comment: In summary, we broadly welcome this proposed site, however we wish to convey or disappointment in the condition of only releasing these sites during the final stages of the LDP. This site is only 5 houses and is miniscule for the overall housing demand within Denbighshire, but is essential for local need within the community.		**Draft Council Response** Comments noted, support welcomed. The additional sites will be allocated as housing sites and shown on the proposals maps for each settlement.

824	824/AHS 02/2 Mr. Ivor Beech	09/10/2012

Summary of Comment:

In summary I would like to say that these proposals to build throughout Denbighshire are sensible, expanding villages and Towns throughout Denbighshire keeping them alive and enabling young people to stay in their community, using the schools and hopefully working in the surrounding area creating wealth and employment.

Draft Council Response

Comments noted. Support welcomed.

2808	2808/AHS 02/1 Mrs. Tracey Cuthill Pendine Park, Wrexham	27/09/2012

Summary of Comment:

In summary I object to this site because:
Both access roads already struggle with the volume of traffic.
Existing infrastructure would not cope with a large volume of new residents.
The sale of the land would not benefit the local community.
The currently well structured community should not have to adapt to a new influx of residents, only benefit some individuals.
Until the local council is willing to invest in the village, local residents should not have to deal with the issues they are trying to resolve by building more houses.
There are plenty of houses for sale in Cyffylliog.
Cyffylliog has a history of families that have been housed here causing social issues. Issues which residents fought hard to overcome.

Draft Council Response

This is a small site which would provide approximately 5 houses. Consultation has been carried out with the Highways Authority and no objections have been raised. Cyffylliog is a village with community facilities, a bus service and this site will provide for a limited level of growth. Additional residential development will also help to support the existing facilities and provide an element of affordable housing to meet local needs. The Inspectors have considered the matters of housing need and supply, and have identified a need for additional housing sites to be provided in the LDP.

2811	2811/AHS 02/1 Mr. Gwyn Davies Cyngor Cymuned Cyffylliog/Cyffylliog Community Coucil	09/10/2012

Summary of Comment:

Cyffylliog Community Council would like to object to this site being included in the LDP as a housing allocation for the reasons that there is enough land within the UDP within Cyffylliog which has not been developed. There are also a number of properties with Cyffylliog which are currently for sale, available for rent and are empty.

Draft Council Response

This is a small site which would provide approximately 5 houses. The housing site allocated in the UDP has been developed and no other residential allocations have been previously included for Cyffylliog in the LDP. There is currently planning permission granted for two dwellings. The Inspectors have considered the matters of housing need and supply, and have identified a need for additional housing sites to be provided in the LDP.

2852	2852/AHS 02/2 Mr. John Beardsell WCE Properties Limited	05/11/2012

Summary of Comment:	Draft Council Response
Few physical constraints but southerly site boundary arbitrarily drawn with no consideration of topography.	The site boundary has been drawn to 'round off' the existing residential development without creating an unnecessarily large site, whilst considering the sloping topography of the site to the west.

276	276/AHS 02/2 Ms. Debbie Hemsworth Environment Agency Wales	

Summary of Comment:	Draft Council Response
We have no objection to the proposed additional site being allocated.	Comments noted.

494	494/AHS 02/3 The Kinmel Estate	06/11/2012

Summary of Comment:	Draft Council Response
This site is located within a village constrained by service availability and limited public transport connectivity. Due to it's limited sustainability, this site is not as preferable as others located in more strategic locations.	The site complies with the LDP strategy as Cyffylliog is a village with community facilities, a bus service and will provide for a limited level of growth. Developers would be required to contribute to surrounding infrastructure and community provision in line with the requirements of LDP policy BSC 3. Additional residential development will also help to support the existing facilities and provide an element of affordable housing to meet local needs. The Inspector has considered all alternative sites submitted through the LDP process, and discussed at hearing sessions, and will make a determination on whether these should be included.

850 850/AHS 02/14

Trustees of Prestatyn Estate

Summary of Comment:

1. Proposed 5 dwellings yet 1.05ha of land, equal to 4.8 dwellings per hectare. Highly inefficient use of land.
2. Limited range of services in Cyffylliog. Bus limited and not realistic alternative to car.

Draft Council Response

Consultation has been carried out with the Highways Authority and no objections have been raised, subject to a maximum of 5 dwellings being developed. The site boundary has been drawn to 'round off' the existing residential development without creating an unnecessarily large site, whilst considering the sloping topography of the site to the west. Cyffylliog is a village with community facilities, a bus service and this site will provide for a limited level of growth. Additional residential development will also help to support the existing facilities and provide an element of affordable housing to meet local needs.

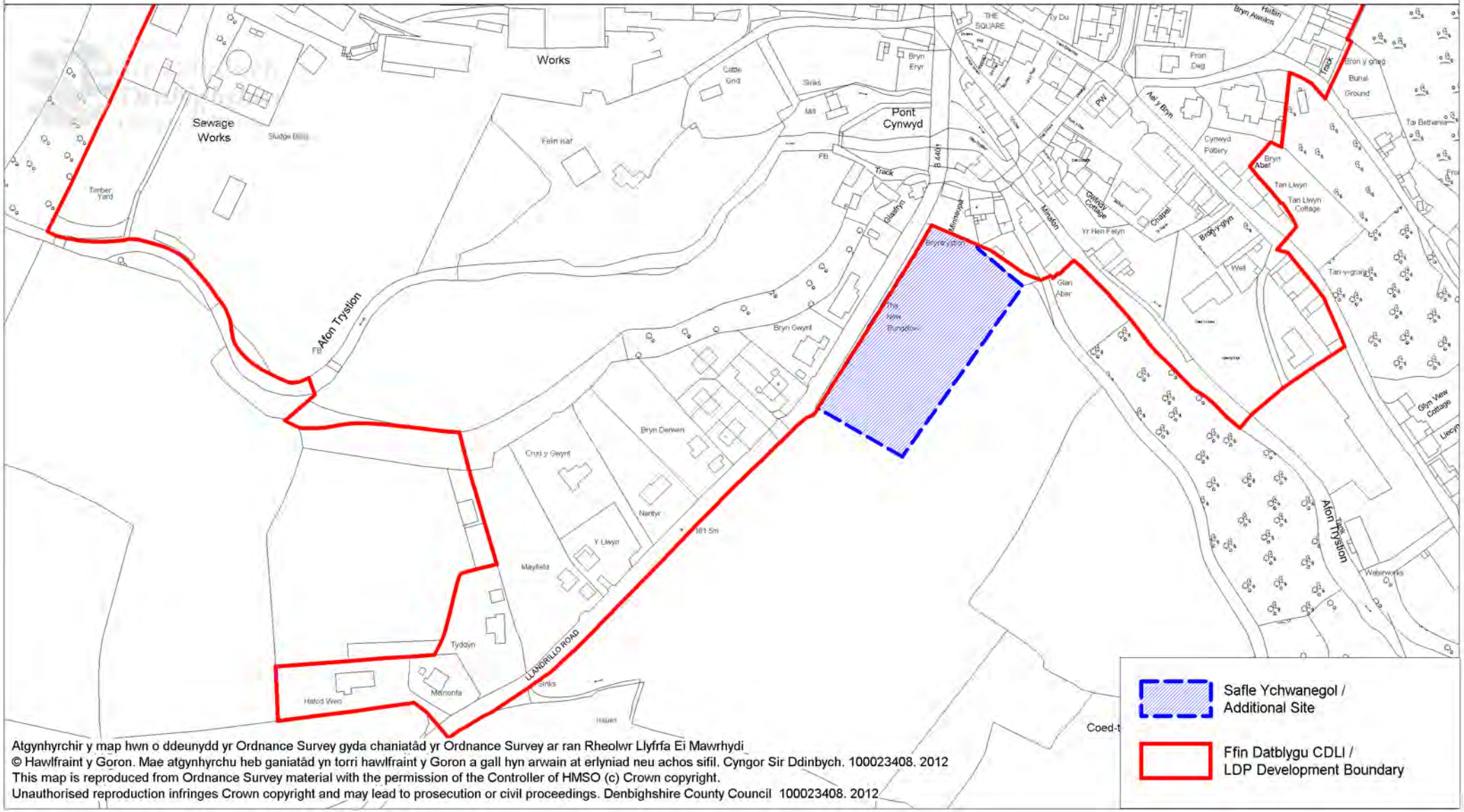
AHS 03

Tir gyferbyn a Bryn Gwynt, Cynwyd / Land adjoining Bryn Gwynt, Cynwyd

Graddfa / Scale: 1:2500

CDLL Sir Ddinbych
Denbighshire LDP

CYNGOR Sir Ddinbych Denbighshire COUNTY COUNCIL



AHS 03 Tir gyferbyn a Bryn Gwynt, Cynwyd / Land adjoining Bryn Gwynt, Cynwyd		
292	292/AHS 03/3 Mr. Ryan Bowen and Mr. Rhidian Clement Dwr Cymru Welsh Water	17/10/2012
Summary of Comment: •Water Supply: network sufficient for housing density required •Sewerage: No problems with connection to sewer •Waste Water Treatment: Cynwyd WwTW has limited capacity, improvements will be required		**Draft Council Response** Comment noted. Dwr Cymru / Welsh Water will be kept informed of all planned developments to allow for investment planning.
824	824/AHS 03/3 Mr. Ivor Beech	09/10/2012
Summary of Comment: In summary I would like to say that these proposals to build throughout Denbighshire are sensible, expanding villages and Towns throughout Denbighshire keeping them alive and enabling young people to stay in their community, using the schools and hopefully working in the surrounding area creating wealth and employment.		**Draft Council Response** Comments noted. Support welcomed.
279	279/AHS 03/18 Mr. Richard Ninnes and Mr. David Hatcher Countryside Council for Wales	06/11/2012
Summary of Comment: Habitats Regulations Appraisal - CCW note the potential impacts identified in relation to water resources and treatment infrastructure and the reassurances provided by Dwr Cymru Welsh Water (DCWW) which, combined with the mitigation provided by policies such as VOE 6, should provide sufficient justification for concluding no likely significant effects. We also accept the rationale provided for there being no likely significant effects from additional recreational pressures and from any deterioration in air quality.		**Draft Council Response** Comment noted.

809	809/AHS 03/8 Mr. David Jones Jones Peckover	09/10/2012

Summary of Comment:

It is submitted that the allocation would have an adverse impact on the character and appearance of the village and place increased pressure for further expansion where there are no clearly distinguishable boundaries. There is little public transport available to residents.

Draft Council Response

Changing the development boundary to the south of the village is a logical but limited extension. High quality design will be applied to new development in line with LDP policy RD1. LDP policy VOE2 aims to protect the surrounding 'Area of Outstanding Beauty' (AOB) from development that would cause unacceptable harm to the character and appearance of the landscape.

760	760/AHS 03/2 Mr. Tony Hughes AONB Joint Advisory Committee	25/10/2012

Summary of Comment:

Site outside of AONB, but within possible future Berwyn AONB. Open site adjoining Cynwyd Conservation area with few natural boundaries.
No objection in principle subject to appropriate design and landscaping.

Draft Council Response

Comment noted. LDP policy VOE2 aims to protect the surrounding 'Area of Outstanding Beauty' (AOB) from development that would cause unacceptable harm to the character and appearance of the landscape and built environment.

278	278/AHS 03/3 Braidwater LTD	15/10/2012

Summary of Comment:

Housing development is on the edge of the small village of Cynwyd is inconsistent with the Plan strategy in that:
• it is remote from supporting facilities and complementary land uses and will not contribute to a sustainable community,
• its development will not deliver investment in infrastructure or community facilities,
• it is at an isolated location, remote from main centres of population and facilities, and is remote from the County's main transport corridor – A55,
• it extends out into open land where any development will be detrimental of the visual quality of the countryside.

Draft Council Response

Cynwyd is identified as a village that has a range of facilities and a major local employment site. Additional housing will support and sustain existing facilities, such as a local school, and public transport provision. Trunk road A5 runs just 3km to the north - connecting major population centres in the north of Wales. Changing the development boundary to the south of the village is a logical but limited extension. LDP policy VOE2 aims to protect the surrounding 'Area of Outstanding Beauty' (AOB) from development that would cause unacceptable harm to the character and appearance of the landscape.

276	276/AHS 03/3 Ms. Debbie Hemsworth Environment Agency Wales	

Summary of Comment:

We have no objection to the proposed additional site being allocated.

Draft Council Response

Comment noted.

2852	2852/AHS 03/3 Mr. John Beardsell WCE Properties Limited	05/11/2012

Summary of Comment:	Draft Council Response
Few constraints but site boundaries to south and east arbitrarily drawn without consideration to topography. Would set a dangerous precedent for further development as no physical containment.	Changing the development boundary to the south of the village is a logical but limited extension. Potential housing site would complement already existing development along Llandrillo Road on the opposite site of the road. Following a natural boundary to the east would allow a larger number to be built on a raising slope.

494	494/AHS 03/4 The Kinmel Estate	06/11/2012

Summary of Comment:	Draft Council Response
This site is located within an AONB and, due to the potential negative landscape impact upon the national designation, the site should be discounted for development.	Changing the development boundary to the south of the village is a logical but limited extension. High quality design will be applied to new development in line with LDP policy RD1. LDP policy VOE2 aims to protect the surrounding 'Area of Outstanding Beauty' (AOB) from development that would cause unacceptable harm to the character and appearance of the landscape.

850	850/AHS 03/7 Trustees of Prestatyn Estate	06/11/2012

Summary of Comment:	Draft Council Response
1. Site not adequately assessed in terms of impact on AOB. 2. Highly visible from AOB, visually harmful. 3. Access constraints given as reason to discount at Deposit stage. Council failed to demonstrate how these constraints will be overcome.	High quality design will be applied to new development in line with LDP policy RD1. LDP policy VOE2 aim at protecting the surrounding 'Area of Outstanding Beauty' (AOB) from development that would cause unacceptable harm to the character and appearance of the landscape. Site egress / access will be onto B4401 and must conform to TAN8 visibility standards.

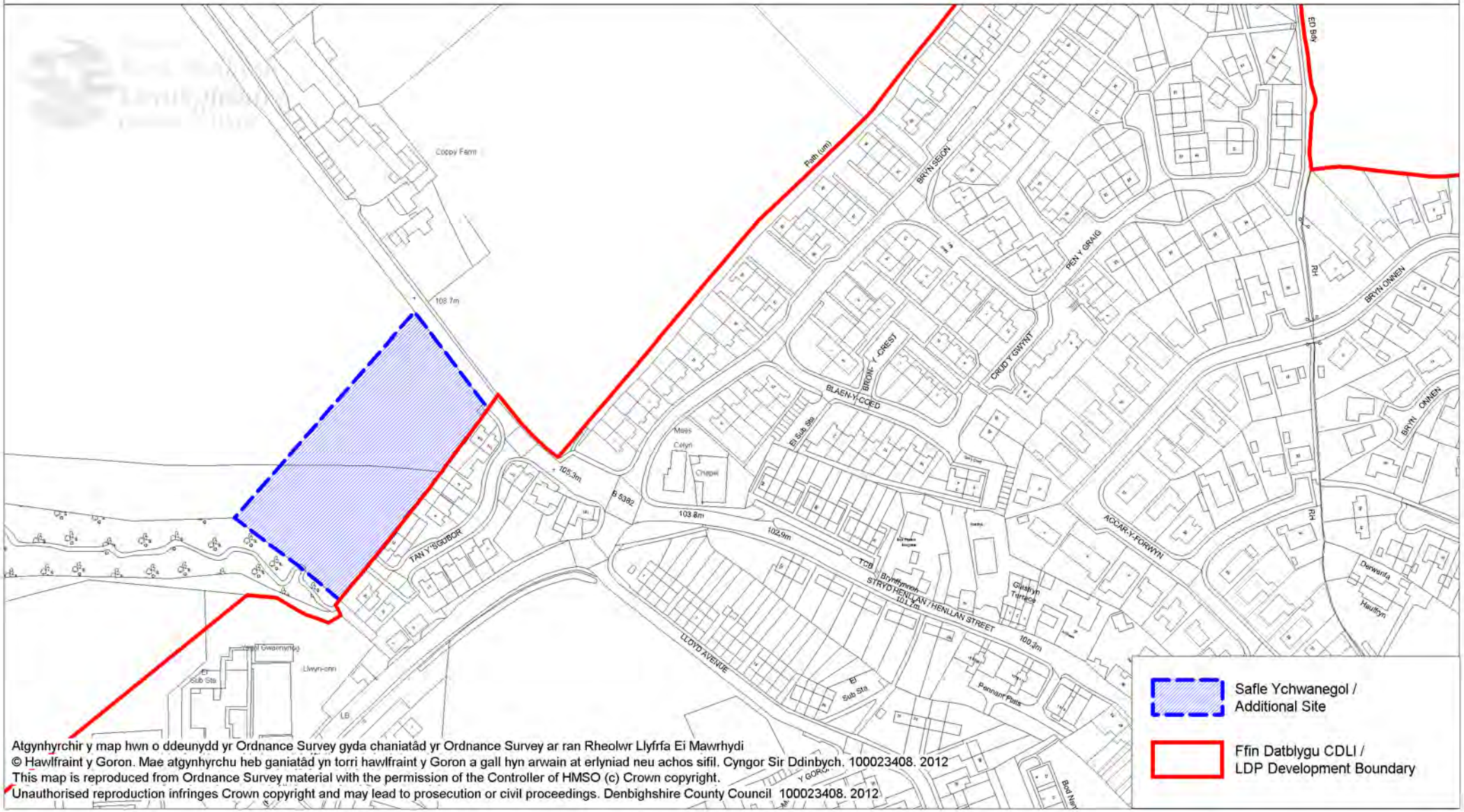
AHS 04

Tir ger Lodge Farm, Dinbych / Land at Lodge Farm, Denbigh

Graddfa / Scale: 1:2500

CDLL Sir Ddinbych
Denbighshire LDP

CYNGOR Sir Ddinbych Denbighshire COUNTY COUNCIL



AHS 04 Tir ger Lodge Farm, Dinbych / Land at Lodge Farm, Denbigh		
423	423/AHS 04/1 Mr. Warren Ward and Mrs. Mary Ward	05/11/2012
Summary of Comment:		**Draft Council Response**
Site not a previous Alternative Site and should not be included. Site subject to environmental constraints that cannot be easily overcome.		Site was submitted as a Candidate site and has thus been part of the LDP preparation process. Site has been subject to Sustainability Appraisal. Nature of environmental constraints not specified by representor.
809	809/AHS 04/1 Mr. David Jones Jones Peckover	09/10/2012
Summary of Comment:		**Draft Council Response**
In summary Jones Peckover object to this site because the council's approach is in conflict with policies of the LDP which seek to prioritise the development of brownfield land, in particular Policy BSC2. This site involves expanding the settlement into the open countryside by utilising high quality agricultural land. More sites in Denbigh should only be considered after all brownfield sites have been exhausted.		A need for additional housing sites has been identified and, due to the lack of other more suitable brownfield or lower grade land in Denbigh, this site is considered the most appropriate.
292	292/AHS 04/4 Mr. Ryan Bowen and Mr. Rhidian Clement Dwr Cymru Welsh Water	17/10/2012
Summary of Comment:		**Draft Council Response**
• Water Supply: Network sufficient, however provision will need to be made for off site mains to be laid to the boundary of the site. • Sewerage: Historical flooding incidents close to the site recorded. Potential developers would need to run a hydraulic modelling assessment to understand where a connection to sewerage system could be made. • Waste Water Treatment: In Isolation, there is no problem accommodating foul flow from this site however flows from all proposed housing for the Denbigh area is likely to exceed capacity at Denbigh Eglwyswen WwTW. If all sites go ahead then improvements will be needed.		Comments noted. Developers will be required to make contributions to any improvements required at the planning application stage.

153	153/AHS 04/1 Mr. Medwyn Ffrancon Williams Cyngor Tref Dinbych/Denbigh Town Council	26/10/2012

Summary of Comment:

Should both proposed sites be developed it is suggested that traffic calming measures would be required due to the proximity of both sites to the new Ysgol Pendref site.

Draft Council Response

Comments noted. This can be dealt with at the planning application stage.

2813	2813/AHS 04/1 Mr. T Harries	18/10/2012

Summary of Comment:

I object to this site for the following reasons:
Loss of prime agricultural land and the spread of urban areas.
Additional burden on existing facilities, particularly: overloading of the existing sewage treatment works, additional demands on health care and medical facilities, the effect of increased traffic on minor roads (particularly at site AHS 06 & 07).

Draft Council Response

Land that has been in agricultural use will be lost to residential development. However, it is a relatively small area of grade 3 land. A need for additional housing allocations has been identified and there is a lack of suitable alternative brownfield or lower grade agricultural land available. Developers would be required to make contributions to surrounding infrastructure and community provision in line with the requirements of the LDP policy BSC3. Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works. The Highway Authority raise no objections to the site but suggest details of traffic calming measures which can be dealt with at the planning application stage.

278	278/AHS 04/4 Braidwater LTD	15/10/2012

Summary of Comment:

This small site on the edge of the town of Denbigh, will be inconsistent with the Plan strategy in that:-
• It will not deliver investment in infrastructure or community facilities,
• The site is distant from the county's main transport corridor A55(T) and the main public transport nodes in the County,
• The site extends out into open land.

Draft Council Response

The site complies with the LDP strategy as Denbigh is a Lower Growth Town with key facilities and is located on the north south transport route through the county. Developers would be required to make contributions to surrounding infrastructure and community provision in line with the requirements of the LDP policy BSC3. High quality design will be applied to new development in line with LDP policy RD1 (development design criteria) and additional attention to design and layouts can be ensured there would be no adverse effects on the town's Castle and Conservation Area.

824	824/AHS 04/4 Mr. Ivor Beech	09/10/2012

Summary of Comment:

In summary I would like to say that these proposals to build throughout Denbighshire are sensible, expanding villages and Towns throughout Denbighshire keeping them alive and enabling young people to stay in their community, using the schools and hopefully working in the surrounding area creating wealth and employment.

Draft Council Response

Comments noted. Support welcomed.

142	142/AHS 04/2 Mr. Adrian Lloyd Jones The North Wales Wildlife Trust	06/11/2012

Summary of Comment:

Current boundary too close to nearby watercourse and associated riparian habitat. Boundary should be amended to allow buffer zone of at least 10m from water's edge.

Draft Council Response

Comments noted. A detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'. A bufferzone could feature in the site landscaping along with mitigation and compesation.

279	279/AHS 04/3 Mr. Richard Ninnes and Mr. David Hatcher Countryside Council for Wales	06/11/2012

Summary of Comment:

'It is considered that developing this site could potentially impact on Otters and Great Crested Newts. Mitigation and Compensation should be addressed as part of any application to develop this land for housing if applicable.'

Draft Council Response

Comments noted. A detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'.

276	276/AHS 04/4 Ms. Debbie Hemsworth Environment Agency Wales	

Summary of Comment:

We have no objection to the proposed additional site being allocated.

Draft Council Response

Comments noted.

2852	2852/AHS 04/4 Mr. John Beardsell WCE Properties Limited	05/11/2012

Summary of Comment:

Few constraints but no containment to northwest boundary. Boundary arbitrarily drawn without consideration to topography.

Draft Council Response

The site boundary has been drawn in line with the existing residential development to the east without creating an unnecessarily large site, whilst considering the sloping topography of the site to the north west.

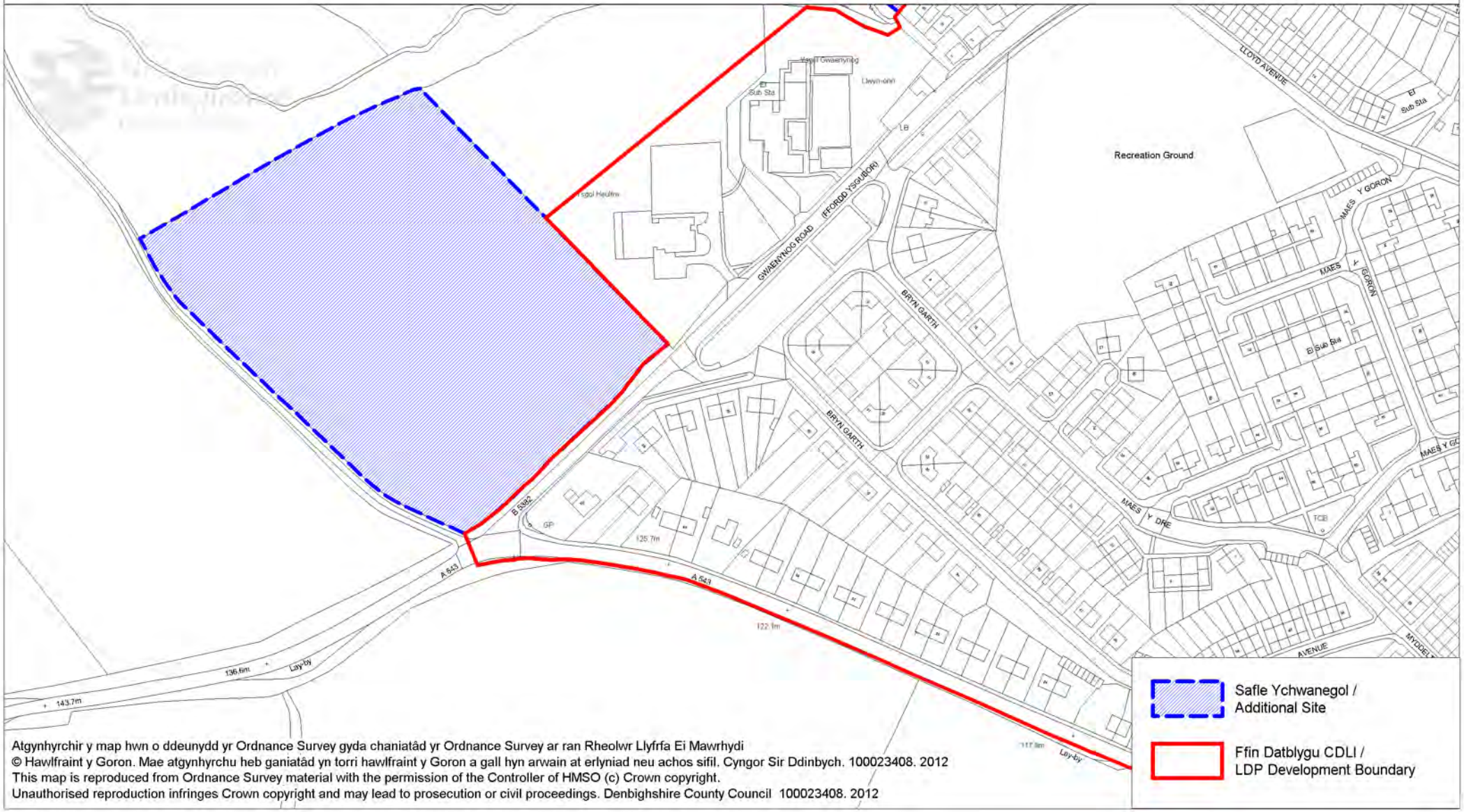
AHS 05

Tir wrth Ysgol Heulfre, Dinbych / Land adjacent to Ysgol Heulfre, Denbigh

Graddfa / Scale: 1:2500

CDLL Sir Ddinbych
Denbighshire LDP

CYNGOR Sir Ddinbych Denbighshire COUNTY COUNCIL



Safle Ychwanegol / Additional Site

Ffin Datblygu CDLl / LDP Development Boundary

AHS 05 Tir gyferbyn a Ysgol Pendref (Ysgol Heulfre gynt), Dinbych / Land adjacent to Ysgol Pendref (former Ysgol Heulfre), Denbigh		
292	292/AHS 05/5 Mr. Ryan Bowen and Mr. Rhidian Clement Dwr Cymru Welsh Water	17/10/2012
Summary of Comment: • Water Supply: Network sufficient, an off site main will need to be laid to the boundary of the site. A 12 inch water main crosses the site and protection measures will be needed. • Sewerage: Historical flooding incidents close to the site recorded. Potential developers would need to run a hydraulic modelling assessment to understand where a connection to sewerage system could be made. • Waste Water Treatment: Foul flows from all proposed housing for the Denbigh area is likely to exceed capacity at Denbigh Eglwyswen WwTW. If all sites go ahead then improvements will be needed.		**Draft Council Response** Comments noted. Developers will be required to make contributions to any improvements required at the planning application stage.
2813	2813/AHS 05/2 Mr. T Harries	18/10/2012
Summary of Comment: I object to this site for the following reasons: Loss of prime agricultural land and the spread of urban areas. Additional burden on existing facilities, particularly: overloading of the existing sewage treatment works, additional demands on health care and medical facilities, the effect of increased traffic on minor roads (particularly at site AHS 06 & 07).		**Draft Council Response** Land that has been in agricultural use will be lost to residential development. However, it is a relatively small area of grade 3 land. A need for additional housing allocations has been identified and there is a lack of suitable alternative brownfield or lower grade agricultural land available. Developers would be required to make contributions to surrounding infrastructure and community provision in line with the requirements of the LDP policy BSC3. Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works. The Highway Authority raise no objections to the site but suggest details of traffic calming measures which can be dealt with at the planning application stage.

809	809/AHS 05/2 Mr. David Jones Jones Peckover	09/10/2012

Summary of Comment:

In summary Jones Peckover object to this site because the council's approach is in conflict with policies of the LDP which seek to prioritise the development of brownfield land, in particular Policy BSC2. This site involves expanding the settlement into the open countryside by utilising high quality agricultural land. More sites in Denbigh should only be considered after all brownfield sites have been exhausted.

Draft Council Response

A need for additional housing sites has been identified and, due to the lack of other more suitable brownfield or lower grade land in Denbigh, this site is considered the most appropriate.

824	824/AHS 05/5 Mr. Ivor Beech	09/10/2012

Summary of Comment:

In summary I would like to say that these proposals to build throughout Denbighshire are sensible, expanding villages and Towns throughout Denbighshire keeping them alive and enabling young people to stay in their community, using the schools and hopefully working in the surrounding area creating wealth and employment.

Draft Council Response

Comments noted. Support welcomed.

278	278/AHS 05/5 Braidwater LTD	15/10/2012

Summary of Comment:

This large site on the edge of the town of Denbigh, will be inconsistent with the Plan strategy in that:-
• It is unlikely to deliver investment in infrastructure or community facilities,
• The site is distant from the county's main transport corridor A55(T) and the main public transport nodes in the County,
• The site extends out into open land and would appear as urban sprawl.

Draft Council Response

The site complies with the LDP strategy as Denbigh is a Lower Growth Town with key facilities and is located on the north south transport route through the county. Developers would be required to make contributions to surrounding infrastructure and community provision in line with the requirements of the LDP policy BSC3. High quality design will be applied to new development in line with LDP policy RD1 (development design criteria) and additional attention to design and layouts can be ensured there would be no adverse effects on the town's Castle and Conservation Area.

153	153/AHS 05/2 Mr. Medwyn Ffrancon Williams Cyngor Tref Dinbych/Denbigh Town Council	26/10/2012

Summary of Comment:	Draft Council Response
Should both proposed sites be developed it is suggested that traffic calming measures would be required due to the proximity of both sites to the new Ysgol Pendref site.	Comments noted. This can be dealt with at the planning application stage.

423	423/AHS 05/2 Mr. Warren Ward and Mrs. Mary Ward	

Summary of Comment:	Draft Council Response
Site not a previous Alternative Site and should not be included. Site subject to environmental constraints that cannot be easily overcome.	Site was submitted as a Candidate site and has thus been part of the LDP preparation process. Site has been subject to Sustainability Appraisal. Nature of environmental constraints not specified by representor.

276	276/AHS 05/5 Ms. Debbie Hemsworth Environment Agency Wales	

Summary of Comment:	Draft Council Response
We have no objection to the proposed additional site being allocated.	Comments noted.

2852	2852/AHS 05/5 Mr. John Beardsell WCE Properties Limited	05/11/2012

Summary of Comment:	Draft Council Response
Few constraints but only has thin, broken hedge as existing means of containment to the north.	Comments noted. High quality design will be applied to new development in line with LDP policy RD1 (development design criteria) and additional attention to design, layouts and landscapeing can be made to ensure there would be no adverse effects on the town's Castle and Conservation Area.

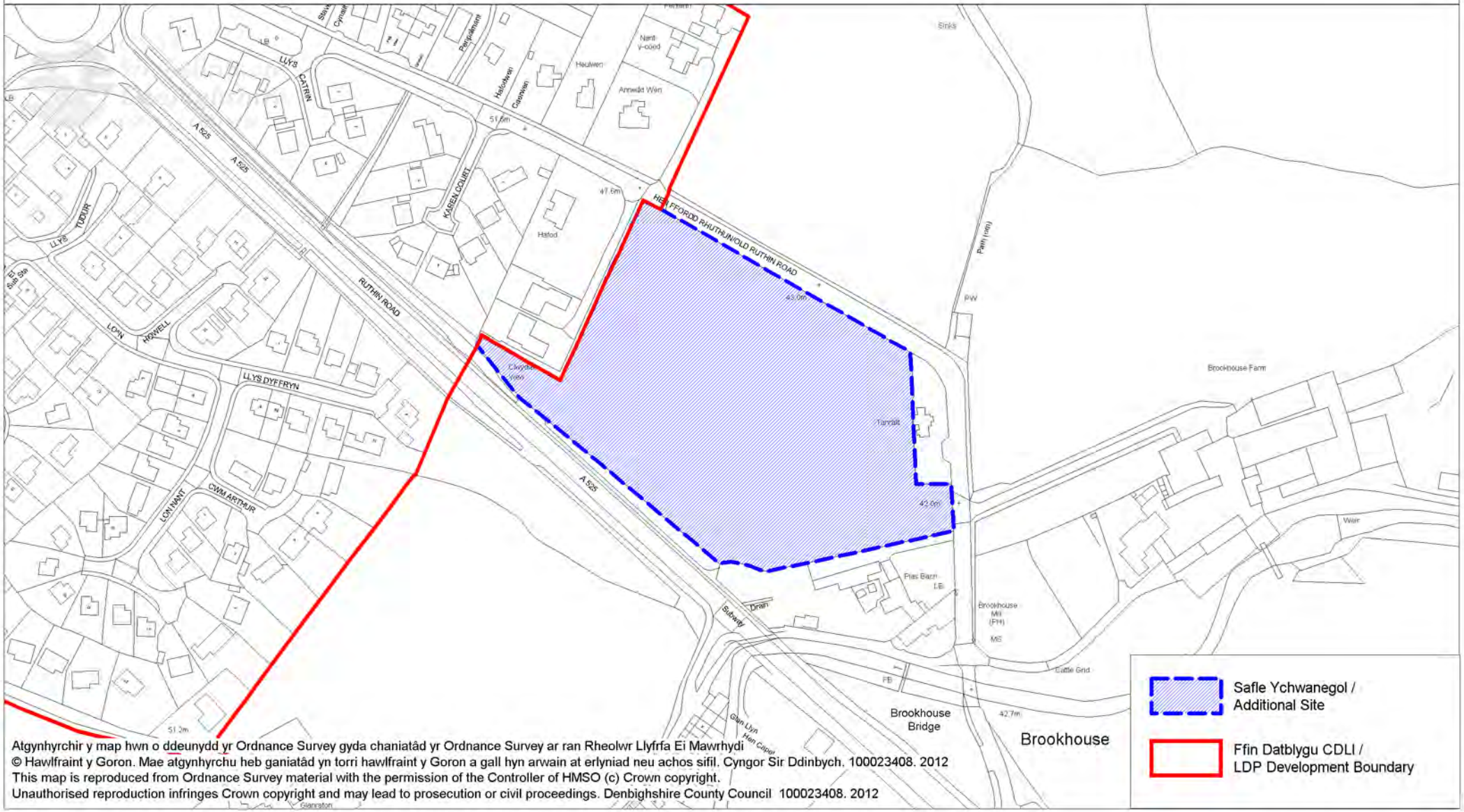
AHS 06

Tir rhwng Ffordd Hen Rhuthun a'r ffordd newydd, Dinbych / Land between the old and new Ruthin Road, Denbigh

Graddfa / Scale: 1:2500

CDLL Sir Ddinbych
Denbighshire LDP

CYNGOR Sir Ddinbych Denbighshire COUNTY COUNCIL



Safle Ychwanegol / Additional Site

Ffin Datblygu CDLl / LDP Development Boundary

AHS 06 Tir rhwng Ffordd Hen Rhuthun a'r ffordd newydd, Dinbych / Land between the old and new Ruthin Road, Denbigh

2910	2910/AHS 06/1 Mr. Nigel Roxburgh	05/11/2012

Summary of Comment:

In summary object for the following reasons:
- Impact on the amenity of the existing residential properties.
- Cumulative impact of both sites (AHS 06 & AHS 07) would damage the character of the area and overload the local services.
- Utilise existing empty homes and brownfield land within the town before building on Greenfield land.
- Protect the green belt, grade 2 agricultural land, environment and open countryside.
- Potential flood risk to the sites from the Brookhouse river.
- New traffic volumes will result in unsafe conditions on minor roads

Draft Council Response

Developing one or both of these sites would bring change to the current character of the area. However, a need for additional housing allocations has been identified and there is a lack of suitable alternative brownfield or lower grade agricultural land available. Further assessment would be undertaken at the planning application stage to ensure the development proposal would not lead to a significant detriment in the environment (be that the wildlife, flooding, surface runoff, traffic or parking arrangements).

2911	2911/AHS 06/1 Mr. Graeme Decke and Mrs. Catrin Decke	05/11/2012

Summary of Comment:

In summary object for the following reasons:
• distance from the town's facilities (schools, shops) and would lead to increased car use inevitable
• access to the rest of the town can only be gained by crossing the A525 roundabout, an already dangerous road junction
• coalesce of Denbigh and Brookhouse hamlet
• flood risk concerns, historic records of flooding on Old Ruthin Road. Increase surface water which will only increase flood risk in the area. Some insurers define area as at risk of flooding
• although not in the AONB, development here would unacceptably affect prominent public views over the ANOB protected Clwydian Range. Area also protected by CADW as historic landscape
• prominent bat population as well as a small newt population
• the land currently used as agricultural land
• adverse effect on the sensitive historic environment including the Grade 1 listed Marcella's Church
• highways would be put under increasing pressure, access to the development would be difficult, access is likely to be gained from the Old Ruthin Road which is narrow, frequently flooded and busy with parked cars.
• the pavements on one side of the road are narrow and does not give adequate space for pedestrians: road safety will be jeopardised
• the proposed development is within a mineral safeguarding zone for sand and gravel
• sewage concerns, sewage works already at capacity
• open recreational space will be lost
• fears over development affecting the balance of Welsh speakers in the town
• fears over increased anti social behaviour

Draft Council Response

There are alternatives to the private car [walking distance to the nearest primary school is approx. 1 mile and a good bus service is found in the area]. Highway guidance documents suggest that a mile is an acceptable walking distance to a primary school/local amenity, 200m being the maximum. Safe crossing of the A525 would be looked at as part of a planning application.
The majority of the green barrier in Denbigh is designated to protect the setting of the castle rather than the separation of the Brookhouse area to Denbigh. A need for additional housing allocations has been identified and there is a lack of unconstrained alternatives.
Environment Agency Wales raise no objections with regard to floodrisk. Drainage and local surface flooding issues will be assessed as part the planning application stage. There is a perception that insurance companies consider any property within a certain distance of a watercourse to be at risk of flooding, whatever the lie of the land.
The character of the area, proximity to listed buildings and views from the AONB can be reflected in a high quality design and landscaping for the site.
Countryside Council for Wales raised no objections. A detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'.
The Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users, to guide the maximum density of development and to alleviate any future peak time traffic concerns.
Any requirement for mineral abstraction would be considered at the planning application stage.
Developers would be required to make contributions to surrounding infrastructure and community provision in line with the requirements of the LDP policy BSC3.
Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works. They will be kept informed of all planned developments to allow for future investment planning.
Linguistic impact assessment would be required at the planning application stage.

2900	2900/AHS 06/1 Mr. Darren Cummings	05/11/2012

Summary of Comment:

Concerns:
• Open recreational space would be lost
• Traffic management issues, roads are dangerous and narrow. At peak times surrounding roads get busy and congested
• Flood risk issues, existing properties already find it difficult to insure
• No demand for houses, population has decreased and new homes remain empty

Draft Council Response

The site(s) are currently in agricultural use. A public footpath follows the east boundary of site AHS 07. Assessments would be required at the planning application stage to understand the impacts on road users and to alleviate any future peak time traffic concerns. Environment Agency Wales raise no objections to development. There is a perception that insurance companies consider any property within a certain distance of a watercourse to be at risk of flooding, whatever the lie of the land.

2908	2908/AHS 06/1 Mr. Gwilym Hartley Williams	05/11/2012

Summary of Comment:

In summary object for the following reasons:
- Utilise existing empty sites in the town of Denbigh.
- Proposed development is unlikely to be able to obtain insurance due to flood risk, according to a national insurance group.
- Development would impact on the local environment in terms of landscape character, visible from prominent views, wildlife and biodiversity number in the area, grade 2 agricultural land.
- Express concerns over existing highway capacity, significant traffic generation and potential heighten risk of a major accident with additional 2/3 cars per new household.
- Question the sewerage system in the area – two new properties built have been put on septic tanks.

In response to the Sustainability Appraisal objectives:
Obj 02: Consider 150 new homes to have a negative impact on health, environment and air quality.
Obj 04: Question how open space would be achieved on site with such a high density.
Obj 06: Little to no local demand for houses, new properties purchased by people from outside Denbigh area most likely not to be welsh speakers.
Obj 10: As earlier comment, utilise existing brownfield land at Middle Lane, Kwiksave and NW Hospital.
Obj 11: Recorded sitings of bats.
Obj 12: Loss of established character to the hamlet of Brookhouse and people entering Denbigh from Ruthin will loose that aesthetic feeling of entering a medieval town.
Obj 14: National insurance group classified the area as flood risk
Obj 15: Traffic related air pollution will be on the increase if development proceeds.
Obj 16: Development of 150 homes will increase greenhouse gasses.

Draft Council Response

An allowance has been made for other brownfield and sites with planning permission in Denbigh, however the Inspector has identified an additional need to allocate land for housing in County. The Council are satisfied that alternatives have been adequately assessed and due to the lack of other sites in Denbigh, this site is considered the most appropriate.

The site is not within a flood risk area identified by Environment Agency Wales and they have raised no objections to development on this site. Development would be required to eliminate or reduce surface water run-off from the site. In line with LDP policy VOE6, run-off rates from the site should maintain or reduce pre-development rates. Drainage and local surface flooding issues will be assessed as part the planning application stage. The land is currently in agricultural use however, a need for additional housing allocations has been identified and there is a lack of suitable alternative brownfield or lower grade agricultural land available. The Council would require high quality design and landscape in line with LDP policy RD1, in order to minimise impact on the surrounding landscape.
Access to the site can be achieved and the Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users, to guide the maximum density of development and to alleviate any future peak time traffic concerns. It is anticipated that an additional approx. 168 cars would be using the road at peak hour.
Developers would be required to make contributions to surrounding infrastructure and community provision in line with the requirements of the LDP policy BSC3.
Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works. They will be kept informed of all planned developments to allow for future investment planning. It is understood that two recently built new properties in the area did not connect to the main sewer as the costs of installing the necessary pump was prohibitive. Countyside Council for Wales raised no objections and the Council currently has no records of protected species or habitats on the site. A detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'. A Community Linguistic Impact Assessment would be required for any development proposals in order to address the potential impact on Welsh language and culture with proposed mitigation if required.

2858	2858/AHS 06/1 Mr. Elwy Davies	05/11/2012

Summary of Comment:

In summary object for the following reasons:
- The volume of through traffic has doubled over the last 10 years in addition to the number of vehicles who attend the church and cemetery.
- Request utilising existing brownfield sites in Denbigh which already have key infrastructure and services.

Draft Council Response

The Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users, to guide the maximum density of development and to alleviate any future peak time traffic concerns. It is anticipated that an additional approx. 168 cars would be using the road at peak hour. There are, however, alternatives to the private car [walking distance to the nearest primary school is approx. 1 mile and a good bus service is found in the area]. An allowance has been made for other brownfield and commitment sites in Denbigh, however the Inspector has identified an additional need to allocate land for housing in County. The Council are satisfied that alternatives have been adequately assessed and due to the lack of other sites in Denbigh, this site is considered the most appropriate.

2889	2889/AHS 06/1 Miss Nia Watkin	05/11/2012

Summary of Comment:

Concerns:
• Traffic issues: the old Ruthin Rd is already narrow and the acute bend at the opposite the chapel is limited further by Sunday morning traffic.
• If residents wanted to gain pedestrian access to the town centre they would have cross the busy A525 this would jeopardise pedestrian safety
• The existing sewage system would not accommodate further development, a new pumping station would need to be built
• Flooding already occurs at the corner of the brook house chapel and along the road between the chapel and brook house mill
• The development would have a significant impact on the welsh speaking community
• The development would also have a significant impact upon the areas historical sites
• The development will take place on Greenfield land and grade 2 agricultural land which is contrary to welsh government guidelines

Draft Council Response

The Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users, to guide the maximum density of development and to alleviate any future peak time traffic concerns. It is anticipated that an additional approx. 168 cars would be using the road at peak hour. There are, however, alternatives to the private car [walking distance to the nearest primary school is approx. 1 mile and a good bus service is found in the area]. Highway guidance documents suggest that a mile is an acceptable walking distance to a primary school/local amenity, 200m being the maximum. Developer would be required to contribute to infrastructure [sewerage works] and community facilities in line with the requirement of LDP policy BSC3. Environment Agency Wales raise no objections. Drainage and local surface flooding issues will be assessed as part the planning application stage along with linguistic impact assessment and wildilife protection. The character of the area can be reflected in a high quality design and landscaping for the site. Land that has been in agricultural use will be lost to residential development. A need for additional housing allocations has been identified and there is a lack of suitable alternative brownfield or lower grade agricultural land available.

2912	2912/AHS 06/1 Rev. Graham Floyd and Mrs. Floyd	05/11/2012

Summary of Comment:

In summary object for the following reasons:
• distance from the town's facilities (schools, shops) and would lead to increased car use inevitable
• access to the rest of the town can only be gained by crossing the A525 roundabout, an already dangerous road junction
• coalesce of Denbigh and Brookhouse hamlet
• flood risk concerns, historic records of flooding on Old Ruthin Road. Increase surface water which will only increase flood risk in the area. Some insurers define area as at risk of flooding
• although not in the AONB, development here would unacceptably affect prominent public views over the ANOB protected Clwydian Range. Area also protected by CADW as historic landscape
• prominent bat population as well as a small newt population
• the land currently used as agricultural land
• adverse effect on the sensitive historic environment including the Grade 1 listed Marcella's Church
• highways would be put under increasing pressure, access to the development would be difficult, access is likely to be gained from the Old Ruthin Road which is narrow, frequently flooded and busy with parked cars.
• the pavements on one side of the road are narrow and does not give adequate space for pedestrians: road safety will be jeopardised
• the proposed development is within a mineral safeguarding zone for sand and gravel
• sewage concerns, sewage works already at capacity
• open recreational space will be lost
• fears over development affecting the balance of Welsh speakers in the town
• fears over increased anti social behaviour

Draft Council Response

The site complies with the LDP strategy as it is located on the edge of Denbigh, which is defined as a lower growth town and has a good range of facilities and public transport provision. There are alternatives to the private car - walking distance to the nearest primary school is approx. 1 mile and there is a good bus service in the area, with a bus stop close to the site. Brookhouse is not defined as a hamlet in the LDP. The site is not within a flood risk area identified by Environment Agency Wales and they have raised no objections to development on this site. Development would be required to eliminate or reduce surface water run-off from the site. In line with LDP policy VOE6, run-off rates from the site should maintain or reduce pre-development rates. Drainage and local surface flooding issues will be assessed as part the planning application stage. The site is not within the AONB and the AONB JAC have raised no concerns regarding potential impact on the AONB. Countyside Council for Wales raised no objections and the Council currently has no records of protected species or habitats on the site. A detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'. The land is currently in agricultural use however, a need for additional housing allocations has been identified and there is a lack of suitable alternative brownfield or lower grade agricultural land available. The site is not publicly accessible recreation space and is not protected as such in the LDP and development here would be required to provide an element of recreation space in line with LDP policies. The Council would require high quality design in line with LDP policy RD1, in order to minimise impact on the church and maximise community safety. Access to the site can be achieved and the Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users, to guide the maximum density of development and to alleviate any future peak time traffic concerns. It is anticipated that an additional approx. 168 cars would be using the road at peak hour. Improvements to pavements and footpaths would be required as part of any proposals. Identification as a minerals safeguarding zone would not preclude development. A Community Linguistic Impact Assessment would be required for any development proposals in order to address the potential impact on Welsh language and culture with propose mitigation if required.

2843	2843/AHS 06/2 Ms. Sian Cartwright	04/11/2012

Summary of Comment:

In summary I object to this site for the following reasons:
We chose to live here beleiving it would be untouched by development. This site would look out of place and damage the character of the area. It would destroy this environmentally sensitive area, we have bats and frogs in the garden.
Building more homes is in conflict with Denbighsire's Empty Homes Strategy, there are empty properties in Denbigh.
Denbigh is not a lower growth town.
This site is grade 2 agricultural land.
The area is considered a vulnerable area for flooding. Access to this site via Ffordd Eglwyswen will have significant impact on the road.
I have concerns about the impact of this proposed development plan on the Welsh Language.

Draft Council Response

An allowance has been made for other brownfield and commitment sites in Denbigh, however the Inspector has identified an additional need to allocate land for housing in the County. The Council are satisfied that alternatives have been adequately assessed and due to the lack of other sites in Denbigh, this site is considered the most appropriate and agricultural land will be lost.
Countryside Council for Wales raised no objections. A detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 ‘Conservation of natural resources’.
Environment Agency Wales raise no objections. Drainage and local surface flooding issues will be assessed as part the planning application stage.
A linguistic impact assessment will take place at the planning application stage along with other land drainage, traffic calming, walking and cycling risk, surface water issues, wildlife protection, setting of the historic environment will be considered as part the planning application stage.

2902	2902/AHS 06/1 Dr. Philip Michael and Dr. Meinir Michael	05/11/2012

Summary of Comment:

Concerns:
• Proposed development is situated some distance from the town's facilities such as schools and shops
• Access to the rest of the town can only be gained by crossing the A525 roundabout, an already dangerous road junction
• Development lies outside the development boundaries previously set out in the Unitary Development Plan; it would denote an unacceptable development. The proposal also goes against PPW in that effectively the site along with AHS 07 would coalesce Denbigh and Brook house
• Flood risk concerns, historic records of flooding on Old Ruthin Road. The development will increase surface water which will only increase flood risk in the area. It is well known that some insurers define this area as at risk of flooding
• Although not in the ANOB, development here would unacceptably affect prominent public views over the ANOB protected Clwydian Range. This area is also protected by CADW as a landscape of outstanding historic interest in Wales
• The area has a prominent bat population as well as a small newt population
• The land is currently being used as agricultural land
• The development would have an adverse effect on the sensitive historic environment including the Grade 1 listed Marcella's Church
• Highways would be put under increasing pressure, access to the development would be difficult, access is likely to be gained from the Old Ruthin Road which is narrow, frequently flooded and busy with parked cars.
• The pavements on one side of the road are narrow and does not give adequate space for pedestrians: road safety will be jeopardised
• The proposed development is within a mineral safeguarding zone for sand and gravel
• Increased car use inevitable as development lies some distance from facilities
• Sewage concerns, sewage works already at capacity
• Open recreational space will be lost
• Fears over development affecting the balance of Welsh speakers in the town
• Fears over increased anti social behaviour

Draft Council Response

Access to the site can be achieved and the Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users, to guide the maximum density of development and to alleviate any future peak time traffic concerns. It is anticipated that an additional approx. 168 cars would be using the road at peak hour. There are alternatives to the private car - walking distance to the nearest primary school is approx. 1 mile and there is a good bus service in the area, with a bus stop close to the site. Improvements to pavements and footpaths would be required as part of any proposals. The site is not within the AONB and the AONB JAC has raised no concerns regarding potential impact on the AONB. The Council would require high quality design and landscape in line with LDP policy RD1, in order to minimise impact on the church and the surrounding landscape and to maximise community safety. The site is not within a flood risk area identified by Environment Agency Wales and they have raised no objections to development on this site. Development would be required to eliminate or reduce surface water run-off from the site. In line with LDP policy VOE6, run-off rates from the site should maintain or reduce pre-development rates. Drainage and local surface flooding issues will be assessed as part the planning application stage. Developers would be required to make contributions to surrounding infrastructure and community provision in line with the requirements of the LDP policy BSC3. Countryside Council for Wales raised no objections and the Council currently has no records of protected species or habitats on the site. A detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'. The land is currently in agricultural use however, a need for additional housing allocations has been identified and there is a lack of suitable alternative brownfield or lower grade agricultural land available. Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works. They will be kept informed of all planned developments to allow for future investment planning. Developers would be required to make contributions to surrounding infrastructure and community provision in line with the requirements of the LDP policy BSC3. The site is not publicly accessible recreation space and is not protected as such in the LDP and development here would be required to provide an element of recreation space in line with LDP policies. A Community Linguistic Impact Assessment would be required for any development proposals in order to address the potential impact on Welsh language and culture with proposed mitigation if required.

2857	2857/AHS 06/1 Mrs. Kathleen Mee	06/11/2012

Summary of Comment:

In summary object for the following reasons:
- Loss of established character to the hamlet of Brookhouse.
- Significant increase in flood risk to existing dwellings.
- Unacceptable effect on the local highway network.
- Damage to the environment by increased domestic and vehicular carbon emissions and to local wildlife and biodiversity.
- Lack of suitable infrastructure, no existing connection to main sewer for existing residents and limited gas supply.
- Inadequate existing amenities would lead to exacerbating need for vehicle movements.
- Overlooked alternative sites closer to Denbigh town centre.

Draft Council Response

A need for additional housing allocations has been identified and there is a lack of unconstrained alternatives. An allowance has been made for other brownfield and commitment sites in Denbigh, however the Inspector has identified an additional need to allocate land for housing in County. The Council are satisfied that alternatives have been adequately assessed and due to the lack of other sites in Denbigh, this site is considered the most appropriate. The majority of the green barrier in Denbigh is designated to protect the setting of the castle rather than the separation of the Brookhouse area to Denbigh. The character of the area can be reflected in a high quality design and landscaping for the site. Environment Agency Wales raise no objections with regard to flood risk. Local amenity generally adapts to demand walking and cycling are alternatives to the private car and risk will be consider as part of the highway assessment to site(s) development at the planning application stage.

2886	2886/AHS 06/1 Dr. Annick Cumming	05/11/2012

Summary of Comment:

Concerns:
• Proposed site does not fit within the character of the area
• Access to the site would be difficult; roads surrounding the site are narrow and already congested. Any proposed access would be dangerous
• the felling of mature oak trees should not be done, they are a feature of the road and should remain
• significantly more traffic in the area will jeopardise safety especially in respect to small children
• Sewage system could be problem, is there the infrastructure to support the proposed site
• Increased surface water so close to the river could have implications for flooding
• The area is home to various bird species of which could be affected badly if the proposed site is developed.
• Development in this area would result in the loss of important leisure and recreation land for the town
• Facilities such as schools are already full, how will they accommodate such growth
• The only access in to the town centre from this site would be to cross the busy A525 road, this would jeopardise highway safety

Draft Council Response

The majority of the green barrier in Denbigh is designated to protect the setting of the castle rather than the separation of the Brookhouse area to Denbigh. A need for additional housing allocations has been identified and there is a lack of unconstrained alternatives. The character of the area can be reflected in a high quality design and landscaping for the site.
The Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users, to guide the maximum density of development and to alleviate any future peak time traffic concerns. It is anticipated that an additional approx. 168 cars would be using the road at peak hour. There are, however, alternatives to the private car [walking distance to the nearest primary school is approx. 1 mile and a good bus service is found in the area].
Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works. They will be kept informed of all planned developments to allow for future investment planning.
Environment Agency Wales raise no objections with regard to flood risk. Drainage and local surface flooding issues will be assessed as part the planning application stage.
Countryside Council for Wales raised no objections. A detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'.
Additional housing will support existing community facilities in the town and developer would be required to contribute to infrastructure and community facilities in line with the requirement of LDP policy BSC3. This will include seeking a developer contribution towards improving capacity at the local primary schools.

2885	2885/AHS 06/1 Mr. Walter Roberts	05/11/2012

Summary of Comment:

Concerns:
• Proposed site does not fit within the character of the area
• Access to the site would be difficult; roads surrounding the site are narrow and already congested. Any proposed access would be dangerous
• the felling of mature oak trees should not be done, they are a feature of the road and should remain
• Significantly more traffic in the area will jeopardise safety especially in respect to small children
• Sewage system could be problem, is there the infrastructure to support the proposed site
• Increased surface water so close to the river could have implications for flooding
• The area is home to various bird species of which could be affected badly if the proposed site is developed.
• Development in this area would result in the loss of important leisure and recreation land for the town
• Facilities such as schools are already full, how will they accommodate such growth
• The only access in to the town centre from this site would be to cross the busy A525 road, this would jeopardise highway safety

Draft Council Response

The majority of the green barrier in Denbigh is designated to protect the setting of the castle rather than the separation of the Brookhouse area to Denbigh. A need for additional housing allocations has been identified and there is a lack of unconstrained alternatives. The character of the area can be reflected in a high quality design and landscaping for the site.
The Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users, to guide the maximum density of development and to alleviate any future peak time traffic concerns. It is anticipated that an additional approx. 168 cars would be using the road at peak hour. There are, however, alternatives to the private car [walking distance to the nearest primary school is approx. 1 mile and a good bus service is found in the area].
Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works. They will be kept informed of all planned developments to allow for future investment planning.
Environment Agency Wales raise no objections with regard to flood risk. Drainage and local surface flooding issues will be assessed as part the planning application stage.
Countryside Council for Wales raised no objections. A detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'.
Additional housing will support existing community facilities in the town and developer would be required to contribute to infrastructure and community facilities in line with the requirement of LDP policy BSC3. This will include seeking a developer contribution towards improving capacity at the local primary schools.

2876	2876/AHS 06/1 Mr. John Jones and Mrs. Brenda Jones	06/11/2012

Summary of Comment:

1. Important to keep green belt.
2. The land is prime agricultural land.
3. Poor access, dangerous road.
4. Increase in traffic would be dangerous and chaotic - already busy road.
5. Bottleneck near St. Marcella's Church.
6. Amenities in Denbigh not sufficient to support additional housing.
7. Drainage/flooding issues.

Draft Council Response

The majority of the green barrier in Denbigh is designated to protect the setting of the castle rather than the separation of the Brookhouse area to Denbigh. A need for additional housing allocations has been identified and there is a lack of unconstrained alternatives. The character of the area can be reflected in a high quality design and landscaping for the site. The Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users, to guide the maximum density of development and to alleviate any future peak time traffic concerns. It is anticipated that an additional approx. 168 cars would be using the road at peak hour. There are, however, alternatives to the private car [walking distance to the nearest primary school is approx. 1 mile and a good bus service is found in the area]. Land that has been in agricultural use will be lost to residential development. A need for additional housing allocations has been identified and there is a lack of suitable alternative brownfield or lower grade agricultural land available. Developers would be required to make contributions to surrounding infrastructure and community provision in line with the requirements of the LDP policy BSC3. Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works. They will be kept informed of all planned developments to allow for future investment planning. Environment Agency Wales raise no objections. Drainage and local surface flooding issues will be assessed as part the planning application stage.

2904	2904/AHS 06/1 Miss L Lea	05/11/2012

Summary of Comment:

Concerns:
• Development near river, issues of flood risk
• Development could disturb wildlife habitats in the area
• Development will destroy good farmland
• Traffic management issues: roads are already narrow and congested at peak times
• Access to the site would be difficult and could potentially be dangerous
• Sewage system does not have capacity for additional houses
• Not enough facilities for people in the area
• Residents of the development would be car dependent
• Building on Greenfield land and effectively allowing Brookhouse to lose its identity

Draft Council Response

Environment Agency Wales raise no objections with regard to flood risk. Land drainage and local surface flooding issues will be assessed as part the planning application stage. Countryside Council for Wales raised no objections with regards to protected species/habitats on site. A detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'.
Land that has been in agricultural use will be lost to residential development. A need for additional housing allocations has been identified and there is a lack of suitable alternative brownfield or lower grade agricultural land available.
The Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users, to guide the maximum density of development and to alleviate any future peak time traffic concerns. It is anticipated that an additional approx. 168 cars would be using the road at peak hour. There are, however, alternatives to the private car [walking distance to the nearest primary school is approx. 1 mile and a good bus service is found in the area]. Developers would be required to make contributions to surrounding infrastructure and community provision in line with the requirements of the LDP policy BSC3.
Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works. They will be kept informed of all planned developments to allow for future investment planning.
The majority of the green barrier in Denbigh is designated to protect the setting of the castle rather than the separation of the Brookhouse area to Denbigh. A need for additional housing allocations has been identified and there is a lack of unconstrained alternatives. The character of the area can be reflected in a high quality design and landscaping for the site.

2887	2887/AHS 06/1 Miss Evans	05/11/2012

Summary of Comment:	Draft Council Response
Concerns: • Dwr Cymru Welsh Water previously objected to building homes as a sewage pumping station was proposed • Roads surrounding the site are extremely narrow: they are not adequate to accommodate an increase in cars • Parking is also an issue around the area, especially on Sundays when chapel is conducted • Extra traffic would result in an increase in air pollution • Good agricultural land would be lost • Wildlife such as badgers, bats and other species would be disturbed • Unemployment in the town is already high, where will residents of the proposed development find employment • Facilities in the town are already under incredible pressure these will be strained further by an increase in residents	It is understood that two recently built new properties in the area did not connect to the main sewer as the costs of installing the necessary pump was prohibitive. The Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users, to guide the maximum density of development and to alleviate any future peak time traffic concerns. Countryside Council for Wales raised no objections. A detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'.

2856	2856/AHS 06/1 Mr. Chris Roberts and Mrs. Kate Roberts	06/11/2012

Summary of Comment:	Draft Council Response
In summary object for the following reasons: - Consider the Council have a duty to utilise existing brownfield land in Denbigh (such as former Kwiksave, Woolboard, NW Hospital, Cricket ground) before greenfield agricultural land. Alternatives have not been adequately examined. - Development would harm the distinct hamlet character of the Brookhouse area. - Exsiting roads and infrastructure are substandard for the scale of proposed development. - Denbigh Councillors do not support sites (AHS06 & AHS07) but have voted in favour of building in other parts of Denbigh.	An allowance has been made for other brownfield and commitment sites in Denbigh, however the Inspector has identified an additional need to allocate land for housing in County. The Council are satisfied that alternatives have been adequately assessed and due to the lack of other sites in Denbigh, this site is considered the most appropriate. With regard to the roads & infrastructure assessments would be required at planning application stage to understand the impacts on road users. County Councillor have not yet been asked to vote on sites.

2859	2859/AHS 06/1 Mr. Kevin Cooke	05/11/2012

Summary of Comment:

In summary object for the following reasons:
- Utilise existing empty sites in the town of Denbigh before good agricultural land.
- Concerned about the proximity of proposed sites to the centre when there is no safe crossing on the busy roundabout for walkers and cyclists.
- Cost of sewer system and damage to the environment should be considered.

Draft Council Response

An allowance has been made for other brownfield and commitment sites in Denbigh, however the Inspector has identified an additional need to allocate land for housing in County. The Council are satisfied that alternatives have been adequately assessed and due to the lack of other sites in Denbigh, this site is considered the most appropriate. The Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users, to guide the maximum density of development and to alleviate any future peak time traffic concerns. Walking and cycling are alternatives to the private car and risk will be considered as part of the highway assessment to site(s) development at the planning application stage. Developers would be required to make contributions to surrounding infrastructure and community provision in line with the requirements of the LDP policy BSC3. Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works. They will be kept informed of all planned developments to allow for future investment planning. Countryside Council for Wales raised no objections. A detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 ‘Conservation of natural resources’.

2891	2891/AHS 06/1 Miss Bethan Cummings	05/01/2012

Summary of Comment:

Concerns:
• The area is naturally beautiful and used for recreation by locals
• Traffic on Ruthin Road is already busy at peak times, the proposed site would only make this situation worse
• The Old Ruthin Road is already very narrow and Whitchurch Rd's junction with the A525 is also dangerous
• The area already has inadequate parking, which already causes problems
• Facilities within Denbigh such as schools, the doctors surgery and dental practices are already full
• The area is already classed as a flood plain, issues of surface water will only make this worse

Draft Council Response

The site(s) are currently in agricultural use. The Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users, to guide the maximum density of development and to alleviate any future peak time traffic concerns. It is anticipated that an additional approx. 168 cars would be using the road at peak hour. There are, however, alternatives to the private car [walking distance to the nearest primary school is approx. 1 mile and a good bus service is found in the area].
Additional housing will support existing community facilities in the town and developer would be required to contribute to infrastructure and community facilities in line with the requirement of LDP policy BSC3. This will include seeking a developer contribution towards improving capacity at the local primary schools.
Besti Cadwaladr University Health Board has recently been out to consultation on its care review. No current changes proposed to primary care in Denbigh. Local NHS dentist is currently advertising for new clients.
Environment Agency Wales raise no objections. Drainage and local surface flooding issues will be assessed as part the planning application stage.

2898	2898/AHS 06/1 Mrs. Evans	05/11/2012

Summary of Comment:

Concerns:
• Pumping station would need to be built to accommodate houses
• Area already has a sewage problem
• Both sites rejected by DCWW and previously by the council due to sewage concerns
• Flooding issues with both sites
• Bats and badgers present
• Traffic management concerns (narrow roads surround both sites)
• Access to roads already difficult, major alterations would be needed
• Church already experiences a problem with parking
• Carbon footprint would be increased
• Pollution worries
• These proposals ignore local needs
• Agricultural land should not be built on, it should be preserved for future food demand
• Reduction in open spaces
• Houses would alter the hamlets structure
• Concerns over unemployment: Who will live in these houses, who will buy them?
• Impact on small town, facilities are already stretched
• Unacceptable effect on form and character
• There are enough empty properties in Denbigh already, why make this worse

Draft Council Response

It is understood that two recently built new properties in the area did not connect to the main sewer as the costs of installing the necessary pump was prohibitive. Developers would be required to make contributions to surrounding infrastructure and community provision in line with the requirements of the LDP policy BSC3.
Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works. They will be kept informed of all planned developments to allow for future investment planning.
Environment Agency Wales raise no objections with regard to flood risk. Drainage and local surface flooding issues will be assessed as part the planning application stage.
Countryside Council for Wales raised no objections. A detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'.
The Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users, to guide the maximum density of development and to alleviate any future peak time traffic concerns. It is anticipated that an additional approx. 168 cars would be using the road at peak hour. There are, however, alternatives to the private car [walking distance to the nearest primary school is approx. 1 mile and a good bus service is found in the area].
An allowance has been made for other brownfield and commitment sites in Denbigh, however the Inspector has identified an additional need to allocate land for housing in County. The Council are satisfied that alternatives have been adequately assessed and due to the lack of other sites in Denbigh, this site is considered the most appropriate.

2897	2897/AHS 06/1 Mrs. G Bibby	05/11/2012

Summary of Comment:

Concerns:
• Volume of traffic will be severely increased on narrow roads surrounding the site
• Parking around the church is already difficult, increased congestion will exacerbate this
• Brook house is an idyllic rural hamlet situated on greenbelt land, building on this land goes against the RDP as this development will damage the environment and countryside
• Land is grade 2 agricultural land, building would destroy viable good quality grazing land
• Local rural wildlife and habitats will be threatened, a colony of bats can be found within the locality
• Open space used by the public will be lost
• Property market is already flooded with an abundance of properties; there is no need for this development. Gives Glastir development in Ruthin as example where there are still numerous properties empty due to lack of demand
• Mentions Denbighshire's Empty Homes Strategy: would it not make more sense to renovate and make use of empty houses
• There are other sites which should be considered such as the former "Kwik Save" site, wouldn't this be more viable?
• Concerns over towns sewage/water system which is already at full capacity
• An influx in people will have an effect on the towns facilities as well as the welsh speaking community. This will destroy the local community.
• Denbigh already has high unemployment – there are no jobs and so no demand for additional housing

Draft Council Response

Access to the site can be achieved and the Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users, to guide the maximum density of development and to alleviate any future peak time traffic concerns. It is anticipated that an additional approx. 168 cars would be using the road at peak hour. There are alternatives to the private car - walking distance to the nearest primary school is approx. 1 mile and there is a good bus service in the area, with a bus stop close to the site. Brookhouse is not defined as a hamlet in the LDP. The Council would require high quality design and landscape in line with LDP policy RD1, in order to minimise impact on the surrounding landscape. The land is currently in agricultural use however, a need for additional housing allocations has been identified and there is a lack of suitable alternative brownfield or lower grade agricultural land available. Countyside Council for Wales raised no objections and the Council currently has no records of protected species or habitats on the site. A detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'. The site is not publicly accessible recreation space and is not protected as such in the LDP and development here would be required to provide an element of recreation space in line with LDP policies. The Inspectors have considered issues such as the property market and the level of empty properties and have concluded that there is a need to allocate land for additional housing. An allowance has been made for other brownfield and sites with planning permission in Denbigh, however the Inspector has identified an additional need to allocate land for housing in County. The Council are satisfied that alternatives have been adequately assessed and due to the lack of other sites in Denbigh, this site is considered the most appropriate. A Community Linguistic Impact Assessment would be required for any development proposals in order to address the potential impact on Welsh language and culture with proposed mitigation if required. Denbigh has existing employment provision in the town and the LDP makes provision for additional employment land.

2896	2896/AHS 06/1 Fiona Nicholson	05/11/2012

Summary of Comment:	**Draft Council Response**
Concerns: • Encroaching green barrier • Barrier between Denbigh and Brookhouse broken creating urban sprawl • Destroying an area of natural beauty and habitat • Detrimental to residents of Brookhouse, will spoil hamlet's uniqueness • Additional housing not required • Have a serious effect on the areas sewage system • Facilities within the town will be put under increased strain, the local supermarket already experiences problems	The majority of the green barrier in Denbigh is designated to protect the setting of the castle rather than the separation of the Brookhouse area to Denbigh. A need for additional housing allocations has been identified by the Planning Inspector and there is a lack of unconstrained alternatives. The character of the area can be reflected in a high quality design and landscaping for the site evaluated at the planning application stage. Developers would be required to make contributions to surrounding infrastructure and community provision in line with the requirements of the LDP policy BSC3. Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works. They will be kept informed of all planned developments to allow for future investment planning. Local amenity, including shops and supermarket generally adapt to changes in demand.

292	292/AHS 06/6 Mr. Ryan Bowen and Mr. Rhidian Clement Dwr Cymru Welsh Water	17/10/2012

Summary of Comment:	**Draft Council Response**
• Water Supply: Network sufficient, an off site main will need to be laid to the boundary of the site • Sewerage: No problems with connection to sewer • Waste Water Treatment: Foul flows from all proposed housing for the Denbigh area is likely to exceed capacity at Denbigh Eglwyswen WwTW. If all sites go ahead then improvements will be needed.	Comments noted. The Council will keep Dwr Cymru Welsh Water informed of all planned developments to allow for future investment planning. Developers will also be required to make contributions to any improvements required at the planning application stage.

2873	2873/AHS 06/1 Mrs. Rhian Cattell and Mr. Richard Cattell	06/11/2012

Summary of Comment:

1. Volume of housing not required.
2. Sewage works may not be adequate.
3. Planning rejected in 2009 for land off Eglwys Wen Road on the grounds of insurmountable problems.
4. Language impact. Brookhouse area has 1 or more persons per household that speak welsh.
5. High flood risk.
6. Within area of designated Landscape of Outstanding Historic Interest in Wales. The sites are clearly visible and will impact on the character of the landscape. This contradicts Stage 2 - Constraints to Development and Stage 3 Code 12.
3. The roads bordering the site are valuable as routes for walking. Additional traffic would render these roads dangerous.
4. Sightings of Newts on the site and bats are resident - loss of habitat.
5. Land is not suitable as highest quality agricultural land.
6. Increase in traffic.
7. Access to nearest supermarket and amenities dangerous for pedestrians, no suitable access.

Draft Council Response

A need for additional housing allocations has been identified by the planning Inspector. Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works. No planning history on site, site was submitted to the LDP process as a candidate site. Candidate site rejected from the Plan in 2009 because lower housing requirement projected. Linguistic impact assessment would be required at the planning application stage. Environment Agency Wales raise no objections with regard to flood risk. Landscape character and impact on the setting of the listed buildings will be further assessed at the planning application stage. Public footpath will be protected and the safety of pedestrian walking assessed. Countryside Council for Wales raised no objections. A detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'. Land that has been in agricultural use will be lost to residential development. A need for additional housing allocations has been identified and there is a lack of suitable alternative brownfield or lower grade agricultural land available.

2888	2888/AHS 06/1 Ms. Karen Syme	05/11/2012

Summary of Comment:

Concerns:
• Social aspects that could arise for current residents
• Surrounding area is tranquil, this may be spoilt
• Sewage would be expensive, will water rates reflect this.
• Environmental considerations: impact on wildlife
• Air pollution will be increased from extra cars
• More households will create more waste, again will this result in an increase in rates
• Increased costs of road maintenance and drainage
• Limited access routes off a highway system that is already congested
• Increased costs to education authority when budgets are already reduced
• Water demand will increase, the area already has supply issues leading to lower pressure at peak times

Draft Council Response

A need for additional housing allocations has been identified by the Planning Inspector and there is a lack of suitable alternative brownfield or lower grade agricultural land available. Additional housing will support existing community facilities in the town and developer would be required to contribute to infrastructure and community facilities in line with the requirement of LDP policy BSC3. This will include seeking a developer contribution towards improving capacity at the local primary schools. Besti Cadwaladr University Health Board has recently been out to consultation on its care review. No current changes proposed to primary care in Denbigh. Local NHS dentist is currently advertising for new clients. It is considered that suitable mitigation can be obtained to overcome any adverse impacts of developing the site.
Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works and with water supply. They will be kept informed of all planned developments to allow for future investment planning.
Drainage, traffic calming, walking and cycling risk, surface water issues, wildlife protection, linguistic impact assessment will be considered as part the planning application stage.

2861	2861/AHS 06/1 Mrs. Edna Jane Williams and G.H. Williams	05/11/2012

Summary of Comment:

In summary object for the following reasons:
- Unsatisfactory raw urban encroachment at the edge of development causing visual impact to the setting of the town when viewed from the east (Area of Outstanding Natural Beauty). Both sites (AHS06 & AHS 07) are within the CADW designation, Landscape of Outstanding Historic Interest and scored as 'high' is the LANDMAP Visual & Sensory theme.
- Grade 2 Agricultural Land.
- Both sites have no known mains sewer or surface water arrangements.
- Local flooding already occurs at times of heavy rain. Additional housing would exacerbate the problem.
- Sites are not within easy walking distance to local amenities, town centre being 1 mile away.
- Concerned about achieving safe site access due to existing 90degree road bend and narrow width.
- No strategic linguistic impact assessment undertaken.
- Wildlife and biodiversity concerns noted on sites (AHS 06 & AHS07).

Draft Council Response

A need for additional housing allocations has been identified and there is a lack of unconstrained alternatives. An allowance has been made for other brownfield and commitment sites in Denbigh. The majority of the green barrier in Denbigh is designated to protect the setting of the castle rather than the separation of the Brookhouse area to Denbigh. The character of the area can be reflected in a high quality design and landscaping for the site. No objections have been raise by Environment Agency Wales nor Dwr Cymru Welsh Water with regards to water/flooding or sewage connection. Highway guidance documents suggest that a mile is an acceptable walking distance to a primary school/local amenity, 200m being the maximum. Drainage, traffic calming, walking and cycling risk, surface water issues, wildlife protection, linguistic impact assessment will be considered as part the planning application stage.

2906	2906/AHS 06/1 Mrs. S E Jones	06/11/2012

Summary of Comment:

Concerns:
• Traffic pollution is already a problem this will be made worse
• Access to the sites would presumably be off Old Ruthin Rd, this would result in serious traffic issues and would jeopardise highway safety
• The area is used regularly as a recreation area, this would be ruined and the area is good for preserving physical and mental health
• Sewage would be a major problem
• This development if allocated would a massive strain on all facilities

Draft Council Response

The Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. This assessment would be evaluated by the Council's environmental health service with regards to air pollution risk. Both tasks would be carried out at the planning application stage.
With regard to recreation, the site(s) are currently in agricultural use. Public footpaths, trees and hedges will be protected.
Developers would be required to make contributions to surrounding infrastructure and community provision in line with the requirements of the LDP policy BSC3.
Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works. They will be kept informed of all planned developments to allow for future investment planning.

2813	2813/AHS 06/3 Mr. T Harries	18/10/2012

Summary of Comment:

I object to this site for the following reasons:
Loss of prime agricultural land and the spread of urban areas.
Additional burden on existing facilities, particularly: overloading of the existing sewage treatment works, additional demands on health care and medical facilities, the effect of increased traffic on minor roads (particularly at site AHS 06 & 07).

Draft Council Response

Land that has been in agricultural use will be lost to residential development. This land is grade 2 on the provisonal map and there is a moderate probability that the site will contain Best and Most Versitile land. A need for additional housing allocations has been identified and there is a lack of suitable alternative brownfield or lower grade agricultural land available. Developers would be required to make contributions to surrounding infrastructure and community provision in line with the requirements of the LDP policy BSC3. Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works. The Highway Authority raise no objections to the site but suggest details of traffic calming measures would be required at the planning application stage.

2890	2890/AHS 06/1 Mr. Rhys Eifion Watkin	05/11/2012

Summary of Comment:

Concerns:
• Traffic issues: the old Ruthin Rd is already narrow and the acute bend at the opposite the chapel is limited further by Sunday morning traffic.
• If residents wanted to gain pedestrian access to the town centre they would have cross the busy A525 this would jeopardise pedestrian safety
• The existing sewage system would not accommodate further development, a new pumping station would need to be built
• Flooding already occurs at the corner of the brook house chapel and along the road between the chapel and brook house mill
• The development would have a significant impact on the welsh speaking community
• The development would also have a significant impact upon the areas historical sites
• The development will take place on Greenfield land and grade 2 agricultural land which is contrary to welsh government guidelines

Draft Council Response

The Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users, to guide the maximum density of development and to alleviate any future peak time traffic concerns. It is anticipated that an additional approx. 168 cars would be using the road at peak hour. There are, however, alternatives to the private car [walking distance to the nearest primary school is approx. 1 mile and a good bus service is found in the area]. Highway guidance documents suggest that a mile is an acceptable walking distance to a primary school/local amenity, 200m being the maximum. Developer would be required to contribute to infrastructure [sewerage works] and community facilities in line with the requirement of LDP policy BSC3. Environment Agency Wales raise no objections. Drainage and local surface flooding issues will be assessed as part the planning application stage along with linguistic impact assessment and wildilife protection. The character of the area can be reflected in a high quality design and landscaping for the site. Land that has been in agricultural use will be lost to residential development. A need for additional housing allocations has been identified and there is a lack of suitable alternative brownfield or lower grade agricultural land available.

2894	2894/AHS 06/1 Dr. Hywel Watkin	05/11/2012

Summary of Comment:

Concerns:
• Issues of flood risk, although not included on the EA flood map, it is regarded as a flood risk area by insurers. Groundwater and surface water are regularly an issue. The road at the corner of the chapel is already prone to flooding at times of heavy rain
• The development would take place on good quality grade 2 agricultural land and is in current use. If development were to go ahead, it would go against PPW which looks to preserve agricultural land.
• Development would threaten the areas historical interest
• The proposed development would effectively allow Denbigh and Brookhouse to merge and the hamlet would lose its distinctiveness.
• The surrounding roads do not have adequate capacity to cope with such an increase in cars; roads are already congested especially when events are held at both the chapel and the neighbouring Brook house mill.
• Issues of sewage capacity, a new pumping station would need to be built
• As the development lies on the outskirts of the town, there are no facilities immediately close to the site, it is some distance from the site to shops, schools and other facilities.
• If residents had to gain access to the town centre on foot they would have to cross the busy A525 road
• As the development has little access to public transport, it is proposed that car use would be greatly increased
• If residents do not have access to a car (such as the elderly, the young and those on low incomes) then problems of social exclusion may mineralise
• Fears over development affecting the balance of Welsh speakers in the town
• Gives comments regarding other Brownfield sites that would be more suitable for development
• Sewage system does not have capacity to accommodate further houses
• Greenhouse gas emissions will be greatly increased

Draft Council Response

The site is not within a flood risk area identified by Environment Agency Wales and they have raised no objections to development on this site. Development would be required to eliminate or reduce surface water run-off from the site. In line with LDP policy VOE6, run-off rates from the site should maintain or reduce pre-development rates. Drainage and local surface flooding issues will be assessed as part the planning application stage. The land is currently in agricultural use however, a need for additional housing allocations has been identified and there is a lack of suitable alternative brownfield or lower grade agricultural land available. Brookhouse is not defined as a hamlet in the LDP. The Council would require high quality design and landscape in line with LDP policy RD1, in order to minimise impact on the surrounding landscape. Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works. They will be kept informed of all planned developments to allow for future investment planning. Developers would be required to make contributions to surrounding infrastructure and community provision in line with the requirements of the LDP policy BSC3. Access to the site can be achieved and the Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users, to guide the maximum density of development and to alleviate any future peak time traffic concerns. It is anticipated that an additional approx. 168 cars would be using the road at peak hour. There are alternatives to the private car - walking distance to the nearest primary school is approx. 1 mile and there is a good bus service in the area, with a bus stop close to the site. Improvements to pavements and footpaths would be required as part of any proposals. A Community Linguistic Impact Assessment would be required for any development proposals in order to address the potential impact on Welsh language and culture with proposed mitigation if required. An allowance has been made for other brownfield and sites with planning permission in Denbigh, however the Inspector has identified an additional need to allocate land for housing in County. The Council are satisfied that alternatives have been adequately assessed and due to the lack of other sites in Denbigh, this site is considered the most appropriate.

2892	2892/AHS 06/1 Mrs. Alison Davies	05/01/2012

Summary of Comment:

Concerns:
• Area is beautiful and land allocated is designated green field, supporting natural flora and fauna and contributing to this beautiful area of Denbigh
• Traffic considerations: the Old Ruthin Road is extremely narrow and is already unsuitable for pedestrians, further traffic will make this road congested and unsafe
• Facilities within Denbigh cannot

Draft Council Response

The majority of the green barrier in Denbigh is designated to protect the setting of the castle rather than the separation of the Brookhouse area to Denbigh. A need for additional housing allocations has been identified and there is a lack of unconstrained alternatives. The Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users [cars & pedestrians], to guide the maximum density of development and to alleviate any future peak time traffic concerns.

278	278/AHS 06/6 Braidwater LTD	15/10/2012

Summary of Comment:

This site on the edge of the town of Denbigh, will be inconsistent with the Plan strategy in that:-
•It is unlikely to deliver investment in infrastructure or community facilities,
•The site is distant from the county's main transport corridor A55(T) and the main public transport nodes in the County,
•The site extends out into open land and would appear as urban sprawl.

Draft Council Response

The site complies with the LDP strategy as Denbigh is a Lower Growth Town with key facilities and is located on the north-south transport route through the county. Developers would be required to make contributions to surrounding infrastructure and community provision in line with the requirements of the LDP policy BSC3. High quality design will be applied to new development in line with LDP policy RD1 (development design criteria) and additional attention to design and layouts can be ensured there would be no adverse effects on the town's Castle and Conservation Area.

2822	2822/AHS 06/1 Mr. RW Martiner and Mrs. A Martiner	02/11/2012

Summary of Comment:

We do not think that this site satisfies physical or natural environmental considerations relating to drainage & liability to flooding. Also, another environmental issue is the protection of the wildlife on the site.

Draft Council Response

Environment Agency Wales raise no objections. Drainage and local surface flooding issues will be assessed as part the planning application stage. Countryside Council for Wales raised no objections. A detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'.

2899	2899/AHS 06/1 Mr. Jones and Mrs. Jones	05/11/2012

Summary of Comment:

Concerns:
• Traffic congestion issues are already prevalent in the area; the proposed development will exacerbate this.
• Highway safety issues especially regarding the junction of Whitchurch Rd on to the roundabout in to Denbigh
• Denbigh already has unemployment, if development goes ahead where will residents find work?
• The towns sewage system is already at full capacity
• Brookhouse is a small hamlet, if development happens it will become part of Denbigh
• The area around Whitchurch Rd is close to the grade 1 listed church, development will destroy the area's charm
• Open spaces for recreation will be lost
• Facilities such as the doctors surgery, schools and hospitals will not cope
• The area has many protected species in the area, development may jeopardise these
• Proposes that the council look to Brownfield sites to fulfil housing sites such as the old Kwik Save site. This would provide an opportunity to clean up the site
• Proposals derelict empty houses be used to fulfil housing need
• Development will ruin the areas appearance

Draft Council Response

Access to the site can be achieved and the Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users, to guide the maximum density of development and to alleviate any future peak time traffic concerns. It is anticipated that an additional approx. 168 cars would be using the road at peak hour. There are alternatives to the private car - walking distance to the nearest primary school is approx. 1 mile and there is a good bus service in the area, with a bus stop close to the site. Denbigh has existing employment provision in the town and the LDP makes provision for additional employment land. Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works. They will be kept informed of all planned developments to allow for future investment planning. Developers would be required to make contributions to surrounding infrastructure and community provision in line with the requirements of the LDP policy BSC3. Brookhouse is not defined as a hamlet in the LDP. The Council would require high quality design and landscape in line with LDP policy RD1, in order to minimise impact on the church and the surrounding landscape. The site is not publicly accessible recreation space and is not protected as such in the LDP and development here would be required to provide an element of recreation space in line with LDP policies. Countyside Council for Wales raised no objections and the Council currently has no records of protected species or habitats on the site. A detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'. An allowance has been made for other brownfield and sites with planning permission in Denbigh, however the Inspector has identified an additional need to allocate land for housing in County. The Council are satisfied that alternatives have been adequately assessed and due to the lack of other sites in Denbigh, this site is considered the most appropriate. The Inspectors have also considered issues such as the property market and the level of empty properties and have concluded that there is a need to allocate land for additional housing.

2882 2882/AHS 06/1

Mrs. Eiddwen Watkin

Summary of Comment:

Concerns:
• Scale of development is far to large, especially considering both AHS 06 and AHS 07 together.
• Landscape issues, such a development would effect the neighbouring Clwydian Range AONB as well as CADW's Landscape of Outstanding Historic Interest
• Agricultural land should not be built on, it is high quality land which should be maintained
• Surface water and sewer arrangements could be difficult. This expansion of the town will put increased strain on the local sewer system
• Traffic management issues: access arrangements would be difficult and the surrounding roads are narrow and already suffer from congestion at peak times [4 images submitted]
• Public transport provision is already low, public footpath access would need to be gained over the A525 therefore car use will be high
• Development could cause considerable harm to archaeological and historical sites
• Development could have an impact on the areas welsh language community
• Denbigh does not have the social and physical infrastructure needed to accommodate this development
• Development would have major implications for biodiversity.

Draft Council Response

Denbigh is defined as a lower growth town and has a good range of facilities and public transport provision. Allocation of all 4 sites in Denbigh would mean growth of 10% in the number of homes, which is considered reasonable for a town of this size. The land is currently in agricultural use however, a need for additional housing allocations has been identified and there is a lack of suitable alternative brownfield or lower grade agricultural land available. The site is not within the AONB and the AONB JAC has raised no concerns regarding potential impact on the AONB. The Council would require high quality design and landscape in line with LDP policy RD1, in order to minimise impact on the surrounding landscape. The site is not within a flood risk area identified by Environment Agency Wales and they have raised no objections to development on this site. Development would be required to eliminate or reduce surface water run-off from the site. In line with LDP policy VOE6, run-off rates from the site should maintain or reduce pre-development rates. Drainage and local surface flooding issues will be assessed as part the planning application stage. Developers would be required to make contributions to surrounding infrastructure and community provision in line with the requirements of the LDP policy BSC3. Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works. Access to the site can be achieved and the Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users, to guide the maximum density of development and to alleviate any future peak time traffic concerns. It is anticipated that an additional approx. 168 cars would be using the road at peak hour. There are alternatives to the private car - walking distance to the nearest primary school is approx. 1 mile and there is a good bus service in the area, with a bus stop close to the site. Improvements to pavements and footpaths would be required as part of any proposals. A Community Linguistic Impact Assessment would be required for any development proposals in order to address the potential impact on Welsh language and culture with propose mitigation if required. Countyside Council for Wales raised no objections and the Council currently has no records of protected species or habitats on the site. A detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'.

2860	2860/AHS 06/1 Mrs. Kim Cooke	05/11/2012

Summary of Comment:

Express objection and concerns on a number of topics including; agricultural land, existing brownfield land, wildlife, no existing sewerage connection, no flood risk insurance, access via narrow dangerous roads, no jobs in Denbigh, impact on existing services in the town, limited play facilities for children in lower Denbigh, protect 'Brookhouse area' as a hamlet, limited parking for the Church, distance of sites to the town centre and unsafe to walk.

Draft Council Response

Land that has been in agricultural use will be lost to residential development. A need for additional housing allocations has been identified and there is a lack of suitable alternative brownfield or lower grade agricultural land available.
Countryside Council for Wales raised no objections. A detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'.
Developers would be required to make contributions to surrounding infrastructure and community provision in line with the requirements of the LDP policy BSC3.
Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works. They will be kept informed of all planned developments to allow for future investment planning.
There is a perception that insurance companies consider any property within a certain distance of a watercourse to be at risk of flooding, whatever the lie of the land. Environment Agency Wales raise no objections.
Developers would be required to make contributions to surrounding infrastructure and community provision (including children's play facilities) in line with the requirements of the LDP policy BSC3.
The Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users, to guide the maximum density of development and to alleviate any future peak time traffic concerns. There are, however, alternatives to the private car [walking distance to the nearest primary school is approx. 1 mile and a good bus service is found in the area]. Pedestrian safety whilst walking would be considered in any future assessment.

2907	2907/AHS 06/1 Miss Barbara Roberts	05/11/2012

Summary of Comment:

Concerns:
- Volume of traffic that will use the Old Ruthin Road
- No facilities for children in the area- what problems will this cause?
- If this site accommodates affordable housing, what will it do to existing property values
- Loss of public space regularly used for recreation
- Housing development on this site could well affect the beautiful Clwydian AONB

Draft Council Response

The Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. This task would be carried out at the planning application stage.
Developers would be required to make contributions to surrounding infrastructure and community provision (including children's play facilities) in line with the requirements of the LDP policy BSC3. Developers would be required to make a contribution towards affordable housing. Impact on the value of neighbouring properties is not a material planning consideration.
With regard to recreation, the site(s) are currently in agricultural use. Public footpaths, trees and hedges will be protected.
The character of the area can be reflected in a high quality design and landscaping for the site.

2895	2895/AHS 06/1 Miss Hayley Nicholson	05/11/2012

Summary of Comment:

Concerns:
- Encroaching green barrier
- Barrier between Denbigh and Brookhouse broken creating urban sprawl
- Destroying an area of natural beauty and habitat
- Detrimental to residents of Brookhouse, will spoil hamlet's uniqueness
- Additional housing not required
- Have a serious effect on the areas sewage system
- Facilities within the town will be put under increased strain, the local supermarket already experiences problems

Draft Council Response

The majority of the green barrier in Denbigh is designated to protect the setting of the castle rather than the separation of the Brookhouse area to Denbigh. A need for additional housing allocations has been identified by the Planning Inspector and there is a lack of unconstrained alternatives. The character of the area can be reflected in a high quality design and landscaping for the site evaluated at the planning application stage.
Developers would be required to make contributions to surrounding infrastructure and community provision in line with the requirements of the LDP policy BSC3.
Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works. They will be kept informed of all planned developments to allow for future investment planning.
Local amenity, including shops and supermarket generally adapt to changes in demand.

2903	2903/AHS 06/1 Mr. Nigel Morris	05/11/2012

Summary of Comment:

Concerns:
• Development should not occur on Green barrier land. The UDP referred to this land as green barrier and it should stay as this.
• Other areas just as appropriate which should be considered

Draft Council Response

The majority of the green barrier in Denbigh is designated to protect the setting of the castle rather than the separation of the Brookhouse area to Denbigh. A need for additional housing allocations has been identified and there is a lack of unconstrained alternatives. The character of the area can be reflected in a high quality design and landscaping for the site. An allowance has been made for other brownfield and commitment sites in Denbigh, however the Inspector has identified an additional need to allocate land for housing in County. The Council are satisfied that alternatives have been adequately assessed and due to the lack of other sites in Denbigh, this site is considered the most appropriate.

2909	2909/AHS 06/1 Mrs. Carole Roxburgh	05/11/2012

Summary of Comment:

In summary object for the following reasons:
- Impact on the amenity of the existing residential properties.
- Cumulative impact of both sites (AHS 06 & AHS 07) would damage the character of the area and overload the local services.
- Utilise existing empty homes and brownfield land within the town before building on Greenfield land.
- Protect the green belt, grade 2 agricultural land, environment and open countryside.
- Potential flood risk to the sites from the Brookhouse river.
- New traffic volumes will result in unsafe conditions on minor roads

Draft Council Response

Developing one or both of these sites would bring change to the current character of the area. However, a need for additional housing allocations has been identified and there is a lack of suitable alternative brownfield or lower grade agricultural land available. Further assessment would be undertaken at the planning application stage to ensure the development proposal would not lead to a significant detriment in the environment (be that the wildlife, flooding, surface runoff, traffic or parking arrangements).

809	809/AHS 06/3 Mr. David Jones Jones Peckover	09/10/2012

Summary of Comment:

In summary Jones Peckover object to this site because the council's approach is in conflict with policies of the LDP which seek to prioritise the development of brownfield land, in particular Policy BSC2. This site involves expanding the settlement into the open countryside by utilising high quality agricultural land. More sites in Denbigh should only be considered after all brownfield sites have been exhausted.

Draft Council Response

A need for additional housing sites has been identified and, due to the lack of other more suitable brownfield or lower grade land in Denbigh, this site is considered the most appropriate.

2901	2901/AHS 06/1 Mr. George Williams	05/11/2012

Summary of Comment:

Concerns:
• Concerns over flood risk: may not be highlighted on the EA flood map, but these are outdated. Areas could be uninsurable. Increased surface water will also increase flood risk
• Concerns of sewage: treatment works is already at full capacity, if development goes ahead this situation will be made worse
• The two settlements of Denbigh and Brookhouse should not meet; Brook house is a small hamlet and would lose its identity.
• Although the site plans show sites AHS 06 and AHS 07 to be two different sites, they are effectively the same area and would both have access of Old Ruthin Road which would mean the surrounding road would be put under increasing pressure and a new road would have to be constructed to deal with such increases in traffic
• The local area has an active bat, frog, toad and newt population, these must be considered.
• Development in this location would have a serious impact on the historic landscape of the Vale of Clwyd
• This land is grade 2 agricultural land and so should not be developed

Draft Council Response

Environment Agency Wales raise no objections. Drainage and local surface flooding issues will be assessed as part the planning application stage. There is a perception that insurance companies consider any property within a certain distance of a watercourse to be at risk of flooding, whatever the lie of the land. Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works. They will be kept informed of all planned developments to allow for future investment planning.
The majority of the green barrier in Denbigh is designated to protect the setting of the castle rather than the separation of the Brookhouse area to Denbigh. A need for additional housing allocations has been identified and there is a lack of unconstrained alternatives.The character of the area can be reflected in a high quality design and landscaping for the site.
The Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users, to guide the maximum density of development and to alleviate any future peak time traffic concerns.
Countryside Council for Wales raised no objections. A detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 ‘Conservation of natural resources’.
Drainage, traffic calming, walking and cycling risk, surface water issues, wildlife protection, linguistic impact assessment will be considered as part the planning application stage.

2913	2913/AHS 06/1 Mr. George Yakas	05/11/2012

Summary of Comment:

In summary, object to the development of site(s) because:
Inadequate sewage (septic tanks now being used);
Brookhouse is a hamlet and should remain so;
Old Ruthin Rd and Whitchurch are both narrow roads with sever bends;
Utilise other brownfield sites [NW Hospital, Kwik Save] as they already have services and amenities;
New homes would be on a floodplain, obtaining insurance would be difficult;
Protect grade 2 agricultural land;
Protect natural habitats for people to walk and enjoy.

Draft Council Response

Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works. It is understood that two recently built new properties in the area did not connect to the main sewer as the costs of installing the necessary pump was prohibitive. An allowance has been made for other brownfield and commitment sites in Denbigh, however the Inspector has identified an additional need to allocate land for housing in County. The Council are satisfied that alternatives have been adequately assessed and due to the lack of other sites in Denbigh, this site is considered the most appropriate. Environment Agency Wales raise no objections. There is a perception that insurance companies consider any property within a certain distance of a watercourse to be at risk of flooding, whatever the lie of the land. Highway capacity, wildlife field surves, drainage and local surface flooding issues will be assessed as part the planning application stage. It is considered that suitable mitigation can be obtained to overcome any adverse impacts of developing the site.

153	153/AHS 06/3 Mr. Medwyn Ffrancon Williams Cyngor Tref Dinbych/Denbigh Town Council	26/10/2012

Summary of Comment:

The Town Council object to the proposal of this site and site AHS 07. The proposal is for approx. 150 houses on both sites and such development would cause problems as follows:
Highway issues - additional traffic on the old Ruthin Road and Whitchurch Road.
Both sites grade 2 agricultural land.
Environment.
Additional sewerage capacity from both sites.
Protection of protected species.
This area is an attractive hamlet on the outskirts of the town and the need to keep the area special, protected and retained as such.

Draft Council Response

The Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users, to guide the maximum density of development and to alleviate any future peak time traffic concerns.
Land that has been in agricultural use will be lost to residential development. A need for additional housing allocations has been identified and there is a lack of suitable alternative brownfield or lower grade agricultural land available.
The Town Council have not specified their concerns regarding the environment, however, environmental considerations such as wildlife, water environment, trees and hedgerows will be considered as part of any future planning application for the site(s).
Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works for the majority of new proposed development. They will be kept informed of all planned developments to allow for future investment planning. These site(s) are not proposed for development until the later part of the Plan period. This allow for improvements to take place.
Countryside Council for Wales raised no objections. A detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'.
The majority of the green barrier in Denbigh is designated to protect the setting of the castle rather than the separation of the Brookhouse area to Denbigh. A need for additional housing allocations has been identified and there is a lack of unconstrained alternatives. The character of the area can be reflected in a high quality design and landscaping for the site.

824	824/AHS 06/6 Mr. Ivor Beech	09/10/2012

Summary of Comment:

In summary I would like to say that these proposals to build throughout Denbighshire are sensible, expanding villages and Towns throughout Denbighshire keeping them alive and enabling young people to stay in their community, using the schools and hopefully working in the surrounding area creating wealth and employment.

Draft Council Response

Comments noted. Support welcomed.

2840	2840/AHS 06/2 Ms. Doris Roberts	06/11/2012

Summary of Comment:	Draft Council Response
In summary I object to this site for the following reasons: There cannot be a need for these houses in Denbigh. Upper Denbigh is already considered a deprived area, which could spread throughout Denbigh. Is nowhere sacred, are we not permitted to have a little bit of green space. Our local hospital is not coping now, education needs are not as good as they should be. There is little employment in the area.	A need for additional housing allocations has been identified by the Planning Inspector and there is a lack of suitable alternative brownfield or lower grade agricultural land available. Additional housing will support existing community facilities in the town and developer would be required to contribute to infrastructure and community facilities in line with the requirement of LDP policy BSC3. This will include seeking a developer contribution towards improving capacity at the local primary schools. Besti Cadwaladr University Health Board has recently been out to consultation on its care review. No current changes proposed to primary care in Denbigh. Local NHS dentist is currently advertising for new clients. It is considered that suitable mitigation can be obtained to overcome any adverse impacts of developing the site.

423	423/AHS 06/3 Mr. Warren Ward and Mrs. Mary Ward	

Summary of Comment:	Draft Council Response
Site not a previous Alternative Site and should not be included. Site subject to environmental constraints that cannot be easily overcome.	Site was submitted as a Candidate site and has thus been part of the LDP preparation process. Site has been subject to Sustainability Appraisal. Nature of environmental constraints not specified by representor.

850	850/AHS 06/5 Trustees of Prestatyn Estate	

Summary of Comment:	Draft Council Response
1. Impact on Green Barrier. 2. Permanent loss of separation of Denbigh from Brookhouse.	The majority of the green barrier in Denbigh is designated to protect the setting of the castle rather than the separation of the Brookhouse area to Denbigh. A need for additional housing allocations has been identified and there is a lack of unconstrained alternatives.

276	276/AHS 06/6 Ms. Debbie Hemsworth Environment Agency Wales	

Summary of Comment:	Draft Council Response
We have no objection to the proposed additional site being allocated.	Comments noted.

2852	2852/AHS 06/6 Mr. John Beardsell WCE Properties Limited	05/11/2012

Summary of Comment:	**Draft Council Response**
Support - appears to be a sensible option for future housing development	Comment noted.

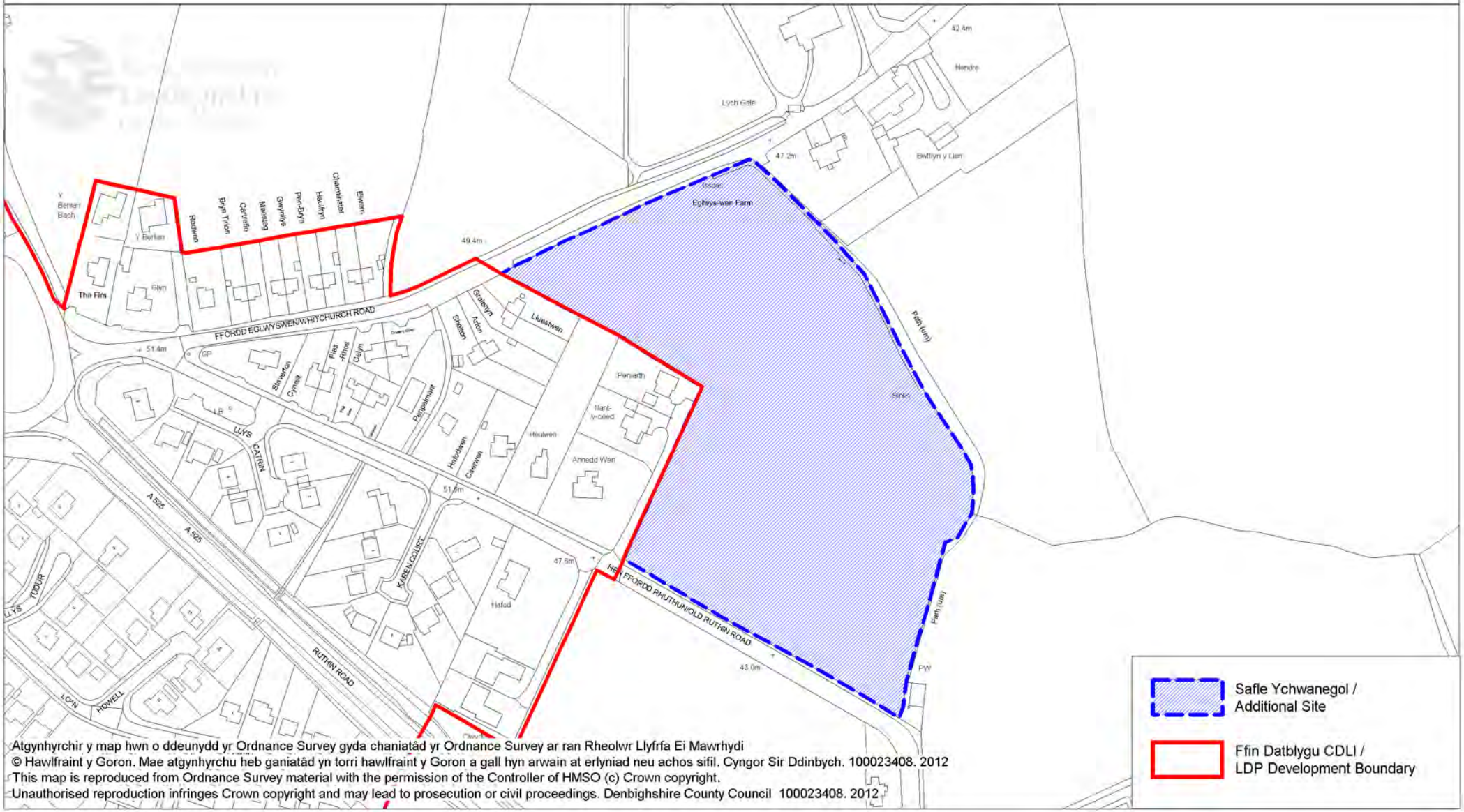
AHS 07

Tir ar Ffordd Eglwys Wen, Dinbych / Land off Whitchurch Road, Denbigh

Graddfa / Scale: 1:2500

CDLL Sir Ddinbych
Denbighshire LDP

CYNGOR Sir Ddinbych Denbighshire COUNTY COUNCIL



Safle Ychwanegol / Additional Site

Ffin Datblygu CDLI / LDP Development Boundary

AHS 07 Tir ar Ffordd Eglwys Wen, Dinbych / Land off Eglwys Wen Road, Denbigh		
809	809/AHS 07/4 Mr. David Jones Jones Peckover	09/10/2012
Summary of Comment:		**Draft Council Response**
In summary Jones Peckover object to this site because the council's approach is in conflict with policies of the LDP which seek to prioritise the development of brownfield land, in particular Policy BSC2. This site involves expanding the settlement into the open countryside by utilising high quality agricultural land. More sites in Denbigh should only be considered after all brownfield sites have been exhausted.		A need for additional housing sites has been identified and, due to the lack of other more suitable brownfield or lower grade land in Denbigh, this site is considered the most appropriate.
2813	2813/AHS 07/4 Mr. T Harries	18/10/2012
Summary of Comment:		**Draft Council Response**
I object to this site for the following reasons: Loss of prime agricultural land and the spread of urban areas. Additional burden on existing facilities, particularly: overloading of the existing sewage treatment works, additional demands on health care and medical facilities, the effect of increased traffic on minor roads (particularly at site AHS 06 & 07).		Land that has been in agricultural use will be lost to residential development. This land is grade 2 on the provisonal map and there is a moderate probability that the site will contain Best and Most Versitile land. A need for additional housing allocations has been identified and there is a lack of suitable alternative brownfield or lower grade agricultural land available. Developers would be required to make contributions to surrounding infrastructure and community provision in line with the requirements of the LDP policy BSC3. Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works. The Highway Authority raise no objections to the site but suggest details of traffic calming measures would be required at the planning application stage.
824	824/AHS 07/7 Mr. Ivor Beech	09/10/2012
Summary of Comment:		**Draft Council Response**
In summary I would like to say that these proposals to build throughout Denbighshire are sensible, expanding villages and Towns throughout Denbighshire keeping them alive and enabling young people to stay in their community, using the schools and hopefully working in the surrounding area creating wealth and employment.		Comments noted. Support welcomed.

292	292/AHS 07/7 Mr. Ryan Bowen and Mr. Rhidian Clement Dwr Cymru Welsh Water	17/10/2012

Summary of Comment:

• Water Supply: Network sufficient, an off site main will need to be laid to the boundary of the site.
• Sewerage: No problems with connection to sewer, nearest sewer is 55m
• Waste Water Treatment: Foul flows from all proposed housing for the Denbigh area is likely to exceed capacity at Denbigh Eglwyswen WwTW. If all sites go ahead then improvements will be needed.

Draft Council Response

Comments noted. The Council will keep Dwr Cymru Welsh Water informed of all planned developments to allow for future investment planning. Developers will also be required to make contributions to any improvements required at the planning application stage.

153	153/AHS 07/4 Mr. Medwyn Ffrancon Williams Cyngor Tref Dinbych/Denbigh Town Council	26/10/2012

Summary of Comment:

The Town Council object to the proposal of this site and site AHS 07. The proposal is for approx. 150 houses on both sites and such development would cause problems as follows:
Highway issues - additional traffic on the old Ruthin Road and Whitchurch Road.
Both sites grade 2 agricultural land.
Environment.
Additional sewerage capacity from both sites.
Protection of protected species.
This area is an attractive hamlet on the outskirts of the town and the need to keep the area special, protected and retained as such.

Draft Council Response

The Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users, to guide the maximum density of development and to alleviate any future peak time traffic concerns.
Land that has been in agricultural use will be lost to residential development. A need for additional housing allocations has been identified and there is a lack of suitable alternative brownfield or lower grade agricultural land available.
The Town Council have not specified their concerns regarding the environment, however, environmental considerations such as wildlife, water environment, trees and hedgerows will be considered as part of any future planning application for the site(s).
Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works for the majority of new proposed development. They will be kept informed of all planned developments to allow for future investment planning. These site(s) are not proposed for development until the later part of the Plan period. This allow for improvements to take place.
Countryside Council for Wales raised no objections. A detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'.
The majority of the green barrier in Denbigh is designated to protect the setting of the castle rather than the separation of the Brookhouse area to Denbigh. A need for additional housing allocations has been identified and there is a lack of unconstrained alternatives. The character of the area can be reflected in a high quality design and landscaping for the site.

2843	2843/AHS 07/1 Ms. Sian Cartwright	04/11/2012

Summary of Comment:	Draft Council Response
In summary I object to this site for the following reasons: We chose to live here beleiving it would be untouched by development. This site would look out of place and damage the character of the area. It would destroy this environmentally sensitive area, we have bats and frogs in the garden and there is a badger set in the field next to this site. Building more homes is in conflict with Denbighsire's Empty Homes Strategy, there are empty properties in Denbigh. Denbigh is not a lower growth town. This site is grade 2 agricultural land. The area is considered a vulnerable area for flooding. Access to this site via Ffordd Eglwyswen will have significant impact on the road. I have concerns about the impact of this proposed development plan on the Welsh Language.	An allowance has been made for other brownfield and commitment sites in Denbigh, however the Inspector has identified an additional need to allocate land for housing in the County. The Council are satisfied that alternatives have been adequately assessed and due to the lack of other sites in Denbigh, this site is considered the most appropriate and agricultural land will be lost. Countryside Council for Wales raised no objections. A detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'. Environment Agency Wales raise no objections. Drainage and local surface flooding issues will be assessed as part the planning application stage. A linguistic impact assessment will take place at the planning application stage along with other land drainage, traffic calming, walking and cycling risk, surface water issues, wildlife protection, setting of the historic environment will be considered as part the planning application stage.

2840	2840/AHS 07/1 Ms. Doris Roberts	06/11/2012

Summary of Comment:	Draft Council Response
In summary I object to this site for the following reasons: There cannot be a need for these houses in Denbigh. Upper Denbigh is already considered a deprived area, which could spread throughout Denbigh. Is nowhere sacred, are we not permitted to have a little bit of green space. Our local hospital is not coping now, education needs are not as good as they should be. There is little employment in the area.	A need for additional housing allocations has been identified by the Planning Inspector and there is a lack of suitable alternative brownfield or lower grade agricultural land available. Additional housing will support existing community facilities in the town and developer would be required to contribute to infrastructure and community facilities in line with the requirement of LDP policy BSC3. This will include seeking a developer contribution towards improving capacity at the local primary schools. Besti Cadwaladr University Health Board has recently been out to consultation on its care review. No current changes proposed to primary care in Denbigh. Local NHS dentist is currently advertising for new clients. It is considered that suitable mitigation can be obtained to overcome any adverse impacts of developing the site.

278	278/AHS 07/7 Braidwater LTD	15/10/2012

Summary of Comment:

This large site on the edge of the town of Denbigh, will be inconsistent with the Plan strategy in that:-
•It is unlikely to deliver investment in infrastructure or community facilities,
•The site is distant from the county's main transport corridor A55(T) and the main public transport nodes in the County,
•The site extends out into open land and would appear as urban sprawl.

Draft Council Response

The site complies with the LDP strategy as Denbigh is a Lower Growth Town with key facilities and is located on the north-south transport route through the county. Developers would be required to make contributions to surrounding infrastructure and community provision in line with the requirements of the LDP policy BSC3. High quality design will be applied to new development in line with LDP policy RD1 (development design criteria) and additional attention to design and layouts can be ensured there would be no adverse effects on the town's Castle and Conservation Area.

2901	2901/AHS 07/2 Mr. George Williams	05/11/2012

Summary of Comment:

Concerns:
• Concerns over flood risk: may not be highlighted on the EA flood map, but these are outdated. Areas could be uninsurable. Increased surface water will also increase flood risk
• Concerns of sewage: treatment works is already at full capacity, if development goes ahead this situation will be made worse
• The two settlements of Denbigh and Brookhouse should not meet; Brook house is a small hamlet and would lose its identity.
• Although the site plans show sites AHS 06 and AHS 07 to be two different sites, they are effectively the same area and would both have access of Old Ruthin Road which would mean the surrounding road would be put under increasing pressure and a new road would have to be constructed to deal with such increases in traffic
• The local area has an active bat, frog, toad and newt population, these must be considered.
• Development in this location would have a serious impact on the historic landscape of the Vale of Clwyd
• This land is grade 2 agricultural land and so should not be developed

Draft Council Response

Environment Agency Wales raise no objections. Drainage and local surface flooding issues will be assessed as part the planning application stage. There is a perception that insurance companies consider any property within a certain distance of a watercourse to be at risk of flooding, whatever the lie of the land.
Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works. They will be kept informed of all planned developments to allow for future investment planning.
The majority of the green barrier in Denbigh is designated to protect the setting of the castle rather than the separation of the Brookhouse area to Denbigh. A need for additional housing allocations has been identified and there is a lack of unconstrained alternatives.The character of the area can be reflected in a high quality design and landscaping for the site.
The Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users, to guide the maximum density of development and to alleviate any future peak time traffic concerns.
Countryside Council for Wales raised no objections. A detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'.
Drainage, traffic calming, walking and cycling risk, surface water issues, wildlife protection, linguistic impact assessment will be considered as part the planning application stage.

2903	2903/AHS 07/2 Mr. Nigel Morris	05/11/2012

Summary of Comment:

Concerns:
• Development should not occur on Green barrier land. The UDP referred to this land as green barrier and it should stay as this.
• Other areas just as appropriate which should be considered

Draft Council Response

The majority of the green barrier in Denbigh is designated to protect the setting of the castle rather than the separation of the Brookhouse area to Denbigh. A need for additional housing allocations has been identified and there is a lack of unconstrained alternatives. The character of the area can be reflected in a high quality design and landscaping for the site. An allowance has been made for other brownfield and commitment sites in Denbigh, however the Inspector has identified an additional need to allocate land for housing in County. The Council are satisfied that alternatives have been adequately assessed and due to the lack of other sites in Denbigh, this site is considered the most appropriate.

2904	2904/AHS 07/2 Miss L Lea	05/01/2012

Summary of Comment:

Concerns:
• Development near river, issues of flood risk
• Development could disturb wildlife habitats in the area
• Development will destroy good farmland
• Traffic management issues: roads are already narrow and congested at peak times
• Access to the site would be difficult and could potentially be dangerous
• Sewage system does not have capacity for additional houses
• Not enough facilities for people in the area
• Residents of the development would be car dependent
• Building on Greenfield land and effectively allowing Brookhouse to lose its identity

Draft Council Response

Environment Agency Wales raise no objections with regard to flood risk. Land drainage and local surface flooding issues will be assessed as part the planning application stage. Countryside Council for Wales raised no objections with regards to protected species/habitats on site. A detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'.
Land that has been in agricultural use will be lost to residential development. A need for additional housing allocations has been identified and there is a lack of suitable alternative brownfield or lower grade agricultural land available.
The Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users, to guide the maximum density of development and to alleviate any future peak time traffic concerns. It is anticipated that an additional approx. 168 cars would be using the road at peak hour. There are, however, alternatives to the private car [walking distance to the nearest primary school is approx. 1 mile and a good bus service is found in the area]. Developers would be required to make contributions to surrounding infrastructure and community provision in line with the requirements of the LDP policy BSC3.
Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works. They will be kept informed of all planned developments to allow for future investment planning.
The majority of the green barrier in Denbigh is designated to protect the setting of the castle rather than the separation of the Brookhouse area to Denbigh. A need for additional housing allocations has been identified and there is a lack of unconstrained alternatives. The character of the area can be reflected in a high quality design and landscaping for the site.

2906	2906/AHS 07/2 Mrs. S E Jones	05/11/2012

Summary of Comment:	Draft Council Response
Concerns: • Traffic pollution is already a problem this will be made worse • Access to the sites would presumably be off Old Ruthin Rd, this would result in serious traffic issues and would jeopardise highway safety • The area is used regularly as a recreation area, this would be ruined and the area is good for preserving physical and mental health • Sewage would be a major problem • This development if allocated would a massive strain on all facilities	The Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. This assessment would be evaluated by the Council's environmental health service with regards to air pollution risk. Both tasks would be carried out at the planning application stage. With regard to recreation, the site(s) are currently in agricultural use. Public footpaths, trees and hedges will be protected. Developers would be required to make contributions to surrounding infrastructure and community provision in line with the requirements of the LDP policy BSC3. Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works. They will be kept informed of all planned developments to allow for future investment planning.

2900	2900/AHS 07/2 Mr. Darren Cummings	05/11/2012

Summary of Comment:	Draft Council Response
Concerns: • Open recreational space would be lost • Traffic management issues, roads are dangerous and narrow. At peak times surrounding roads get busy and congested • Flood risk issues, existing properties already find it difficult to insure • No demand for houses, population has decreased and new homes remain empty	The site(s) are currently in agricultural use. A public footpath follows the east boundary of site AHS 07. Assessments would be required at the planning application stage to understand the impacts on road users and to alleviate any future peak time traffic concerns. Environment Agency Wales raise no objections to development. There is a perception that insurance companies consider any property within a certain distance of a watercourse to be at risk of flooding, whatever the lie of the land.

2907	2907/AHS 07/2 Miss Barbara Roberts	05/11/2012

Summary of Comment:

Concerns:
• Volume of traffic that will use the Old Ruthin Road
• No facilities for children in the area- what problems will this cause?
• If this site accommodates affordable housing, what will it do to existing property values
• Loss of public space regularly used for recreation
• Housing development on this site could well affect the beautiful Clwydian ANOB

Draft Council Response

The Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. This task would be carried out at the planning application stage.
Developers would be required to make contributions to surrounding infrastructure and community provision (including children's play facilities) in line with the requirements of the LDP policy BSC3. Developers would be required to make a contribution towards affordable housing. Impact on the value of neighbouring properties is not a material planning consideration.
With regard to recreation, the site(s) are currently in agricultural use. Public footpaths, trees and hedges will be protected.
The character of the area can be reflected in a high quality design and landscaping for the site.

2896	2896/AHS 07/2 Fiona Nicholson	05/01/2012

Summary of Comment:

Concerns:
• Encroaching green barrier
• Detrimental to the setting of a grade 1 building (St Marcella's Church)
• Barrier between Denbigh and Brookhouse broken creating urban sprawl
• Destroying an area of natural beauty and habitat
• Detrimental to residents of Brookhouse, will spoil hamlet's uniqueness
• Additional housing not required
• Have a serious effect on the areas sewage system
• Facilities within the town will be put under increased strain, the local supermarket already experiences problems
• The road to Eglwys Wen already experiences parking difficulties, road is very narrow.

Draft Council Response

The majority of the green barrier in Denbigh is designated to protect the setting of the castle rather than the separation of the Brookhouse area to Denbigh. A need for additional housing allocations has been identified by the Planning Inspector and there is a lack of unconstrained alternatives. The character of the area can be reflected in a high quality design and landscaping for the site evaluated at the planning application stage.
Developers would be required to make contributions to surrounding infrastructure and community provision in line with the requirements of the LDP policy BSC3.
Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works. They will be kept informed of all planned developments to allow for future investment planning.
Local amenity, including shops and supermarket generally adapt to changes in demand.

2902	2902/AHS 07/2 Dr. Philip Michael and Dr. Meinir Michael	05/11/2012

Summary of Comment:

Concerns:
• Proposed development is situated some distance from the town's facilities such as schools and shops
• Access to the rest of the town can only be gained by crossing the A525 roundabout, an already dangerous road junction
• Development lies outside the development boundaries previously set out in the Unitary Development Plan; it would denote an unacceptable development. The proposal also goes against PPW in that effectively the site along with AHS 07 would coalesce Denbigh and Brook house
• Flood risk concerns, historic records of flooding on Old Ruthin Road. The development will increase surface water which will only increase flood risk in the area. It is well known that some insurers define this area as at risk of flooding
• Although not in the ANOB, development here would unacceptably affect prominent public views over the ANOB protected Clwydian Range. This area is also protected by CADW as a landscape of outstanding historic interest in Wales
• The area has a prominent bat population as well as a small newt population
• The land is currently being used as agricultural land
• The development would have an adverse effect on the sensitive historic environment including the Grade 1 listed Marcella's Church
• Highways would be put under increasing pressure, access to the development would be difficult, access is likely to be gained from the Old Ruthin Road which is narrow, frequently flooded and busy with parked cars.
• The pavements on one side of the road are narrow and does not give adequate space for pedestrians: road safety will be jeopardised
• The proposed development is within a mineral safeguarding zone for sand and gravel
• Increased car use inevitable as development lies some distance from facilities
• Sewage concerns, sewage works already at capacity
• Open recreational space will be lost
• Fears over development affecting the balance of Welsh speakers in the town
• Fears over increased anti social behaviour

Draft Council Response

Access to the site can be achieved and the Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users, to guide the maximum density of development and to alleviate any future peak time traffic concerns. It is anticipated that an additional approx. 168 cars would be using the road at peak hour. There are alternatives to the private car - walking distance to the nearest primary school is approx. 1 mile and there is a good bus service in the area, with a bus stop close to the site. Improvements to pavements and footpaths would be required as part of any proposals. The site is not within the AONB and the AONB JAC has raised no concerns regarding potential impact on the AONB. The Council would require high quality design and landscape in line with LDP policy RD1, in order to minimise impact on the church and the surrounding landscape and to maximise community safety. The site is not within a flood risk area identified by Environment Agency Wales and they have raised no objections to development on this site. Development would be required to eliminate or reduce surface water run-off from the site. In line with LDP policy VOE6, run-off rates from the site should maintain or reduce pre-development rates. Drainage and local surface flooding issues will be assessed as part the planning application stage. Developers would be required to make contributions to surrounding infrastructure and community provision in line with the requirements of the LDP policy BSC3. Countryside Council for Wales raised no objections and the Council currently has no records of protected species or habitats on the site. A detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'. The land is currently in agricultural use however, a need for additional housing allocations has been identified and there is a lack of suitable alternative brownfield or lower grade agricultural land available. Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works. They will be kept informed of all planned developments to allow for future investment planning. Developers would be required to make contributions to surrounding infrastructure and community provision in line with the requirements of the LDP policy BSC3. The site is not publicly accessible recreation space and is not protected as such in the LDP and development here would be required to provide an element of recreation space in line with LDP policies. A Community Linguistic Impact Assessment would be required for any development proposals in order to address the potential impact on Welsh language and culture with proposed mitigation if required.

2898	2898/AHS 07/2 Mrs. Evans	05/11/2012

Summary of Comment:

Concerns:
• Pumping station would need to be built to accommodate houses
• Area already has a sewage problem
• Both sites rejected by DCWW and previously by the council due to sewage concerns
• Flooding issues with both sites
• Bats and badgers present
• Traffic management concerns (narrow roads surround both sites)
• Access to roads already difficult, major alterations would be needed
• Church already experiences a problem with parking
• Carbon footprint would be increased
• Pollution worries
• These proposals ignore local needs
• Agricultural land should not be built on, it should be preserved for future food demand
• Reduction in open spaces
• Houses would alter the hamlets structure
• Concerns over unemployment: Who will live in these houses, who will buy them?
• Impact on small town, facilities are already stretched
• Unacceptable effect on form and character
• There are enough empty properties in Denbigh already, why make this worse

Draft Council Response

It is understood that two recently built new properties in the area did not connect to the main sewer as the costs of installing the necessary pump was prohibitive. Developers would be required to make contributions to surrounding infrastructure and community provision in line with the requirements of the LDP policy BSC3.
Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works. They will be kept informed of all planned developments to allow for future investment planning.
Environment Agency Wales raise no objections with regard to flood risk. Drainage and local surface flooding issues will be assessed as part the planning application stage.
Countryside Council for Wales raised no objections. A detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'.
The Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users, to guide the maximum density of development and to alleviate any future peak time traffic concerns. It is anticipated that an additional approx. 168 cars would be using the road at peak hour. There are, however, alternatives to the private car [walking distance to the nearest primary school is approx. 1 mile and a good bus service is found in the area].
An allowance has been made for other brownfield and commitment sites in Denbigh, however the Inspector has identified an additional need to allocate land for housing in County. The Council are satisfied that alternatives have been adequately assessed and due to the lack of other sites in Denbigh, this site is considered the most appropriate.

2857	2857/AHS 07/2 Mrs. Kathleen Mee	06/11/2012

Summary of Comment:

In summary object for the following reasons:
- Loss of established character to the hamlet of Brookhouse.
- Significant increase in flood risk to existing dwellings.
- Unacceptable effect on the local highway network.
- Damage to the environment by increased domestic and vehicular carbon emissions and to local wildlife and biodiversity.
- Lack of suitable infrastructure, no existing connection to main sewer for existing residents and limited gas supply.
- Inadequate existing amenities would lead to exacerbating need for vehicle movements.
- Overlooked alternative sites closer to Denbigh town centre.

Draft Council Response

A need for additional housing allocations has been identified and there is a lack of unconstrained alternatives. An allowance has been made for other brownfield and commitment sites in Denbigh, however the Inspector has identified an additional need to allocate land for housing in County. The Council are satisfied that alternatives have been adequately assessed and due to the lack of other sites in Denbigh, this site is considered the most appropriate. The majority of the green barrier in Denbigh is designated to protect the setting of the castle rather than the separation of the Brookhouse area to Denbigh. The character of the area can be reflected in a high quality design and landscaping for the site. Environment Agency Wales raise no objections with regard to flood risk. Local amenity generally adapts to demand walking and cycling are alternatives to the private car and risk will be consider as part of the highway assessment to site(s) development at the planning application stage.

2889	2889/AHS 07/2 Miss Nia Watkin	05/11/2012

Summary of Comment:

Concerns:
• Traffic issues: the old Ruthin Rd is already narrow and the acute bend at the opposite the chapel is limited further by Sunday morning traffic.
• If residents wanted to gain pedestrian access to the town centre they would have cross the busy A525 this would jeopardise pedestrian safety
• The existing sewage system would not accommodate further development, a new pumping station would need to be built
• Flooding already occurs at the corner of the brook house chapel and along the road between the chapel and brook house mill
• The development would have a significant impact on the welsh speaking community
• The development would also have a significant impact upon the areas historical sites
• The development will take place on Greenfield land and grade 2 agricultural land which is contrary to welsh government guidelines

Draft Council Response

The Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users, to guide the maximum density of development and to alleviate any future peak time traffic concerns. It is anticipated that an additional approx. 168 cars would be using the road at peak hour. There are, however, alternatives to the private car [walking distance to the nearest primary school is approx. 1 mile and a good bus service is found in the area]. Highway guidance documents suggest that a mile is an acceptable walking distance to a primary school/local amenity, 200m being the maximum. Developer would be required to contribute to infrastructure [sewerage works] and community facilities in line with the requirement of LDP policy BSC3. Environment Agency Wales raise no objections. Drainage and local surface flooding issues will be assessed as part the planning application stage along with linguistic impact assessment and wildilife protection. The character of the area can be reflected in a high quality design and landscaping for the site. Land that has been in agricultural use will be lost to residential development. A need for additional housing allocations has been identified and there is a lack of suitable alternative brownfield or lower grade agricultural land available.

2876	2876/AHS 07/2 Mr. John Jones and Mrs. Brenda Jones	06/11/2012

Summary of Comment:

1. Important to keep green belt.
2. The land is prime agricultural land.
3. Poor access, dangerous road.
4. Increase in traffic would be dangerous and chaotic - already busy road.
5. Bottleneck near St. Marcella's Church.
6. Amenities in Denbigh not sufficient to support additional housing.
7. Drainage/flooding issues.

Draft Council Response

The majority of the green barrier in Denbigh is designated to protect the setting of the castle rather than the separation of the Brookhouse area to Denbigh. A need for additional housing allocations has been identified and there is a lack of unconstrained alternatives. The character of the area can be reflected in a high quality design and landscaping for the site. The Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users, to guide the maximum density of development and to alleviate any future peak time traffic concerns. It is anticipated that an additional approx. 168 cars would be using the road at peak hour. There are, however, alternatives to the private car [walking distance to the nearest primary school is approx. 1 mile and a good bus service is found in the area]. Land that has been in agricultural use will be lost to residential development. A need for additional housing allocations has been identified and there is a lack of suitable alternative brownfield or lower grade agricultural land available. Developers would be required to make contributions to surrounding infrastructure and community provision in line with the requirements of the LDP policy BSC3. Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works. They will be kept informed of all planned developments to allow for future investment planning. Environment Agency Wales raise no objections. Drainage and local surface flooding issues will be assessed as part the planning application stage.

2858	2858/AHS 07/2 Mr. Elwy Davies	05/11/2012

Summary of Comment:	Draft Council Response
In summary object for the following reasons: - The volume of through traffic has doubled over the last 10 years in addition to the number of vehicles who attend the church and cemetery. - Request utilising existing brownfield sites in Denbigh which already have key infrastructure and services.	The Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users, to guide the maximum density of development and to alleviate any future peak time traffic concerns. It is anticipated that an additional approx. 168 cars would be using the road at peak hour. There are, however, alternatives to the private car [walking distance to the nearest primary school is approx. 1 mile and a good bus service is found in the area]. An allowance has been made for other brownfield and commitment sites in Denbigh, however the Inspector has identified an additional need to allocate land for housing in County. The Council are satisfied that alternatives have been adequately assessed and due to the lack of other sites in Denbigh, this site is considered the most appropriate.

2822	2822/AHS 07/2 Mr. RW Martiner and Mrs. A Martiner	02/11/2012

Summary of Comment:	Draft Council Response
We do not think that this site satisfies physical or natural environmental considerations relating to drainage & liability to flooding. Also, another environmental issue is the protection of the wildlife on the site.	Environment Agency Wales raise no objections. Drainage and local surface flooding issues will be assessed as part the planning application stage. Countryside Council for Wales raised no objections. A detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 ‘Conservation of natural resources’.

2861	2861/AHS 07/2 Mrs. Edna Jane Williams and G.H. Williams	05/11/2012

Summary of Comment:

In summary object for the following reasons:
- Unsatisfactory raw urban encroachment at the edge of development causing visual impact to the setting of the town when viewed from the east (Area of Outstanding Natural Beauty). Both sites (AHS06 & AHS 07) are within the CADW designation, Landscape of Outstanding Historic Interest and scored as 'high' is the LANDMAP Visual & Sensory theme.
- Grade 2 Agricultural Land.
- Both sites have no known mains sewer or surface water arrangements. Local flooding already occurs at times of heavy rain. Additional housing would exacerbate the problem.
- Sites are not within easy walking distance to local amenities, town centre being 1 mile away.
- Concerned about achieving safe site access due to existing 90degree road bend and narrow width.
- No strategic linguistic impact assessment undertaken.
- Wildlife and biodiversity concerns noted on sites (AHS 06 & AHS07).

Draft Council Response

A need for additional housing allocations has been identified and there is a lack of unconstrained alternatives. An allowance has been made for other brownfield and commitment sites in Denbigh. The majority of the green barrier in Denbigh is designated to protect the setting of the castle rather than the separation of the Brookhouse area to Denbigh. The character of the area can be reflected in a high quality design and landscaping for the site. No objections have been raise by Environment Agency Wales nor Dwr Cymru Welsh Water with regards to water/flooding or sewage connection. Highway guidance documents suggest that a mile is an acceptable walking distance to a primary school/local amenity, 200m being the maximum. Drainage, traffic calming, walking and cycling risk, surface water issues, wildlife protection, linguistic impact assessment will be considered as part the planning application stage.

2873	2873/AHS 07/2 Mrs. Rhian Cattell and Mr. Richard Cattell	06/11/2012

Summary of Comment:

1. Volume of housing not required.
2. Sewage works may not be adequate.
3. Planning rejected in 2009 for land off Eglwys Wen Road on the grounds of insurmountable problems.
4. Language impact. Brookhouse area has 1 or more persons per household that speak welsh.
5. High flood risk.
6. Within area of designated Landscape of Outstanding Historic Interest in Wales. The sites are clearly visible and will impact on the character of the landscape. This contradicts Stage 2 - Constraints to Development and Stage 3 Code 12.
3. The roads bordering the site are valuable as routes for walking. Additional traffic would render these roads dangerous.
4. Sightings of Newts on the site and bats are resident - loss of habitat.
5. Land is not suitable as highest quality agricultural land.
6. Increase in traffic.
7. Access to nearest supermarket and amenities dangerous for pedestrians, no suitable access.

Draft Council Response

A need for additional housing allocations has been identified by the planning Inspector. Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works. No planning history on site, site was submitted to the LDP process as a candidate site. Candidate site rejected from the Plan in 2009 because lower housing requirement projected. Linguistic impact assessment would be required at the planning application stage. Environment Agency Wales raise no objections with regard to flood risk. Landscape character and impact on the setting of the listed buildings will be further assessed at the planning application stage. Public footpath will be protected and the safety of pedestrian walking assessed. Countryside Council for Wales raised no objections. A detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'. Land that has been in agricultural use will be lost to residential development. A need for additional housing allocations has been identified and there is a lack of suitable alternative brownfield or lower grade agricultural land available.

2859	2859/AHS 07/2 Mr. Kevin Cooke	05/11/2012

Summary of Comment:

In summary object for the following reasons:
- Utilise existing empty sites in the town of Denbigh before good agricultural land.
- Concerned about the proximity of proposed sites to the centre when there is no safe crossing on the busy roundabout for walkers and cyclists.
- Cost of sewer system and damage to the environment should be considered.

Draft Council Response

An allowance has been made for other brownfield and commitment sites in Denbigh, however the Inspector has identified an additional need to allocate land for housing in County. The Council are satisfied that alternatives have been adequately assessed and due to the lack of other sites in Denbigh, this site is considered the most appropriate. The Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users, to guide the maximum density of development and to alleviate any future peak time traffic concerns. Walking and cycling are alternatives to the private car and risk will be considered as part of the highway assessment to site(s) development at the planning application stage. Developers would be required to make contributions to surrounding infrastructure and community provision in line with the requirements of the LDP policy BSC3. Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works. They will be kept informed of all planned developments to allow for future investment planning. Countryside Council for Wales raised no objections. A detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'.

2887	2887/AHS 07/2 Miss Evans	05/11/2012

Summary of Comment:

Concerns:
• Dwr Cymru Welsh Water previously objected to building homes as a sewage pumping station was proposed
• Roads surrounding the site are extremely narrow: they are not adequate to accommodate an increase in cars
• Parking is also an issue around the area, especially on Sundays when chapel is conducted
• Extra traffic would result in an increase in air pollution
• Good agricultural land would be lost
• Wildlife such as badgers, bats and other species would be disturbed
• Unemployment in the town is already high, where will residents of the proposed development find employment
• Facilities in the town are already under incredible pressure these will be strained further by an increase in residents

Draft Council Response

It is understood that two recently built new properties in the area did not connect to the main sewer as the costs of installing the necessary pump was prohibitive. The Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users, to guide the maximum density of development and to alleviate any future peak time traffic concerns.
Countryside Council for Wales raised no objections. A detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 ‘Conservation of natural resources’.

2860	2860/AHS 07/2 Mrs. Kim Cooke	05/11/2012

Summary of Comment:

Express objection and concerns on a number of topics including; agricultural land, existing brownfield land, wildlife, no existing sewerage connection, no flood risk insurance, access via narrow dangerous roads, no jobs in Denbigh, impact on existing services in the town, limited play facilities for children in lower Denbigh, protect 'Brookhouse area' as a hamlet, limited parking for the Church, distance of sites to the town centre and unsafe to walk.

Draft Council Response

Land that has been in agricultural use will be lost to residential development. A need for additional housing allocations has been identified and there is a lack of suitable alternative brownfield or lower grade agricultural land available.
Countryside Council for Wales raised no objections. A detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'.
Developers would be required to make contributions to surrounding infrastructure and community provision in line with the requirements of the LDP policy BSC3.
Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works. They will be kept informed of all planned developments to allow for future investment planning.
There is a perception that insurance companies consider any property within a certain distance of a watercourse to be at risk of flooding, whatever the lie of the land. Environment Agency Wales raise no objections.
Developers would be required to make contributions to surrounding infrastructure and community provision (including children's play facilities) in line with the requirements of the LDP policy BSC3.
The Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users, to guide the maximum density of development and to alleviate any future peak time traffic concerns. There are, however, alternatives to the private car [walking distance to the nearest primary school is approx. 1 mile and a good bus service is found in the area]. Pedestrian safety whilst walking would be considered in any future assessment.

2897	2897/AHS 07/2 Mrs. G Bibby	05/11/2012

Summary of Comment:

Concerns:
• Volume of traffic will be severely increased on narrow roads surrounding the site
• Parking around the church is already difficult, increased congestion will exacerbate this
• Brook house is an idyllic rural hamlet situated on greenbelt land, building on this land goes against the RDP as this development will damage the environment and countryside
• Land is grade 2 agricultural land, building would destroy viable good quality grazing land
• Local rural wildlife and habitats will be threatened, a colony of bats can be found within the locality
• Open space used by the public will be lost
• Property market is already flooded with an abundance of properties; there is no need for this development. Gives Glastir development in Ruthin as example where there are still numerous properties empty due to lack of demand
• Mentions Denbighshire's Empty Homes Strategy: would it not make more sense to renovate and make use of empty houses
• There are other sites which should be considered such as the former "Kwik Save" site, wouldn't this be more viable?
• Concerns over towns sewage/water system which is already at full capacity
• An influx in people will have an effect on the towns facilities as well as the welsh speaking community. This will destroy the local community.
• Denbigh already has high unemployment – there are no jobs and so no demand for additional housing

Draft Council Response

Access to the site can be achieved and the Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users, to guide the maximum density of development and to alleviate any future peak time traffic concerns. It is anticipated that an additional approx. 168 cars would be using the road at peak hour. There are alternatives to the private car - walking distance to the nearest primary school is approx. 1 mile and there is a good bus service in the area, with a bus stop close to the site. Brookhouse is not defined as a hamlet in the LDP. The Council would require high quality design and landscape in line with LDP policy RD1, in order to minimise impact on the surrounding landscape. The land is currently in agricultural use however, a need for additional housing allocations has been identified and there is a lack of suitable alternative brownfield or lower grade agricultural land available. Countyside Council for Wales raised no objections and the Council currently has no records of protected species or habitats on the site. A detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'. The site is not publicly accessible recreation space and is not protected as such in the LDP and development here would be required to provide an element of recreation space in line with LDP policies. The Inspectors have considered issues such as the property market and the level of empty properties and have concluded that there is a need to allocate land for additional housing. An allowance has been made for other brownfield and sites with planning permission in Denbigh, however the Inspector has identified an additional need to allocate land for housing in County. The Council are satisfied that alternatives have been adequately assessed and due to the lack of other sites in Denbigh, this site is considered the most appropriate. A Community Linguistic Impact Assessment would be required for any development proposals in order to address the potential impact on Welsh language and culture with proposed mitigation if required. Denbigh has existing employment provision in the town and the LDP makes provision for additional employment land.

2856	2856/AHS 07/2 Mr. Chris Roberts and Mrs. Kate Roberts	06/11/2012

Summary of Comment:

In summary object for the following reasons:
- Consider the Council have a duty to utilise existing brownfield land in Denbigh (such as former Kwiksave, Woolboard, NW Hospital, Cricket ground) before greenfield agricultural land. Alternatives have not been adequately examined.
- Development would harm the distinct hamlet character of the Brookhouse area.
- Exsiting roads and infrastructure are substandard for the scale of proposed development.
- Denbigh Councillors do not support sites (AHS06 & AHS07) but have voted in favour of building in other parts of Denbigh.

Draft Council Response

An allowance has been made for other brownfield and commitment sites in Denbigh, however the Inspector has identified an additional need to allocate land for housing in County. The Council are satisfied that alternatives have been adequately assessed and due to the lack of other sites in Denbigh, this site is considered the most appropriate. With regard to the roads & infrastructure assessments would be required at planning application stage to understand the impacts on road users.
County Councillor have not yet been asked to vote on sites.

2886	2886/AHS 07/2 Dr. Annick Cumming	05/11/2012

Summary of Comment:

Concerns:
• Flood risk concerns: some residents already have trouble finding insurance already due to issues regarding flooding
• Proposed site is grade 2 agricultural land, this should only be built on if no Brownfield sites can be found
• Further building in the area would destroy the local landscape and would affectively join the hamlet of Brook house to the town of Denbigh
• The current road network is already dangerous, particularly the Old Ruthin Road, it can not accommodate anymore cars
• Sewage capacity in this area of Denbigh is full, two new recent dwellings had to have septic tanks installed
• Schools are saturated currently, no more pupils could be accommodated

Draft Council Response

The majority of the green barrier in Denbigh is designated to protect the setting of the castle rather than the separation of the Brookhouse area to Denbigh. A need for additional housing allocations has been identified and there is a lack of unconstrained alternatives. The character of the area can be reflected in a high quality design and landscaping for the site.
The Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users, to guide the maximum density of development and to alleviate any future peak time traffic concerns. It is anticipated that an additional approx. 168 cars would be using the road at peak hour. There are, however, alternatives to the private car [walking distance to the nearest primary school is approx. 1 mile and a good bus service is found in the area].
Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works. They will be kept informed of all planned developments to allow for future investment planning.
Environment Agency Wales raise no objections with regard to flood risk. Drainage and local surface flooding issues will be assessed as part the planning application stage.
Countryside Council for Wales raised no objections. A detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'.
Additional housing will support existing community facilities in the town and developer would be required to contribute to infrastructure and community facilities in line with the requirement of LDP policy BSC3. This will include seeking a developer contribution towards improving capacity at the local primary schools.

2894	2894/AHS 07/2 Dr. Hywel Watkin	05/11/2012

Summary of Comment:

Concerns:
• Issues of flood risk, although not included on the EA flood map, it is regarded as a flood risk area by insurers. Groundwater and surface water are regularly an issue. The road at the corner of the chapel is already prone to flooding at times of heavy rain
• The development would take place on good quality grade 2 agricultural land and is in current use. If development were to go ahead, it would go against PPW which looks to preserve agricultural land.
• Development would threaten the areas historical interest
• The proposed development would effectively allow Denbigh and Brookhouse to merge and the hamlet would lose its distinctiveness.
• The surrounding roads do not have adequate capacity to cope with such an increase in cars; roads are already congested especially when events are held at both the chapel and the neighbouring Brook house mill.
• Issues of sewage capacity, a new pumping station would need to be built
• As the development lies on the outskirts of the town, there are no facilities immediately close to the site, it is some distance from the site to shops, schools and other facilities.

Draft Council Response

The site is not within a flood risk area identified by Environment Agency Wales and they have raised no objections to development on this site. Development would be required to eliminate or reduce surface water run-off from the site. In line with LDP policy VOE6, run-off rates from the site should maintain or reduce pre-development rates. Drainage and local surface flooding issues will be assessed as part the planning application stage. The land is currently in agricultural use however, a need for additional housing allocations has been identified and there is a lack of suitable alternative brownfield or lower grade agricultural land available. Brookhouse is not defined as a hamlet in the LDP. The Council would require high quality design and landscape in line with LDP policy RD1, in order to minimise impact on the surrounding landscape. Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works. They will be kept informed of all planned developments to allow for future investment planning. Developers would be required to make contributions to surrounding infrastructure and community provision in line with the requirements of the LDP policy BSC3. Access to the site can be achieved and the Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users, to guide the maximum density of development and to alleviate any future peak time traffic concerns. It is anticipated that an additional approx. 168 cars would be using the road at peak hour. There are alternatives to the private car - walking distance to the nearest primary school is approx. 1 mile and there is a good bus service in the area, with a bus stop close to the site. Improvements to pavements and footpaths would be required as part of any proposals. A Community Linguistic Impact Assessment would be required for any development proposals in order to address the potential impact on Welsh language and culture with proposed mitigation if required. An allowance has been made for other brownfield and sites with planning permission in Denbigh, however the Inspector has identified an additional need to allocate land for housing in County. The Council are satisfied that alternatives have been adequately assessed and due to the lack of other sites in Denbigh, this site is considered the most appropriate.

2885	2885/AHS 07/2 Mr. Walter Roberts	05/11/2012

Summary of Comment:

Concerns:
• Proposed site does not fit within the character of the area
• Access to the site would be difficult; roads surrounding the site are narrow and already congested. Any proposed access would be dangerous
• the felling of mature oak trees should not be done, they are a feature of the road and should remain
• Significantly more traffic in the area will jeopardise safety especially in respect to small children
• Sewage system could be problem, is there the infrastructure to support the proposed site
• Increased surface water so close to the river could have implications for flooding
• The area is home to various bird species of which could be affected badly if the proposed site is developed.
• Development in this area would result in the loss of important leisure and recreation land for the town
• Facilities such as schools are already full, how will they accommodate such growth
• The only access in to the town centre from this site would be to cross the busy A525 road, this would jeopardise highway safety

Draft Council Response

The majority of the green barrier in Denbigh is designated to protect the setting of the castle rather than the separation of the Brookhouse area to Denbigh. A need for additional housing allocations has been identified and there is a lack of unconstrained alternatives. The character of the area can be reflected in a high quality design and landscaping for the site.
The Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users, to guide the maximum density of development and to alleviate any future peak time traffic concerns. It is anticipated that an additional approx. 168 cars would be using the road at peak hour. There are, however, alternatives to the private car [walking distance to the nearest primary school is approx. 1 mile and a good bus service is found in the area].
Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works. They will be kept informed of all planned developments to allow for future investment planning.
Environment Agency Wales raise no objections with regard to flood risk. Drainage and local surface flooding issues will be assessed as part the planning application stage.
Countryside Council for Wales raised no objections. A detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'.
Additional housing will support existing community facilities in the town and developer would be required to contribute to infrastructure and community facilities in line with the requirement of LDP policy BSC3. This will include seeking a developer contribution towards improving capacity at the local primary schools.

2895	2895/AHS 07/2 Miss Hayley Nicholson	05/11/2012

Summary of Comment:

Concerns:
• Encroaching green barrier
• Detrimental to the setting of a grade 1 building (St Marcella's Church)
• Barrier between Denbigh and Brookhouse broken creating urban sprawl
• Destroying an area of natural beauty and habitat
• Detrimental to residents of Brookhouse, will spoil hamlet's uniqueness
• Additional housing not required
• Have a serious effect on the areas sewage system
• Facilities within the town will be put under increased strain, the local supermarket already experiences problems
• The road to Eglwys Wen already experiences parking difficulties, road is very narrow.

Draft Council Response

The majority of the green barrier in Denbigh is designated to protect the setting of the castle rather than the separation of the Brookhouse area to Denbigh. A need for additional housing allocations has been identified by the Planning Inspector and there is a lack of unconstrained alternatives. The character of the area can be reflected in a high quality design and landscaping for the site evaluated at the planning application stage.
Developers would be required to make contributions to surrounding infrastructure and community provision in line with the requirements of the LDP policy BSC3.
Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works. They will be kept informed of all planned developments to allow for future investment planning.
Local amenity, including shops and supermarket generally adapt to changes in demand.

2882 2882/AHS 07/2

Mrs. Eiddwen Watkin

Summary of Comment:

Concerns:
• Scale of development is far to large, especially considering both AHS 06 and AHS 07 together.
• Landscape issues, such a development would effect the neighbouring Clwydian Range AONB as well as CADW's Landscape of Outstanding Historic Interest
• Agricultural land should not be built on, it is high quality land which should be maintained
• Surface water and sewer arrangements could be difficult. This expansion of the town will put increased strain on the local sewer system
• Traffic management issues: access arrangements would be difficult and the surrounding roads are narrow and already suffer from congestion at peak times [4 images submitted]
• Public transport provision is already low, public footpath access would need to be gained over the A525 therefore car use will be high
• Development could cause considerable harm to archaeological and historical sites
• Development could have an impact on the areas welsh language community
• Denbigh does not have the social and physical infrastructure needed to accommodate this development
• Development would have major implications for biodiversity.

Draft Council Response

Denbigh is defined as a lower growth town and has a good range of facilities and public transport provision. Allocation of all 4 sites in Denbigh would mean growth of 10% in the number of homes, which is considered reasonable for a town of this size. The land is currently in agricultural use however, a need for additional housing allocations has been identified and there is a lack of suitable alternative brownfield or lower grade agricultural land available. The site is not within the AONB and the AONB JAC has raised no concerns regarding potential impact on the AONB. The Council would require high quality design and landscape in line with LDP policy RD1, in order to minimise impact on the surrounding landscape. The site is not within a flood risk area identified by Environment Agency Wales and they have raised no objections to development on this site. Development would be required to eliminate or reduce surface water run-off from the site. In line with LDP policy VOE6, run-off rates from the site should maintain or reduce pre-development rates. Drainage and local surface flooding issues will be assessed as part the planning application stage. Developers would be required to make contributions to surrounding infrastructure and community provision in line with the requirements of the LDP policy BSC3. Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works. Access to the site can be achieved and the Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users, to guide the maximum density of development and to alleviate any future peak time traffic concerns. It is anticipated that an additional approx. 168 cars would be using the road at peak hour. There are alternatives to the private car - walking distance to the nearest primary school is approx. 1 mile and there is a good bus service in the area, with a bus stop close to the site. Improvements to pavements and footpaths would be required as part of any proposals. A Community Linguistic Impact Assessment would be required for any development proposals in order to address the potential impact on Welsh language and culture with propose mitigation if required. Countyside Council for Wales raised no objections and the Council currently has no records of protected species or habitats on the site. A detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'.

2911	2911/AHS 07/2 Mr. Graeme Decke and Mrs. Catrin Decke	05/11/2012

Summary of Comment:

IIn summary object for the following reasons:
• distance from the town's facilities (schools, shops) and would lead to increased car use inevitable
• access to the rest of the town can only be gained by crossing the A525 roundabout, an already dangerous road junction
• coalesce of Denbigh and Brookhouse hamlet
• flood risk concerns, historic records of flooding on Old Ruthin Road. Increase surface water which will only increase flood risk in the area. Some insurers define area as at risk of flooding
• although not in the AONB, development here would unacceptably affect prominent public views over the ANOB protected Clwydian Range. Area also protected by CADW as historic landscape
• prominent bat population as well as a small newt population
• the land currently used as agricultural land
• adverse effect on the sensitive historic environment including the Grade 1 listed Marcella's Church
• highways would be put under increasing pressure, access to the development would be difficult, access is likely to be gained from the Old Ruthin Road which is narrow, frequently flooded and busy with parked cars.
• the pavements on one side of the road are narrow and does not give adequate space for pedestrians: road safety will be jeopardised
• the proposed development is within a mineral safeguarding zone for sand and gravel
• sewage concerns, sewage works already at capacity
• open recreational space will be lost
• fears over development affecting the balance of Welsh speakers in the town
• fears over increased anti social behaviour

Draft Council Response

There are alternatives to the private car [walking distance to the nearest primary school is approx. 1 mile and a good bus service is found in the area]. Highway guidance documents suggest that a mile is an acceptable walking distance to a primary school/local amenity, 200m being the maximum. Safe crossing of the A525 would be looked at as part of a planning application.
The majority of the green barrier in Denbigh is designated to protect the setting of the castle rather than the separation of the Brookhouse area to Denbigh. A need for additional housing allocations has been identified and there is a lack of unconstrained alternatives.
Environment Agency Wales raise no objections with regard to floodrisk. Drainage and local surface flooding issues will be assessed as part the planning application stage. There is a perception that insurance companies consider any property within a certain distance of a watercourse to be at risk of flooding, whatever the lie of the land.
The character of the area, proximity to listed buildings and views from the AONB can be reflected in a high quality design and landscaping for the site.
Countryside Council for Wales raised no objections. A detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'.
The Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users, to guide the maximum density of development and to alleviate any future peak time traffic concerns.
Any requirement for mineral abstraction would be considered at the planning application stage.
Developers would be required to make contributions to surrounding infrastructure and community provision in line with the requirements of the LDP policy BSC3.
Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works. They will be kept informed of all planned developments to allow for future investment planning.
Linguistic impact assessment would be required at the planning application stage.

2888	2888/AHS 07/2 Ms. Karen Syme	05/11/2012

Summary of Comment:

Concerns:
• Social aspects that could arise for current residents
• Surrounding area is tranquil, this may be spoilt
• Sewage would be expensive, will water rates reflect this.
• Environmental considerations: impact on wildlife
• Air pollution will be increased from extra cars
• More households will create more waste, again will this result in an increase in rates
• Increased costs of road maintenance and drainage
• Limited access routes off a highway system that is already congested
• Increased costs to education authority when budgets are already reduced
• Water demand will increase, the area already has supply issues leading to lower pressure at peak times

Draft Council Response

A need for additional housing allocations has been identified by the Planning Inspector and there is a lack of suitable alternative brownfield or lower grade agricultural land available. Additional housing will support existing community facilities in the town and developer would be required to contribute to infrastructure and community facilities in line with the requirement of LDP policy BSC3. This will include seeking a developer contribution towards improving capacity at the local primary schools. Besti Cadwaladr University Health Board has recently been out to consultation on its care review. No current changes proposed to primary care in Denbigh. Local NHS dentist is currently advertising for new clients. It is considered that suitable mitigation can be obtained to overcome any adverse impacts of developing the site.
Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works and with water supply. They will be kept informed of all planned developments to allow for future investment planning.
Drainage, traffic calming, walking and cycling risk, surface water issues, wildlife protection, linguistic impact assessment will be considered as part the planning application stage.

2908	2908/AHS 07/2 Mr. Gwilym Hartley Williams	05/11/2012

Summary of Comment:

Query the misleading site description for site AHS 07 – majority of field fronts the Old Ruthin Road not Ffordd Eglwys Wen.
Was told planning application in 2009 was rejected because of insurmountable problems.

In summary object for the following reasons:
- Utilise existing empty sites in the town of Denbigh.
- Proposed development is unlikely to be able to obtain insurance due to flood risk, according to a national insurance group.
- Development would impact on the local environment in terms of landscape character, visible from prominent views, wildlife and biodiversity number in the area, grade 2 agricultural land.
- Express concerns over existing highway capacity, significant traffic generation and potential heighten risk of a major accident with additional 2/3 cars per new household.
- Question the sewerage system in the area – two new properties built have been put on septic tanks.

In response to the Sustainability Appraisal objectives:
Obj 02: Consider 150 new homes to have a negative impact on health, environment and air quality.
Obj 04: Question how open space would be achieved on site with such a high density.
Obj 06: Little to no local demand for houses, new properties purchased by people from outside Denbigh area most likely not to be welsh speakers.
Obj 10: As earlier comment, utilise existing brownfield land at Middle Lane, Kwiksave and NW Hospital.
Obj 11: Recorded sitings of bats.
Obj 12: Loss of established character to the hamlet of Brookhouse and people entering Denbigh from Ruthin will loose that aesthetic feeling of entering a medieval town.
Obj 14: National insurance group classified the area as flood risk
Obj 15: Traffic related air pollution will be on the increase if development proceeds.
Obj 16: Development of 150 homes will increase greenhouse gasses.

Draft Council Response

An allowance has been made for other brownfield and sites with planning permission in Denbigh, however the Inspector has identified an additional need to allocate land for housing in County. The Council are satisfied that alternatives have been adequately assessed and due to the lack of other sites in Denbigh, this site is considered the most appropriate.

The site is not within a flood risk area identified by Environment Agency Wales and they have raised no objections to development on this site. Development would be required to eliminate or reduce surface water run-off from the site. In line with LDP policy VOE6, run-off rates from the site should maintain or reduce pre-development rates. Drainage and local surface flooding issues will be assessed as part the planning application stage. The land is currently in agricultural use however, a need for additional housing allocations has been identified and there is a lack of suitable alternative brownfield or lower grade agricultural land available. The Council would require high quality design and landscape in line with LDP policy RD1, in order to minimise impact on the surrounding landscape.
Access to the site can be achieved and the Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users, to guide the maximum density of development and to alleviate any future peak time traffic concerns. It is anticipated that an additional approx. 168 cars would be using the road at peak hour.
Developers would be required to make contributions to surrounding infrastructure and community provision in line with the requirements of the LDP policy BSC3.
Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works. They will be kept informed of all planned developments to allow for future investment planning. It is understood that two recently built new properties in the area did not connect to the main sewer as the costs of installing the necessary pump was prohibitive. Countyside Council for Wales raised no objections and the Council currently has no records of protected species or habitats on the site. A detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'. A Community Linguistic Impact Assessment would be required for any development proposals in order to address the potential impact on Welsh language and culture with proposed mitigation if required.

2890	2890/AHS 07/2 Mr. Rhys Eifion Watkin	05/11/2012

Summary of Comment:

Concerns:
• Traffic issues: the old Ruthin Rd is already narrow and the acute bend at the opposite the chapel is limited further by Sunday morning traffic.
• If residents wanted to gain pedestrian access to the town centre they would have cross the busy A525 this would jeopardise pedestrian safety
• The existing sewage system would not accommodate further development, a new pumping station would need to be built
• Flooding already occurs at the corner of the brook house chapel and along the road between the chapel and brook house mill
• The development would have a significant impact on the welsh speaking community
• The development would also have a significant impact upon the areas historical sites
• The development will take place on Greenfield land and grade 2 agricultural land which is contrary to welsh government guidelines

Draft Council Response

The Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users, to guide the maximum density of development and to alleviate any future peak time traffic concerns. It is anticipated that an additional approx. 168 cars would be using the road at peak hour. There are, however, alternatives to the private car [walking distance to the nearest primary school is approx. 1 mile and a good bus service is found in the area]. Highway guidance documents suggest that a mile is an acceptable walking distance to a primary school/local amenity, 200m being the maximum. Developer would be required to contribute to infrastructure [sewerage works] and community facilities in line with the requirement of LDP policy BSC3. Environment Agency Wales raise no objections. Drainage and local surface flooding issues will be assessed as part the planning application stage along with linguistic impact assessment and wildilife protection. The character of the area can be reflected in a high quality design and landscaping for the site. Land that has been in agricultural use will be lost to residential development. A need for additional housing allocations has been identified and there is a lack of suitable alternative brownfield or lower grade agricultural land available.

2910	2910/AHS 07/2 Mr. Nigel Roxburgh	05/11/2012

Summary of Comment:

In summary object for the following reasons:
- Impact on the amenity of the existing residential properties.
- Cumulative impact of both sites (AHS 06 & AHS 07) would damage the character of the area and overload the local services.
- Utilise existing empty homes and brownfield land within the town before building on Greenfield land.
- Protect the green belt, grade 2 agricultural land, environment and open countryside.
- Potential flood risk to the sites from the Brookhouse river.
- New traffic volumes will result in unsafe conditions on minor roads

Draft Council Response

Developing one or both of these sites would bring change to the current character of the area. However, a need for additional housing allocations has been identified and there is a lack of suitable alternative brownfield or lower grade agricultural land available. Further assessment would be undertaken at the planning application stage to ensure the development proposal would not lead to a significant detriment in the environment (be that the wildlife, flooding, surface runoff, traffic or parking arrangements).

2891	2891/AHS 07/2 Miss Bethan Cummings	05/11/2012

Summary of Comment:

Concerns:
• The area is naturally beautiful and used for recreation by locals
• Traffic on Ruthin Road is already busy at peak times, the proposed site would only make this situation worse
• The Old Ruthin Road is already very narrow and Whitchurch Rd's junction with the A525 is also dangerous
• The area already has inadequate parking, which already causes problems
• Facilities within Denbigh such as schools, the doctors surgery and dental practices are already full
• The area is already classed as a flood plain, issues of surface water will only make this worse

Draft Council Response

The site(s) are currently in agricultural use. The Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users, to guide the maximum density of development and to alleviate any future peak time traffic concerns. It is anticipated that an additional approx. 168 cars would be using the road at peak hour. There are, however, alternatives to the private car [walking distance to the nearest primary school is approx. 1 mile and a good bus service is found in the area].
Additional housing will support existing community facilities in the town and developer would be required to contribute to infrastructure and community facilities in line with the requirement of LDP policy BSC3. This will include seeking a developer contribution towards improving capacity at the local primary schools.
Besti Cadwaladr University Health Board has recently been out to consultation on its care review. No current changes proposed to primary care in Denbigh. Local NHS dentist is currently advertising for new clients.
Environment Agency Wales raise no objections. Drainage and local surface flooding issues will be assessed as part the planning application stage.

2912	2912/AHS 07/2 Rev. Graham Floyd and Mrs. Floyd	05/11/2012

Summary of Comment:

In summary object for the following reasons:
• distance from the town's facilities (schools, shops) and would lead to increased car use inevitable
• access to the rest of the town can only be gained by crossing the A525 roundabout, an already dangerous road junction
• coalesce of Denbigh and Brookhouse hamlet
• flood risk concerns, historic records of flooding on Old Ruthin Road. Increase surface water which will only increase flood risk in the area. Some insurers define area as at risk of flooding
• although not in the AONB, development here would unacceptably affect prominent public views over the ANOB protected Clwydian Range. Area also protected by CADW as historic landscape
• prominent bat population as well as a small newt population
• the land currently used as agricultural land
• adverse effect on the sensitive historic environment including the Grade 1 listed Marcella's Church
• highways would be put under increasing pressure, access to the development would be difficult, access is likely to be gained from the Old Ruthin Road which is narrow, frequently flooded and busy with parked cars.
• the pavements on one side of the road are narrow and does not give adequate space for pedestrians: road safety will be jeopardised
• the proposed development is within a mineral safeguarding zone for sand and gravel
• sewage concerns, sewage works already at capacity
• open recreational space will be lost
• fears over development affecting the balance of Welsh speakers in the town
• fears over increased anti social behaviour

Draft Council Response

The site complies with the LDP strategy as it is located on the edge of Denbigh, which is defined as a lower growth town and has a good range of facilities and public transport provision. There are alternatives to the private car - walking distance to the nearest primary school is approx. 1 mile and there is a good bus service in the area, with a bus stop close to the site. Brookhouse is not defined as a hamlet in the LDP. The site is not within a flood risk area identified by Environment Agency Wales and they have raised no objections to development on this site. Development would be required to eliminate or reduce surface water run-off from the site. In line with LDP policy VOE6, run-off rates from the site should maintain or reduce pre-development rates. Drainage and local surface flooding issues will be assessed as part the planning application stage. The site is not within the AONB and the AONB JAC have raised no concerns regarding potential impact on the AONB. Countyside Council for Wales raised no objections and the Council currently has no records of protected species or habitats on the site. A detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'. The land is currently in agricultural use however, a need for additional housing allocations has been identified and there is a lack of suitable alternative brownfield or lower grade agricultural land available. The site is not publicly accessible recreation space and is not protected as such in the LDP and development here would be required to provide an element of recreation space in line with LDP policies. The Council would require high quality design in line with LDP policy RD1, in order to minimise impact on the church and maximise community safety. Access to the site can be achieved and the Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users, to guide the maximum density of development and to alleviate any future peak time traffic concerns. It is anticipated that an additional approx. 168 cars would be using the road at peak hour. Improvements to pavements and footpaths would be required as part of any proposals. Identification as a minerals safeguarding zone would not preclude development. A Community Linguistic Impact Assessment would be required for any development proposals in order to address the potential impact on Welsh language and culture with propose mitigation if required.

2913	2913/AHS 07/2 Mr. George Yakas	05/11/2012

Summary of Comment:

In summary, object to the development of site(s) because:
Inadequate sewage (septic tanks now being used);
Brookhouse is a hamlet and should remain so;
Old Ruthin Rd and Whitchurch are both narrow roads with sever bends;
Utilise other brownfield sites [NW Hospital, Kwik Save] as they already have services and amenities;
New homes would be on a floodplain, obtaining insurance would be difficult;
Protect grade 2 agricultural land;
Protect natural habitats for people to walk and enjoy.

Draft Council Response

Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works. It is understood that two recently built new properties in the area did not connect to the main sewer as the costs of installing the necessary pump was prohibitive. An allowance has been made for other brownfield and commitment sites in Denbigh, however the Inspector has identified an additional need to allocate land for housing in County. The Council are satisfied that alternatives have been adequately assessed and due to the lack of other sites in Denbigh, this site is considered the most appropriate. Environment Agency Wales raise no objections. There is a perception that insurance companies consider any property within a certain distance of a watercourse to be at risk of flooding, whatever the lie of the land. Highway capacity, wildlife field surves, drainage and local surface flooding issues will be assessed as part the planning application stage. It is considered that suitable mitigation can be obtained to overcome any adverse impacts of developing the site.

2909	2909/AHS 07/2 Mrs. Carole Roxburgh	05/11/2012

Summary of Comment:

In summary object for the following reasons:
- Impact on the amenity of the existing residential properties.
- Cumulative impact of both sites (AHS 06 & AHS 07) would damage the character of the area and overload the local services.
- Utilise existing empty homes and brownfield land within the town before building on Greenfield land.
- Protect the green belt, grade 2 agricultural land, environment and open countryside.
- Potential flood risk to the sites from the Brookhouse river.
- New traffic volumes will result in unsafe conditions on minor roads

Draft Council Response

Developing one or both of these sites would bring change to the current character of the area. However, a need for additional housing allocations has been identified and there is a lack of suitable alternative brownfield or lower grade agricultural land available. Further assessment would be undertaken at the planning application stage to ensure the development proposal would not lead to a significant detriment in the environment (be that the wildlife, flooding, surface runoff, traffic or parking arrangements).

2892	2892/AHS 07/2 Mrs. Alison Davies	05/11/2012

Summary of Comment:

Concerns:
• Area is beautiful and land allocated is designated green field, supporting natural flora and fauna and contributing to this beautiful area of Denbigh
• Traffic considerations: the Old Ruthin Road is extremely narrow and is already unsuitable for pedestrians, further traffic will make this road congested and unsafe
• Facilities within Denbigh cannot cope

Draft Council Response

The majority of the green barrier in Denbigh is designated to protect the setting of the castle rather than the separation of the Brookhouse area to Denbigh. A need for additional housing allocations has been identified and there is a lack of unconstrained alternatives. The Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users [cars & pedestrians], to guide the maximum density of development and to alleviate any future peak time traffic concerns.

2899	2899/AHS 07/2 Mr. Jones and Mrs. Jones	05/11/2012

Summary of Comment:

Concerns:
• Traffic congestion issues are already prevalent in the area; the proposed development will exacerbate this.
• Highway safety issues especially regarding the junction of Whitchurch Rd on to the roundabout in to Denbigh
• Denbigh already has unemployment, if development goes ahead where will residents find work?
• The towns sewage system is already at full capacity
• Brookhouse is a small hamlet, if development happens it will become part of Denbigh
• The area around Whitchurch Rd is close to the grade 1 listed church, development will destroy the area's charm
• Open spaces for recreation will be lost
• Facilities such as the doctors surgery, schools and hospitals will not cope
• The area has many protected species in the area, development may jeopardise these
• Proposes that the council look to Brownfield sites to fulfil housing sites such as the old Kwik Save site. This would provide an opportunity to clean up the site
• Proposals derelict empty houses be used to fulfil housing need
• Development will ruin the areas appearance

Draft Council Response

Access to the site can be achieved and the Highway Authority suggests an assessment of the traffic volume generated by the site(s) is undertaken and a measure of the capacity of the existing junctions. These assessments would be required at planning application stage to understand the impacts on road users, to guide the maximum density of development and to alleviate any future peak time traffic concerns. It is anticipated that an additional approx. 168 cars would be using the road at peak hour. There are alternatives to the private car - walking distance to the nearest primary school is approx. 1 mile and there is a good bus service in the area, with a bus stop close to the site. Denbigh has existing employment provision in the town and the LDP makes provision for additional employment land. Dwr Cymru Welsh Water is satisfied that capacity exists at the local treatment works. They will be kept informed of all planned developments to allow for future investment planning. Developers would be required to make contributions to surrounding infrastructure and community provision in line with the requirements of the LDP policy BSC3. Brookhouse is not defined as a hamlet in the LDP. The Council would require high quality design and landscape in line with LDP policy RD1, in order to minimise impact on the church and the surrounding landscape. The site is not publicly accessible recreation space and is not protected as such in the LDP and development here would be required to provide an element of recreation space in line with LDP policies. Countyside Council for Wales raised no objections and the Council currently has no records of protected species or habitats on the site. A detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'. An allowance has been made for other brownfield and sites with planning permission in Denbigh, however the Inspector has identified an additional need to allocate land for housing in County. The Council are satisfied that alternatives have been adequately assessed and due to the lack of other sites in Denbigh, this site is considered the most appropriate. The Inspectors have also considered issues such as the property market and the level of empty properties and have concluded that there is a need to allocate land for additional housing.

423	423/AHS 07/4 Mr. Warren Ward and Mrs. Mary Ward	
Summary of Comment:		**Draft Council Response**
Site not a previous Alternative Site and should not be included. Site subject to environmental constraints that cannot be easily overcome.		Site was submitted as a Candidate site and has thus been part of the LDP preparation process. Site has been subject to Sustainability Appraisal. Nature of environmental constraints not specified by representor.
276	276/AHS 07/7 Ms. Debbie Hemsworth Environment Agency Wales	
Summary of Comment:		**Draft Council Response**
We have no objection to the proposed additional site being allocated.		Comments noted.
2852	2852/AHS 07/7 Mr. John Beardsell WCE Properties Limited	05/11/2012
Summary of Comment:		**Draft Council Response**
Support - this site sppears to be a sensible option for future housing development.		Comment noted.
850	850/AHS 07/16 Trustees of Prestatyn Estate	06/11/2012
Summary of Comment:		**Draft Council Response**
1. Impact on Green Barrier. 2. Permanent loss of seperation of Denbigh from Brookhouse.		The majority of the green barrier in Denbigh is designated to protect the setting of the castle rather than the separation of the Brookhouse area to Denbigh. A need for additional housing allocations has been identified and there is a lack of unconstrained alternatives.

AHS 08

Tir gyferbyn a Ystad Glan y Ffyddion, Dyserth / Land adjoining Glan Ffyddion Estate, Dyserth

Graddfa / Scale: 1: 2500

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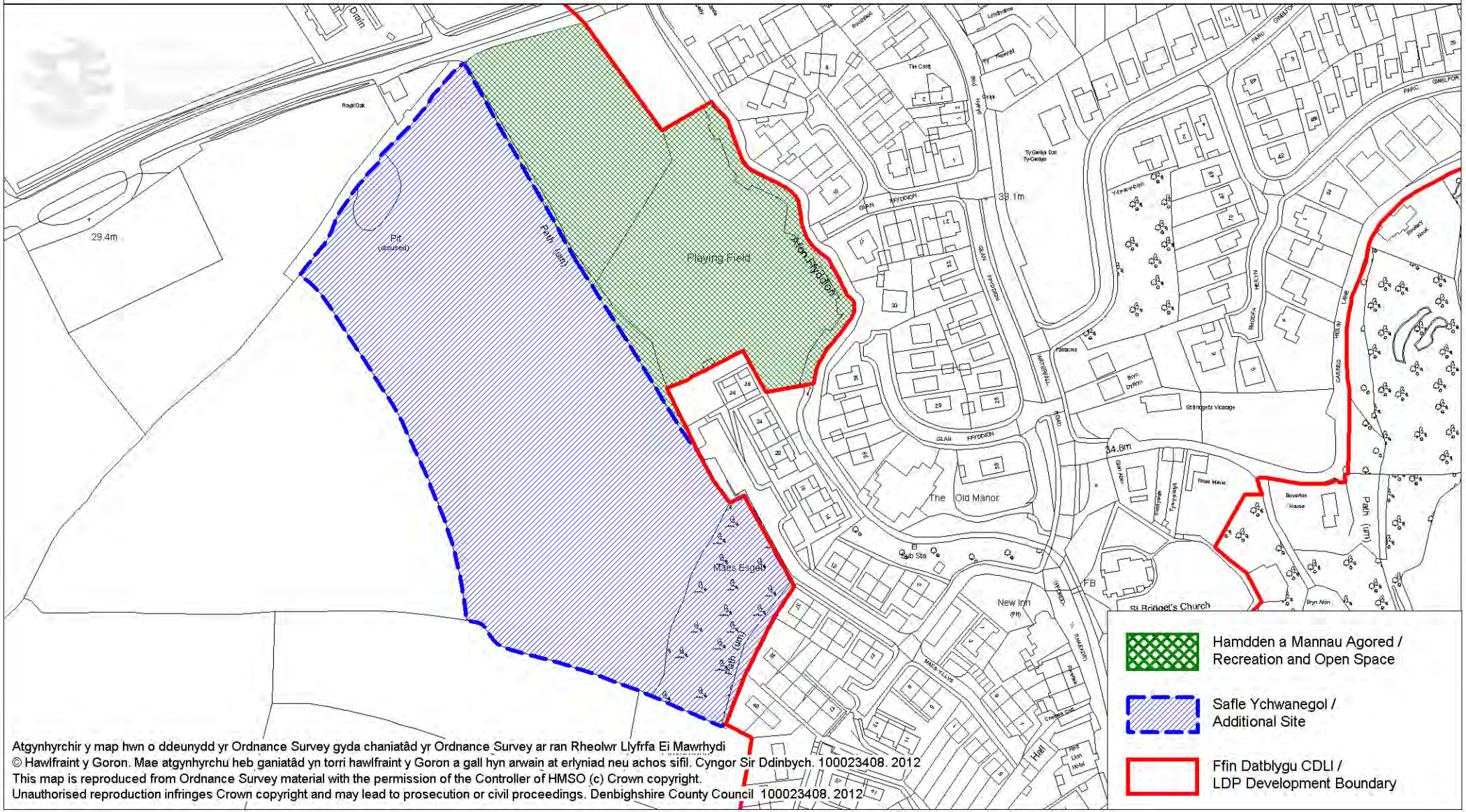

AHS 08 Tir ger ystad Glan Ffyddion, Dyserth / Land adjoining Glan Fyddion Estate, Dyserth		
760	760/AHS 08/3 Mr. Tony Hughes AONB Joint Advisory Committee	25/10/2012
Summary of Comment:		**Draft Council Response**
Site outside of AONB but potentially impacts on the setting and views of the AONB from the A547. No objection in principle subject to the avoidance of skyline development impacting on views of the AONB and appropriate design and landscaping.		Comments regarding skyline development and the need for high quality design and landscaping noted.
2821	2821/AHS 08/1 Mr. Peter Robinson Dyserth Environmental Group	02/11/2012
Summary of Comment:		**Draft Council Response**
In summary the Dyserth Environment Group object to this site for the following reasons: The site is greenfield land outside the current LDP development boundary. The scale of the proposed site would have an enormous impact on the village and the local road network. A development of this scale would bring the village further towards the size of a small town, without the facilities. Increasing the population would mean the current recreational space would be even less adequate. It may result in a problematic increase in water run-off. There would be a huge impact to people living adjacent and near to the site, particularly during the construction phase.		Dyserth does not have suitable brown field sites for urban expansion and development on green field land is required to accommodate housing needs. The site is adjacent to existing residential development and forms a logical extension to Dyserth, close to local services and facilities. Dyserth is designated as a village in the proposed Local Development Plan, without this site the projected growth level would be only 2%, well below the 10-20% growth levels indicated for villages in the Plan. The inclusion of the site adjacent to Glan Fyddion will raise the projected growth level to 13% which is an appropriate growth level for a village such as Dyserth. There is a policy in the Local Development Plan which seeks to ensure that all new developments make adequate provision for open space to meet the needs of residents. Development of this site should not place additional pressure on existing recreational open space. No objections to the allocation of the site have been received from Welsh Water or Environment Agency Wales in relation to water management. A construction plan would be required as part of a detailed planning application for the site which would include hours of operation, vehicle routings etc to ensure that disturbance to neighbouring residents is minimised.

278	278/AHS 08/8 Braidwater LTD	15/10/2012
Summary of Comment:		**Draft Council Response**
This large site on the edge of the town of Dyserth, will be inconsistent with the Plan strategy in that:- •It is unlikely to deliver investment in infrastructure or community facilities, •The site is distant from the county's main public transport nodes. •The site extends out into open land and would appear as urban sprawl.		The site may be capable of accommodating around 100 dwellings and would make an appropriate contribution to affordable housing and open space and any other necessary community facilities. Dyserth is in the north of the county with good road and public transport access to the main centres of Rhyl and Prestatyn which have main line rail connections. Dyserth does not have suitable brown field sites for urban expansion and development on green field land is required to accommodate housing needs. The site is adjacent to existing residential development and forms a logical extension to Dyserth, close to local services and facilities.
824	824/AHS 08/8 Mr. Ivor Beech	09/10/2012
Summary of Comment:		**Draft Council Response**
In summary I would like to say that these proposals to build throughout Denbighshire are sensible, expanding villages and Towns throughout Denbighshire keeping them alive and enabling young people to stay in their community, using the schools and hopefully working in the surrounding area creating wealth and employment.		Comments noted. Support welcomed.
292	292/AHS 08/8 Mr. Ryan Bowen and Mr. Rhidian Clement Dwr Cymru Welsh Water	17/10/2012
Summary of Comment:		**Draft Council Response**
•Water Supply: Network sufficient, an off site main will need to be laid to the boundary of the site. A 3 inch water main crosses the site and protection measures will be required. •Sewerage: No problems with connection to sewer, a 225mm diameter sewer crosses the site and protection measures will be required •Waste Water Treatment: Dyserth WwTW has limited capacity, improvements will be required.		Comments on water and sewerage infrastructure noted. Protection for water main and sewerage pipes will be integrated into detailed design at planning application stage. Welsh Water will be kept fully informed of progress on all developments in the area to allow for investment planning.

2844	2844/AHS 08/1 Mr. Mike Klymko	02/11/2012

Summary of Comment:

I object to this site in summary for the following reasons:
The land is on a raised hillock, the effect of the development here would give a line of sight impression of a continuous built up area between Dyserth and Rhyl - this would be highly detrimental to the village's most significant tourist attraction and bad news for business in Dyserth

Draft Council Response

The site is adjacent to existing residential development and forms a logical extension to Dyserth, close to local services and facilities. Representations from the AONB committee and Countryside Council for Wales have highlighted the need for high quality design and landscaping but not objected on landscape impact grounds.

850	850/AHS 08/3 Trustees of Prestatyn Estate	

Summary of Comment:

Site slopes and is constrained by topography, visually prominent and likely to lead to loss of roadside trees.

No evidence that suitable access can be achieved off the A574.

No conceptual framework provided to demonstrate delivery.

Draft Council Response

The site is adjacent to existing residential development and forms a logical extension to Dyserth, close to local services and facilities. Representations from the AONB committee and Countryside Council for Wales have highlighted the need for high quality design and landscaping but not objected on landscape impact grounds.

The Highway Authority have been consulted and raised no objections on access grounds.

Site is being actively promoted by the landowner, detailed site development briefs haven't been prepared for potential allocations at other stages in the process so a consistent approach has been followed.

142	142/AHS 08/3 Mr. Adrian Lloyd Jones The North Wales Wildlife Trust	06/11/2012

Summary of Comment:

The area at the southern end is semi-natural grassland and scrub habitat and at the northern end there is a pond. The NWWT would like these areas excluded with a buffer zone.

Draft Council Response

Comments noted, detailed layout etc will be addressed at the planning application stage and nature conservation interests taken into account.

277	277/AHS 08/4 Mr. Mike Pender Anwyl Construction Co Ltd	
Summary of Comment:		**Draft Council Response**
•Site on exposed slope with poor access. •Visually prominent, landscaping unlikely to ameliorate. •SA does not reflect adverse impact on landscape, AONB or loss of woodland.		The site is in open countryside but adjacent to existing residential areas. The site slopes to the south and detailed design would need to ensure that skyline development is avoided. Detailed landscaping plans will be incorporated into any planning application for the site. The Highway Authority has raised no objection in relation to access to the site. SA does refer to landscape and AONB (no objection in principle received from AONB JAC and CCW). Prominent trees to northern boundary will be retained. Area of immature scrub woodland to the south unlikely to be developed as highest part of the site and could be improved to provide open space and play opportunities.
279	279/AHS 08/4 Mr. Richard Ninnes and Mr. David Hatcher Countryside Council for Wales	06/11/2012
Summary of Comment:		**Draft Council Response**
Note this site will have an impact on views from the higher ground of the AONB. The site would significantly increase the size of Dyserth and affect landscape character on the boundary area of the AONB. High design standards and appropriate materials could mitigate the landscape and visual impact of this allocation.		Comments noted, detailed design and landscaping considerations will be dealt with at the planning application stage.
494	494/AHS 08/5 The Kinmel Estate	06/11/2012
Summary of Comment:		**Draft Council Response**
This site is located within an AONB and, due to the potential negative landscape impact upon the national designation, the site should be discounted for development.		Site lies outside of the AONB but is visible from it. AONB committee and CCW have raised no objection in principle to the site allocation. Detailed high quality design and landscaping will be required as part of the planning application process.

423	423/AHS 08/5 Mr. Warren Ward and Mrs. Mary Ward	
Summary of Comment:		**Draft Council Response**
Site not a previous Alternative Site and should not be included. Site subject to environmental constraints that cannot be easily overcome.		Site was submitted as a Candidate site and has thus been part of the LDP preparation process. Site has been subject to Sustainability Appraisal. Nature of environmental constraints not specified by representor.
2852	2852/AHS 08/8 Mr. John Beardsell WCE Properties Limited	05/11/2012
Summary of Comment:		**Draft Council Response**
Few constraints but only has a thin broken hedge line as a means of containment to the south and west.		Comments noted, detailed landscaping will be required as part of any planning application for the site.
276	276/08/8 Ms. Debbie Hemsworth Environment Agency Wales	
Summary of Comment:		**Draft Council Response**
We have no objection to the proposed additional site being allocated.		Comments noted.
809	809/AHS 08/10 Mr. David Jones Jones Peckover	09/10/2012
Summary of Comment:		**Draft Council Response**
•Size of the housing allocation proposed is too large •Grade 3 agricultural land, alternatives should be looked for •Development would affect the character of the village		Dyserth is designated as a village in the proposed Local Development Plan, without this site the projected growth level would be only 2%, well below the 10-20% growth levels indicated for villages in the Plan. The inclusion of the site adjacent to Glan Fyddion will raise the projected growth level to 13% which is an appropriate growth level for a village such as Dyserth. The site area is moderate and it is not known whether the site is grade 3a (Best and Most Versatile agricultural land) or 3b. A need for additional housing sites has been identified and, due to the lack of other more suitable brownfield or lower grade land, this site is considered the most appropriate. No comments made as to how the character of the village may be affected. Detailed design and layout considerations would be dealt with a part of the planning permission process.

AHS 09

Tir yng nghefn Maes Meurig, Gallt Melyd / Land rear of Maes Meurig, Meliden

Graddfa / Scale: 1:2500

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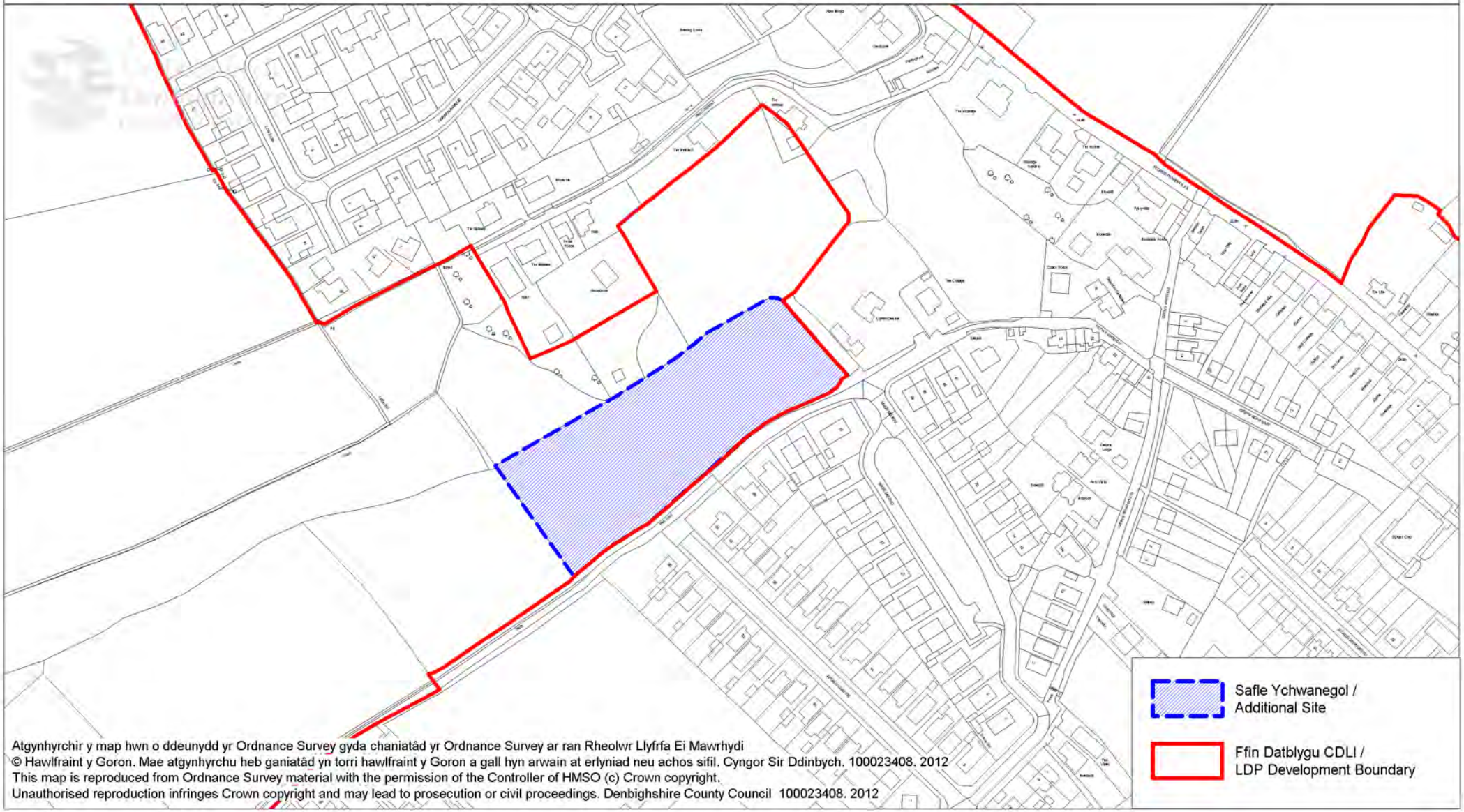

AHS 09 Tir yng nghefn Maes Meurig, Gallt Melyd / Land rear of Maes Meurig, Meliden		
292	292/AHS 09/9 Mr. Ryan Bowen and Mr. Rhidian Clement Dwr Cymru Welsh Water	17/10/2012
Summary of Comment:		**Draft Council Response**
•Water Supply: Network sufficient. •Sewerage: No problems with connection to sewer, a 150mm, a 225mm, and a 300m diameter sewers cross the site, protection measures will be required •Waste Water Treatment: Llanasa WwTW can accommodate foul flows		Comments noted.
76	76/AHS 09/1 Mr. Darren Cooper	05/11/2012
Summary of Comment:		**Draft Council Response**
Support inclusion of the site. Initial access review report supplied in support of site. Part of wildlife site is owned by representor who wishes to ensure the site's value is maintained and enhanced. Would consider gifting the wildlife site to the community for education and leisure activities.		Support welcomed. Additional information noted. Details of management of wildlife site and any necessary mitigation measures will be assessed at planning application stage. No comment from CCW on the nature conservation value of this site.
278	278/AHS 09/9 Braidwater LTD	15/10/2012
Summary of Comment:		**Draft Council Response**
This small site on the edge of the village of Meliden, will be inconsistent with the Plan strategy in that:- •It will not deliver investment in infrastructure or community facilities, •The site is not close to the main public transport nodes in the County.		Meliden has been identified as a lower growth town in the LDP strategy. It has a range of facilities, including primary school, shops and pub, employment opportunities, community facilities and bus services. This site would further help the viability of these facilities. Meliden is located in the north of the county where the Plan strategy is directing the majority of growth. Developers would be required to contribute to surrounding infrastructure and community provision through policy BSC 3.

824	824/AHS 09/9 Mr. Ivor Beech	09/10/2012

Summary of Comment:	Draft Council Response
In summary I would like to say that these proposals to build throughout Denbighshire are sensible, expanding villages and Towns throughout Denbighshire keeping them alive and enabling young people to stay in their community, using the schools and hopefully working in the surrounding area creating wealth and employment.	Comments noted. Support welcomed.

764	764/AHS 09/1 Mrs. Sue Ellis-Roberts	06/11/2012

Summary of Comment:	Draft Council Response
Original reasons for rejecting site still valid therefore should be discounted.	Comment noted. Site has been assessed as being in accordance with the LDP strategy and also subject to Sustainability Appraisal.

142	142/AHS 09/4 Mr. Adrian Lloyd Jones The North Wales Wildlife Trust	06/11/2012

Summary of Comment:	Draft Council Response
Site immediately adjacent to Pwll Y Bont Wildlife Site (SINC). The shallow valley is integral to proper ecological functioning of the Wildlife Site. Development of site could have detrimental effect on the hydrology of the Wildlife Site. Land might be considered semi-improved grassland therefore of wildlife value.	Considered that site can be developed without harm to nature cosnervation interests with appropriate mitigation as necessary. CCW have made no comment in relation to potential harm to nature conservation interests on this site.

850	850/AHS 09/8 Trustees of Prestatyn Estate	
Summary of Comment:		**Draft Council Response**
1. Previously discounted due to poor access and a wildlife site. No evidence to explain reasons for changing position on these issues. 2. Previously undeveloped and surrounded by dense vegetation. No evidence provided on environmental/ecological impact. 3. Access poor. 4. Question viability and level of affordable housing proposed. 5. Significant uphill walk to amenities. 6. Loss of agricultural land. Ref. Par.4.9.1 Planning Policy Wales. Cannot develop this site whilst other lower grade land is available. 7.		Further information has been supplied in terms of access. The Highway Authority has rasied no objection in principle subject to transport assessments of the main junctions. In terms of ecology and nature conservation, CCW have been consulted on the site and raised no objections to its inclusion for housing. The site is being actively promoted by the landowner, the level of affodable housing has not been determined but would need to be in accordance with Policy BSC 4. Land is classified as Grade 2, however, a need for additonal housing allocations has been identified and there is a lack of suitable alternative brownfield or lower grade agricultural land available.
276	276/AHS 09/9 Ms. Debbie Hemsworth Environment Agency Wales	
Summary of Comment:		**Draft Council Response**
We have no objection to the proposed additional site being allocated.		Comments noted.
2852	2852/AHS 09/9 Mr. John Beardsell WCE Properties Limited	05/11/2012
Summary of Comment:		**Draft Council Response**
Support - sensible option for future housing development		Support welcomed.
809	809/AHS 09/11 Mr. David Jones Jones Peckover	09/10/2012
Summary of Comment:		**Draft Council Response**
•Grade 2 agricultural land •Development would be contrary to LDP and national policies		This land is classified grade 2 (Best and Most Versatile). However, a need for additional housing allocations has been identified and there is a lack of suitable alternative brownfield or lower grade agricultural land available.

AHS 10

Tir yng nghefn Ystad Maes Garmon, Llanarmon yn Ial / Land rear of Maes Garmon Estate, Llanarmon yn Ial

Graddfa / Scale: 1:2500

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Denbighshire LDP

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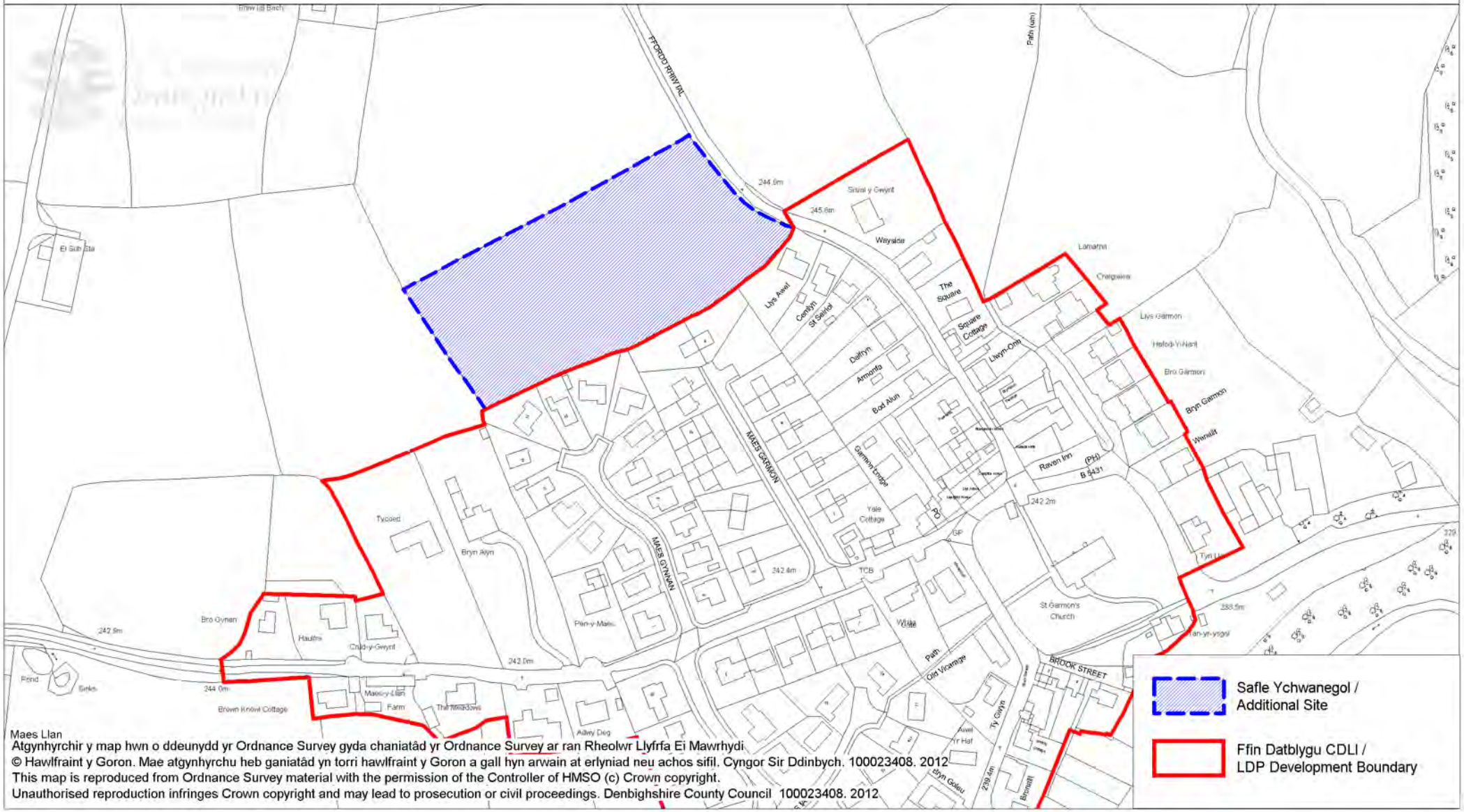


Safle Ychwanegol / Additional Site

Ffin Datblygu CDLI / LDP Development Boundary

Maes Llan

AHS 10 Tir yng nghefn ystad Maes Garmon, Llanarmon yn Iâl / Land rear of Maes Garmon estate, Llanarmon yn Iâl		
2818	2818/AHS 10/1 Mrs. Rhiannon Macpherson	30/10/2012
Summary of Comment:		**Draft Council Response**
This site is disproportionate to the village and specifically the road / access capacity of the village. I have concerns regarding access, sewerage capacity, school capacity, impact of such a population increase upon the community.		It is not considered the site is disproportionate to then existing village. Llanarmon yn Ial has been identified as a village in the LDP strategy. It has a range of community facilities and access to public transport. This new site could help further support the viability of existing facilities in Llanarmon yn Ial. Both the Highway Authority and Welsh Water have raised no objections to the site. The Education Section have confirmed that as of January 2012, 39 places remain at Ysgol Bro Fammau.
1116	1116/AHS 10/1 Mr. Graham Currie and Ms. Irene Currie	30/10/2012
Summary of Comment:		**Draft Council Response**
In summary we object to this site for the following reasons: The scale of this site would alter the whole dynamics of the village. There is not the infrastructure to support this development. The road networks could not support this level of development. The poor access to the site would pose a safety risk. The foul drainage system is unlikely to cope. Developments already granted have not been developed, presumably reflecting the lack of demand. There appears to be nobody registered for affordable housing.		Both the Highway Authority and Welsh Water have raised no objections to the site. Developers would be expected to contribute to any necessary facilities and infrastructure improvements as outlined in policy BSC 3. The Planning Inspector has concluded that the LDP would not currently provide enough houses over the plan period. With this in mind, it is considered reasonable to seek minor extensions to suitable existing settlements such as Llanarmon yn Ial. It is envisaged that this site would meet the housing needs by providing a mixture of housing types which will help sustain the local community. From planning permissions in Llanarmon yn Ial, only 2 dwellings are remaining, 1 of which is under construction.
279	279/AHS 10/17 Mr. Richard Ninnes and Mr. David Hatcher Countryside Council for Wales	06/11/2012
Summary of Comment:		**Draft Council Response**
Habitats Regulations Appraisal - CCW note the potential impacts identified in relation to recreational pressure and accept the rationale provided for there being no likely significant effects.		Comments noted.

2823	2823/AHS10/1 Mr. T Rigby Llanarmon and District Conservation Society	01/11/2012

Summary of Comment:

This site is set in the Clwydian Range and the Dee Valley AONB.
This site will be enchroaching on a green belt area and will be in a very prominent position within the AONB. The site will be clearly visible from all of the surrounding high ground including the Offas Dyke Path. The number of houses will also be disproportionate to the village. The roadway to this site is a single lane highway and not adaquate for the number of houses.

Draft Council Response

The site is not allocated as a green belt. Landscapes designated because of their particular characteristics and value to local communities in Denbighshire, such as the Area of Outstanding Natural Beauty (AONB), do not preclude development but would require additional attention to design and layouts to ensure that there are no adverse effects. The development would take place against the background of an existing housing estate. High quality design will be applied to new development in line with LDP policy RD1 (development design criteria) and LDP policy VOE2 (preventing unacceptable harm to the character and appearance of the Area of Outstanding Natural Beauty (AONB). The Highway Authority have raised no objections to the site. It is not considered the site is disproportionate to then existing village. Llanarmon yn Ial has been identified as a village in the LDP strategy. It has a range of community facilities and access to public transport. This new site could help further support the viability of existing facilities in Llanarmon yn Ial.

2828	2828/AHS 10/1 Mrs. Meryl Mead	05/11/2012

Summary of Comment:

In summary I object to this site for the following reasons:
-The road network and access to and from the village is inadequate for the proposed increase in dwellings.
-This site will change the character of the village.
-There has already been growth in the last 20 years.
-There are already properties for sale here.
-The village is in an AONB.
-At a recent meeting only 3 out of 80 people were in favour of the site.
Do the council know how many people would want to move to a rural area with an infrequent bus service and no mains gas?
Most villagers are dependent on owning at least one car.

Draft Council Response

The Highway Authority has raised no objections to the site. The Planning Inspector has concluded that the LDP would not currently provide enough houses over the plan period. With this in mind, it is considered reasonable to seek minor extensions to suitable existing settlements such as Llanarmon yn Ial. Llanarmon yn Ial has a range of community facilities and access to public transport. This new site could help further support the viability of existing facilities in the village. Landscapes designated because of their particular characteristics and value to local communities in Denbighshire, such as the Area of Outstanding Natural Beauty (AONB), do not preclude development but would require additional attention to design and layouts to ensure that there are no adverse effects. The development would take place against the background of an existing housing estate. High quality design will be applied to new development in line with LDP policy RD1 (development design criteria) and LDP policy VOE2 (preventing unacceptable harm to the character and appearance of the Area of Outstanding Natural Beauty (AONB).

1240	1240/AHS 10/1 Cllr. Martyn L Holland	18/10/2012

Summary of Comment:

The reasons residents in the community of Llanrmon yn Ial opposing this site for inclusion are as follows:
1)Land has already been included for the village in the original submission of the LDP. The village felt at the time that this increase of 12 houses would be realistic for the size of the village. Outline planning permission has already been granted for 23 dwelling at Eryrys which forms part of our community.
2) Development of both sites would increase the village by a third.
3) Access to the site would be through a very narrow lane or a long narrow lane with few passing places.
4)Many residents are concerned about the increase in traffic.
5)Updating utilities, especially the sewerage infrastructure would be costly. Residents feel that this cost would have to be born by the builder and would inflate the selling price of the properties which would price local youngsters out of the village. The ward already has the highest low cost housing in Denbighshire, but the formula used to calculate this takes no account of the low wages paid at the other end of the employment spectrum in the ward.

Draft Council Response

The Planning Inspector has concluded that the LDP would not currently provide enough houses over the plan period. For LDP purposes, Eryrys is allocated as a separate village to Llanarmon yn Ial. With this in mind, it is considered reasonable to seek minor extensions to suitable existing settlements such as Llanarmon yn Ial. It is envisaged that this site would meet the housing needs by providing a mixture of housing types which will help sustain the local community. Both the Highway Authority and Welsh Water have raised no objections to the site. Developers would be expected to contribute to any necessary facilities and infrastructure improvements as outlined in policy BSC 3.

2812	2812/AHS 10/1 Mr. Pilkington and Mrs. Pilkington	18/10/2012

Summary of Comment:

In summary I object to this site because it is outside of the village boundaries and there is no remit to extend the village.
The land is green belt.
Access roads to the site are inadequate.
There is no where for additional sewerage facilities which would be needed.
Access roads to the village would be unsuitable for 40 or so extra cars.
There is no one registered with the Register of interest for affordable housing.
The village already has a healthy number of young families.
Housing already for sale in the village are not selling.

Draft Council Response

The Planning Inspector has concluded that the LDP would not currently provide enough houses over the plan period. With this in mind, it is considered there is a remit to seek minor extensions to suitable existing settlements such as Llanarmon yn Ial. It is envisaged that this site would meet the housing needs by providing a mixture of housing types which will help sustain the local community.
The site is not designated as a green barrier.
Both the Highway Authority and Welsh Water have raised no objections to the site. Developers would be expected to contribute to any necessary facilities and infrastructure improvements as outlined in policy BSC 3.

760	760/AHS 10/4 Mr. Tony Hughes AONB Joint Advisory Committee	25/10/2012

Summary of Comment:	Draft Council Response
Reaffirm no objection in principle to appropriate design and landscaping. However the JAC is concerned that a site of 34 additional units in a village of this size is excessive at this stage, and would suggest that only the eastern half of the site is allocated at this time.	Comments noted. The proposed phasing policy would ensure this development would only come forward if there was a need for additional housing and towards the latter end of the plan.

278	278/AHS 10/10 Braidwater LTD	15/10/2012

Summary of Comment:	Draft Council Response
This small site on the edge of the small village of Llanarmon, will be inconsistent with the Plan strategy in that:- •It is remote from supporting facilities and complementary land uses and will not contribute to a sustainable community, •It will not deliver investment in infrastructure or community facilities, •It is a relatively isolated location, remote from the main centres of population, facilities, the county's main transport corridor A55(T) and the main public transport nodes in the County, •The site extends out into open land that is within an AONB.	Llanarmon yn Ial has a range of community facilities and access to public transport. This new site could help further support the viability of existing facilities in the village. Developers would be expected to contribute to any necessary facilities and infrastructure as outlined in policy BSC 3. Landscapes designated because of their particular characteristics and value to local communities in Denbighshire, such as the Area of Outstanding Natural Beauty (AONB), do not preclude development but would require additional attention to design and layouts to ensure that there are no adverse effects. The development would take place against the background of an existing housing estate. High quality design will be applied to new development in line with LDP policy RD1 (development design criteria) and LDP policy VOE2 (preventing unacceptable harm to the character and appearance of the Area of Outstanding Natural Beauty (AONB).

824	824/AHS 10/10 Mr. Ivor Beech	09/10/2012

Summary of Comment:	Draft Council Response
In summary I would like to say that these proposals to build throughout Denbighshire are sensible, expanding villages and Towns throughout Denbighshire keeping them alive and enabling young people to stay in their community, using the schools and hopefully working in the surrounding area creating wealth and employment.	Comments noted. Support welcomed.

292	292/AHS 10/10 Mr. Ryan Bowen and Mr. Rhidian Clement Dwr Cymru Welsh Water	17/10/2012

Summary of Comment:

•Water Supply: Network sufficient
•Sewerage: No problems with connection to sewer, nearest public sewer is 100m
•Waste Water Treatment: Llanarmon yn lal WwTW has limited capacity, improvements will be required.

Draft Council Response

Comments noted.

279	279/AHS 10/5 Mr. Richard Ninnes and Mr. David Hatcher Countryside Council for Wales	06/11/2012

Summary of Comment:

Note 'great' concern on the allocation's impact on the AONB. Also register a concern about the impact on the local road network, which will require high quality design and innovative solution to solve traffic issues. As the site might impact on Great Crested Newts, mitigation and compensation measures would be required as part of any application.

Draft Council Response

Landscapes designated because of their particular characteristics and value to local communities in Denbighshire, such as the Area of Outstanding Natural Beauty (AONB), do not preclude development but would require additional attention to design and layouts to ensure that there are no adverse effects. The development would take place against the background of an existing housing estate. High quality design will be applied to new development in line with LDP policy RD1 (development design criteria) and LDP policy VOE2 (preventing unacceptable harm to the character and appearance of the Area of Outstanding Natural Beauty (AONB). The Highway Authority has raised no objections to the site. Wildlife considerations can be handled at the planning application stage.

2852	2852/AHS 10/10 Mr. John Beardsell WCE Properties Limited	05/11/2012

Summary of Comment:

Few constraints but only has a thin broken hedge line as existing means of containment to the north and west

Draft Council Response

Comments noted, detailed landscaping will be required as part of any detailed planning application for the site.

276	276/AHS 10/10 Ms. Debbie Hemsworth Environment Agency Wales	

Summary of Comment:

We have no objection to the proposed additional site being allocated.

Draft Council Response

Comments noted.

850	850/AHS 10/10 Trustees of Prestatyn Estate	

Summary of Comment:	**Draft Council Response**
1. Impact on AONB. Failure to provide an impact assessment to demonstrate the site can be delivered without harm to the AONB. 2. Narrow single track access no passing places. 3. Village has limited services. No evidence to show school is adequate. Unsustainable.	The Highway Authority has raised no objections to the site. The Planning Inspector has concluded that the LDP would not currently provide enough houses over the plan period. With this in mind, it is considered reasonable to seek minor extensions to suitable existing settlements such as Llanarmon yn Ial. Llanarmon yn Ial has a range of community facilities and access to public transport. This new site could help further support the viability of existing facilities in the village. Landscapes designated because of their particular characteristics and value to local communities in Denbighshire, such as the Area of Outstanding Natural Beauty (AONB), do not preclude development but would require additional attention to design and layouts to ensure that there are no adverse effects. The development would take place against the background of an existing housing estate. High quality design will be applied to new development in line with LDP policy RD1 (development design criteria) and LDP policy VOE2 (preventing unacceptable harm to the character and appearance of the Area of Outstanding Natural Beauty (AONB). The AONB JAC have rasied no objection in principle to the proposed site.

809	809/AHS 10/12 Mr. David Jones Jones Peckover	09/10/2012

Summary of Comment:	**Draft Council Response**
•The size of development is contrary to LDP and would adversely affect the character of the village	Llanarmon yn Ial has a range of community facilities and access to public transport. This new site could help further support the viability of existing facilities in the village.

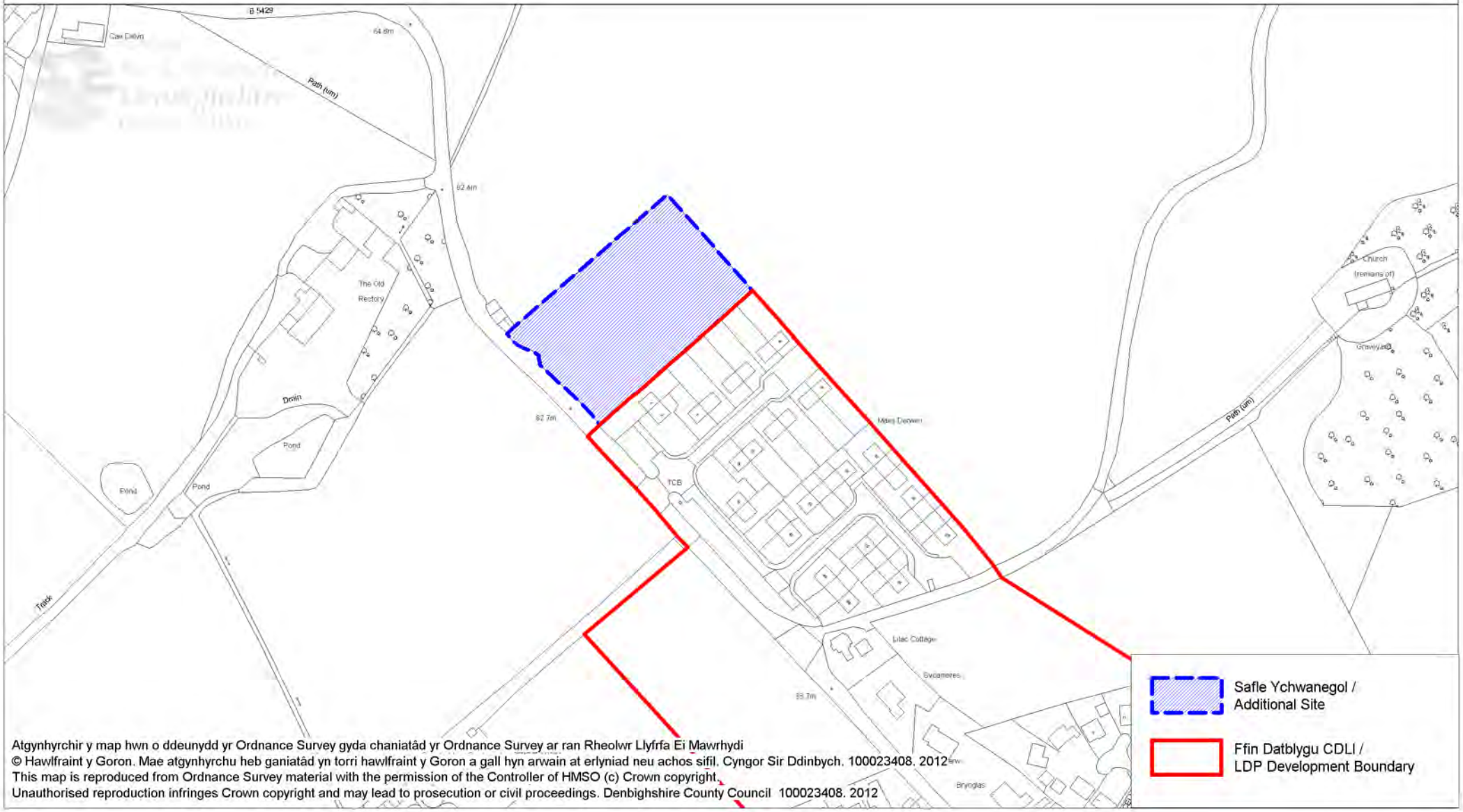
AHS 11

Tir i'r gogledd-orllewin o Faes Derwen, Llanbedr Dyffryn Clwyd / Land to the north-west of Maes Derwen, Llanbedr Dyffryn Clwyd

Graddfa / Scale: 1:2500

CDLL Sir Ddinbych
Denbighshire LDP

CYNGOR Sir Ddinbych Denbighshire COUNTY COUNCIL



AHS 11 Tir i'r gogledd orllewin o Maes Derwen, Llanbedr Dyffryn Clwyd / Land to the north west of Maes Derwen, Llanbedr Dyffryn Clwyd.

2830	2830/AHS 11/1 Mr. Victor Lindesay	05/11/2012

Summary of Comment:

In summary I object to this site for the following reasons:
This site is not a suitable area to extend the village, it would create ribbon development. Dwellings on this sites would be a third of a mile away from the community focal points of the village.
The number of additional dwellings required could be added to sites already approved, which only partially fill fields. Additional housing sites could be created on the BSC-HSG-16A03, South of the A494, which would help to join up the part of Llanbedr further up the hill. I object to more sites being added to those already chosen. I do not believe that there is the demand. I believe that the 49 new houses will overload the local services, amenities and infrastructure along with causing traffic and pollution problems.

Draft Council Response

The Inspectors have considered the matters of housing need and supply, and have identified a need for additional housing sites to be provided in the LDP. Due to the lack of other more suitable and available sites, this site is considered the most appropriate. No objections have been raised by the Highways Authority, subject to the provision of parking, a new footpath and widening to the front of the site. Llanbedr DC is a village with several community facilities and a regular bus service to nearby towns and additional residential development may also help to support the existing facilities. Developers would be required to contribute to surrounding infrastructure and community provision in line with the requirements of LDP policy BSC 3.

2852	2852/AHS 11/1 Mr. John Beardsell WCE Properties Limited	05/11/2012

Summary of Comment:

Few constraints but no existing means of containment to the northwest and northeast. Site boundary to northwest arbitrarily drawn without consideration to topography. Location incongruous with existing settlement pattern and would create ribbon development.

Draft Council Response

The site boundary has been drawn in line with the existing residential development to the south east without creating an unnecessarily large site, whilst considering the sloping topography of the site to the north east. The Inspectors have considered the matters of housing need and supply, and have identified a need for additional housing sites to be provided in the LDP. Due to the lack of other more suitable and available sites, this site is considered the most appropriate.

2825	2825/AHS 11/1 Mr. Graham Vaughan	01/11/2012

Summary of Comment:

In summary I object to this site for the following reasons:
This site will contribute to more traffic which the road and village can cope with.
There is already little safety for pedestrians (no footpath or pavement).
There will be too many properties for an AONB. There are a lack of amenities (no shop) and the infrastructure is already lacking (drains and roads).

Draft Council Response

No objections have been raised by the Highways Authority, subject to the provision of parking, a new footpath and widening to the front of the site. High quality design will be applied to new development in line with LDP policy RD1 (development design criteria) and LDP policy VOE2 (preventing unacceptable harm to the character and appearance of the Area of Outstanding Natural Beauty (AONB)). Llanbedr DC is a village with several community facilities and a regular bus service to nearby towns and additional residential development may also help to support the existing facilities. Developers would be required to contribute to surrounding infrastructure and community provision in line with the requirements of LDP policy BSC 3.

824	824/AHS 11/11 Mr. Ivor Beech	09/10/2012

Summary of Comment:

In summary I would like to say that these proposals to build throughout Denbighshire are sensible, expanding villages and Towns throughout Denbighshire keeping them alive and enabling young people to stay in their community, using the schools and hopefully working in the surrounding area creating wealth and employment.

Draft Council Response

Comments noted. Support welcomed.

2809	2809/AHS 11/1 Mr. Ronald Parry	08/10/2012

Summary of Comment:	Draft Council Response
In summary I object to this site being developed for the following reasons. The Infrastructure (B4529) barely copes since hamlets like Gellifor have had too many houses built. 47 new properties will increase traffic. This site is on a bend and will cause danger to road users. This site is within the AONB. There are limited amenities. There is no village shop. There is no safe footpath for potential residents. Sites are marshy and liable to flooding via stream. There are drainage issues and the nearby sewerage plant. There would be no wealth creation for the community.	No objections have been raised by the Highways Authority, subject to the provision of parking, a new footpath and widening to the front of the site. High quality design will be applied to new development in line with LDP policy RD1 (development design criteria) and LDP policy VOE2 (preventing unacceptable harm to the character and appearance of the Area of Outstanding Natural Beauty (AONB)). Llanbedr DC is a village with several community facilities and a regular bus service to nearby towns and additional residential development may also help to support the existing facilities. Developers would be required to contribute to surrounding infrastructure and community provision in line with the requirements of LDP policy BSC 3. The site is not located within an area of flood risk and there are no requirements for minimum separation distances between residential development and sewerage works – this can be accommodated through site design at the planning application stage.

2851	2851/AHS 11/1 Mr. Gwynfor Evans and Mrs. Rhiannon Evans	05/11/2012

Summary of Comment:	Draft Council Response
Object for the following reasons. 1. Road too narrow for volume of traffic to/from site. 2. School too small to serve increase in housing and road to school already dangerous. 3. Sewer plant full so where will waste go? 4. Plenty of land for infill building in village without encroaching into green belt.	No objections have been raised by the Highways Authority, subject to the provision of parking, a new footpath and widening to the front of the site. Ysgol Llanbedr has surplus capacity of 56 places and any future residential developments will be considered as part of the forthcoming review of primary provision for the Ruthin area. Developers would be required to contribute to surrounding infrastructure and community provision in line with the requirements of LDP policy BSC 3. Llanbedr DC is not located in, or around, a green belt (or green barrier) and the Inspectors have considered the matters of housing need and supply, and have identified a need for additional housing sites to be provided in the LDP.

278	278/AHS 11/11 Braidwater LTD	15/10/2012

Summary of Comment:

This small site on the edge of the small village of Llanbedr Dyffyn Clwyd, will be inconsistent with the Plan strategy in that:-
•It is remote from supporting facilities and complementary land uses and will not contribute to a sustainable community,
•It will not deliver investment in infrastructure or community facilities,
•It is a relatively isolated location, remote from the main centres of population, the county's main facilities, the county's main transport corridor A55(T) and the main public transport nodes in the County,
•The site extends out into open land.

Draft Council Response

The site complies with the LDP strategy as Llanbedr DC is a village with several community facilities and a regular bus service to nearby towns. Developers would be required to contribute to surrounding infrastructure and community provision in line with the requirements of LDP policy BSC 3, which includes affordable housing and open space. Additional residential development may also help to support the existing facilities. High quality design will be applied to new development in line with LDP policy RD1 (development design criteria) and LDP policy VOE2 (preventing unacceptable harm to the character and appearance of the Area of Outstanding Natural Beauty (AONB)).

2875	2875/AHS 11/1 Mrs. Glenys Parry	

Summary of Comment:

In summary, objects to the site due to increased traffic, lack of school capacity, lack of footpath, sewerage treatment capacity, changing the character of the village, disruption during construction and loss of privacy.

Draft Council Response

Consultation has been carried out with the Highways Authority and no objections have been raised, subject to the provision of parking, a new footpath and widening to the front of the site. Ysgol Llanbedr has surplus capacity of 56 places and any future residential developments will be considered as part of the forthcoming review of primary provision for the Ruthin area. High quality design will be applied to new development in line with LDP policy RD1 (development design criteria) and LDP policy VOE2 (preventing unacceptable harm to the character and appearance of the Area of Outstanding Natural Beauty (AONB)). Llanbedr DC is a village with several community facilities and a regular bus service to nearby towns and additional residential development may also help to support the existing facilities. Developers would be required to contribute to surrounding infrastructure and community provision in line with the requirements of LDP policy BSC 3. Management of the construction phase, including access and working hours, can be controlled through conditions attached to any future planning permission. Matters of neighbour amenity will be dealt with at the planning application stage through LDP policy RD 1 – Sustainable Development & Good Standard Design.

2838	2838/AHS 11/1 Mr. Ganderton and Mrs. Ganderton	06/11/2012

Summary of Comment:

In summary I object to this site for the following reasons:
The area in AONB, which should be protected.
The services and networks will be overstretched. The sewerage plant may need to be upgraded. The lane in the village from the A494 junction to Llanbedr would not be suitable for more traffic, and another junction onto the small lane would be hazardous. There would need to be new footpaths and pavements routed into the lane, which would further narrow the road through the village and towards the school. The junction onto the A494 at Llanbedr church would be even busier and cause more danger to traffic on the trunk road.
Street lighting would need to be improved.
An area for children to play would be required away from residences.

Draft Council Response

No objections have been raised by the Highways Authority, subject to the provision of parking, a new footpath and widening to the front of the site. High quality design will be applied to new development in line with LDP policy RD1 (development design criteria) and LDP policy VOE2 (preventing unacceptable harm to the character and appearance of the Area of Outstanding Natural Beauty (AONB)). Llanbedr DC is a village with several community facilities and a regular bus service to nearby towns and additional residential development may also help to support the existing facilities. Developers would be required to contribute to surrounding infrastructure and community provision in line with the requirements of LDP policy BSC 3, including open space.

2824	2824/AHS 11/1 Mrs. Joan Parry	01/11/2012

Summary of Comment:

In summary I object to this site for the following reasons:
The B5429 will not be able to cope and additional traffic will make it dangerous for pedestrians as there is no footpath. The B5429 is also a designated cycle route.
This area is in an AONB and this site will have an adverse and negative impact.

Draft Council Response

No objections have been raised by the Highways Authority, subject to the provision of parking, a new footpath and widening to the front of the site. High quality design will be applied to new development in line with LDP policy RD1 (development design criteria) and LDP policy VOE2 (preventing unacceptable harm to the character and appearance of the Area of Outstanding Natural Beauty (AONB)).

2807	2807/AHS 11/1 Mr. Ian Jones	29/09/2012

Summary of Comment:

In Summary I do not agree with planning in Llanbedr. There are no paths and the roads would be unable to take the traffic. We are on a green belt. It would spoil the countryside.

Draft Council Response

Consultation has been carried out with the Highways Authority and no objections have been raised, subject to the provision of parking, a new footpath and widening to the front of the site. Llanbedr DC is not located within a green belt (or green barrier). High quality design will be applied to new development in line with LDP policy RD1 (development design criteria) and LDP policy VOE2 (preventing unacceptable harm to the character and appearance of the Area of Outstanding Natural Beauty (AONB)).

760	760/AHS 11/5 Mr. Tony Hughes AONB Joint Advisory Committee	25/10/2012

Summary of Comment:	Draft Council Response
Reaffirm previous objection; inappropriate linear extension of village into the surrounding countryside and excessive housing allocations in one village.	The Inspectors have considered the matters of housing need and supply, and have identified a need for additional housing sites to be provided in the LDP. Additional residential development may also help to support the existing facilities. High quality design will be applied to new development in line with LDP policy RD1 (development design criteria) and LDP policy VOE2 (preventing unacceptable harm to the character and appearance of the Area of Outstanding Natural Beauty (AONB)).

79	79/AHS 11/1 Mrs. Kay Culhane Ruthin and District Civic Association	05/11/2012

Summary of Comment:	Draft Council Response
The Ruthin and District Civic Association have no objection to this site.	Comments noted.

2817	2817/AHS 11/1 Mr. RG Williams and Mrs. Williams	26/10/2012

Summary of Comment:	Draft Council Response
This site would obstruct our whole view. The closest houses would overlook our garden and would compromise our privacy. The roads would be unable to accommodate the extra traffic and if the Maes Derwen road would be used as a through road this would cause parking difficulties. The extra traffic would also cause difficulties as there are no pavements on the road through Llanbedr. We would also be concerned about security due to extra residents. We are also concerned about noise pollution both from residents and the construction of the site. We are also concerned about the route of the construction traffic. This site would also cause the value of our property to depreciate.	Private views are not a material planning consideration. However, matters of neighbour amenity will be dealt with at the planning application stage through LDP policy RD 1 – Sustainable Development & Good Standard Design. No objections have been raised by the Highways Authority, subject to the provision of parking, a new footpath and widening to the front of the site. Management of the construction phase, including access and working hours, can be controlled through conditions attached to any future planning permission. Property values are not a material planning consideration.

292	292/AHS 11/11 Mr. Ryan Bowen and Mr. Rhidian Clement Dwr Cymru Welsh Water	17/10/2012

Summary of Comment:

•Water Supply: network sufficient
•Sewerage: No problems with connection to sewer, nearest public sewer 70m
•Waste Water Treatment: Llanbedr Dyffryn Clwyd WwTW has limited capacity, improvements will need to be required

Draft Council Response

Comments noted. Dwr Cymru / Welsh Water will be kept informed of all planned developments to allow for investment planning.

2806	2806/AHS 11/1 Mr. P Lewis	03/10/2012

Summary of Comment:

In Summary, there is no footpath to the school through the village. There is no playfields for the village children now, so what will additional children on the new housing estates do. Traffic would become more of a problem.

Draft Council Response

No objections have been raised by the Highways Authority, subject to the provision of parking, a new footpath and widening to the front of the site. Open space provision will be required in line with LDP policy BSC 11 (Recreation and open space).

2842	2842/AHS 11/1 Mr. David Vaughan	06/11/2012

Summary of Comment:

I summary I object to this site for the following reasons:
from the Ruthin to Mold turnoff until the end of the village at times is a one way system with no footpaths, what would happen if you added an extra 80-100 cars with children and no paths.
There is no shop and only a part time post office in the village.
The land is very good agricultural land and in a very beautiful area. The area is full of the older generation.

Draft Council Response

No objections have been raised by the Highways Authority, subject to the provision of parking, a new footpath and widening to the front of the site. Llanbedr DC is a village with several community facilities and a regular bus service to nearby towns and additional residential development may also help to support the existing facilities. Developers would be required to contribute to surrounding infrastructure and community provision in line with the requirements of LDP policy BSC 3. The site area is small and it is not known whether the site is grade 3a (Best and Most Versatile agricultural land) or 3b. A need for additional housing sites has been identified and, due to the lack of other more suitable brownfield or lower grade land, this site is considered the most appropriate.

	2879/AHS 11/2 Mr. Rod Cox Llanbedr Hall Estate	
	Summary of Comment:	**Draft Council Response**
	1. represents ribbon development. 2. Site in open area intrusion into agricultural land. 4. Site includes an area of archaelogical importance. 5. Surface water on site.	Landscapes designated because of their particular characteristics and value to local communities in Denbighshire, such as the Area of Outstanding Natural Beauty (AONB), do not preclude development but would require additional attention to design and layouts to ensure that there are no adverse effects. The site is not visually prominent and unlikely to have an adverse impact on the AONB. High quality design will be applied to new development in line with LDP policy RD1 (development design criteria) and LDP policy VOE2 (preventing unacceptable harm to the character and appearance of the Area of Outstanding Natural Beauty (AONB)). The site area is small and it is not known whether the site is grade 3a (Best and Most Versatile agricultural land) or 3b. The Inspectors have considered the matters of housing need and supply, and have identified a need for additional housing sites to be provided in the LDP and, due to the lack of other more suitable brownfield or lower grade land, this site is considered the most appropriate. No objections have been received from Cadw or the County Archaeologist regarding archaeological importance of the site. The site is also not within an area of flood risk.
1081	1081/AHS 11/2 Mrs. Jackie Ditchburn Cyngor Cymuned Llanbedr Dyffryn Clwyd/Llanbedr Dyffryn Clwyd Comm	30/10/2012
	Summary of Comment:	**Draft Council Response**
	There is some concern expressed over the parkland value of this area and the importance of not spoiling the view of the Clwydian Range.	High quality design will be applied to new development in line with LDP policy RD1 (development design criteria) and LDP policy VOE2 (preventing unacceptable harm to the character and appearance of the Area of Outstanding Natural Beauty (AONB)).

2835	2835/AHS 11/3 Mr. Tim Haywood	06/11/2012

Summary of Comment:

I object to this site in summary for the following reasons:
There already houses in Ruthin which have struggled to sell.
I have just spent £50k on an extension to my house, I wouldn't have done this if I had known about this site. The Sewage system would need upgrading. There are no pavements on the road at this end of Llanbedr, it would be more dangerous for pedestrians with the extra traffic. This is an AONB.

Draft Council Response

The Inspectors have considered the matters of housing need and supply, and have identified a need for additional housing sites to be provided in the LDP. No objections have been raised by the Highways Authority, subject to the provision of parking, a new footpath and widening to the front of the site. High quality design will be applied to new development in line with LDP policy RD1 (development design criteria) and LDP policy VOE2 (preventing unacceptable harm to the character and appearance of the Area of Outstanding Natural Beauty (AONB)). Llanbedr DC is a village with several community facilities and a regular bus service to nearby towns and additional residential development may also help to support the existing facilities. Developers would be required to contribute to surrounding infrastructure and community provision in line with the requirements of LDP policy BSC 3. Property values are not a material planning consideration.

279	279/AHS 11/5 Mr. Richard Ninnes and Mr. David Hatcher Countryside Council for Wales	06/11/2012

Summary of Comment:

Note the site is located in the AONB, high quality design and appropriate materials should be required. As the site might impact on Great Crested Newts, mitigation and compensation measures would be required as part of any application.

Draft Council Response

High quality design will be applied to new development in line with LDP policy RD1 (development design criteria) and LDP policy VOE2 (preventing unacceptable harm to the character and appearance of the Area of Outstanding Natural Beauty (AONB)). The Council has no records of Great Crested Newts on the site but any mitigation measures required can be addressed at the planning application stage.

494	494/AHS 11/6 The Kinmel Estate	06/11/2012

Summary of Comment:

This site is located within a village constrained by service availability and limited public transport connectivity. Due to it's limited sustainability, this site is not as preferable as others located in more strategic locations.

This site is located within an AONB and, due to the potential negative landscape impact upon the national designation, the site should be discounted for development.

Draft Council Response

The site complies with the LDP strategy as Llanbedr DC is a village with several community facilities and a regular bus service to nearby towns. Developers would be required to contribute to surrounding infrastructure and community provision in line with the requirements of LDP policy BSC 3, which includes affordable housing and open space. Additional residential development may also help to support the existing facilities. The Inspector has considered all alternative sites submitted through the LDP process, and discussed at hearing sessions, and will make a determination on whether these should be included.

Landscapes designated because of their particular characteristics and value to local communities in Denbighshire, such as the Area of Outstanding Natural Beauty (AONB), do not preclude development but would require additional attention to design and layouts to ensure that there are no adverse effects. High quality design will be applied to new development in line with LDP policy RD1 (development design criteria) and LDP policy VOE2 (preventing unacceptable harm to the character and appearance of the Area of Outstanding Natural Beauty (AONB)).

276	276/AHS 11/11 Ms. Debbie Hemsworth Environment Agency Wales	

Summary of Comment:

We have no objection to the proposed additional site being allocated.

Draft Council Response

Comments noted.

809	809/AHS 11/13 Mr. David Jones Jones Peckover	09/10/2012

Summary of Comment:

•Expansion of the village in conflict with the LDP
•Village has limited shops and facilities and development is therefore unsustainable
•Land North West of Maes Derwen is grade 3 agricultural land. This allocation is contrary to national policy in respect of protecting the best and most versatile land.

Draft Council Response

The site complies with the LDP strategy as Llanbedr DC is a village with several community facilities and a regular bus service to nearby towns. Developers would be required to contribute to infrastructure and community provision in line with the requirements of LDP policy BSC 3. Additional residential development may also help to support the existing facilities. The site area is small and it is not known whether the site is grade 3a (Best and Most Versatile agricultural land) or 3b. National planning policy seeks to protect BMV land but does not prohibit development from occurring on these areas. A need for additional housing sites has been identified and, due to the lack of other more suitable brownfield or lower grade land, this site is considered the most appropriate.

850	850/AHS 11/13 Trustees of Prestatyn Estate	

Summary of Comment:

1. Impact on AONB. Previously rejected site for same. No justification given to change stance.
2. Loss of agricultural land. Grade 3 - ref. para.4.9.1 Planning Policy Wales.
3. Previously site was rejected on basis that other sites allocated to meet housing needs of Llanbedr. No evidence to support need for development at this site.

Draft Council Response

Landscapes designated because of their particular characteristics and value to local communities in Denbighshire, such as the Area of Outstanding Natural Beauty (AONB), do not preclude development but would require additional attention to design and layouts to ensure that there are no adverse effects. The site is not visually prominent and unlikely to have an adverse impact on the AONB. High quality design will be applied to new development in line with LDP policy RD1 (development design criteria) and LDP policy VOE2 (preventing unacceptable harm to the character and appearance of the Area of Outstanding Natural Beauty (AONB)). The site area is small and it is not known whether the site is grade 3a (Best and Most Versatile agricultural land) or 3b. The Inspectors have considered the matters of housing need and supply, and have identified a need for additional housing sites to be provided in the LDP and, due to the lack of other more suitable brownfield or lower grade land, this site is considered the most appropriate.

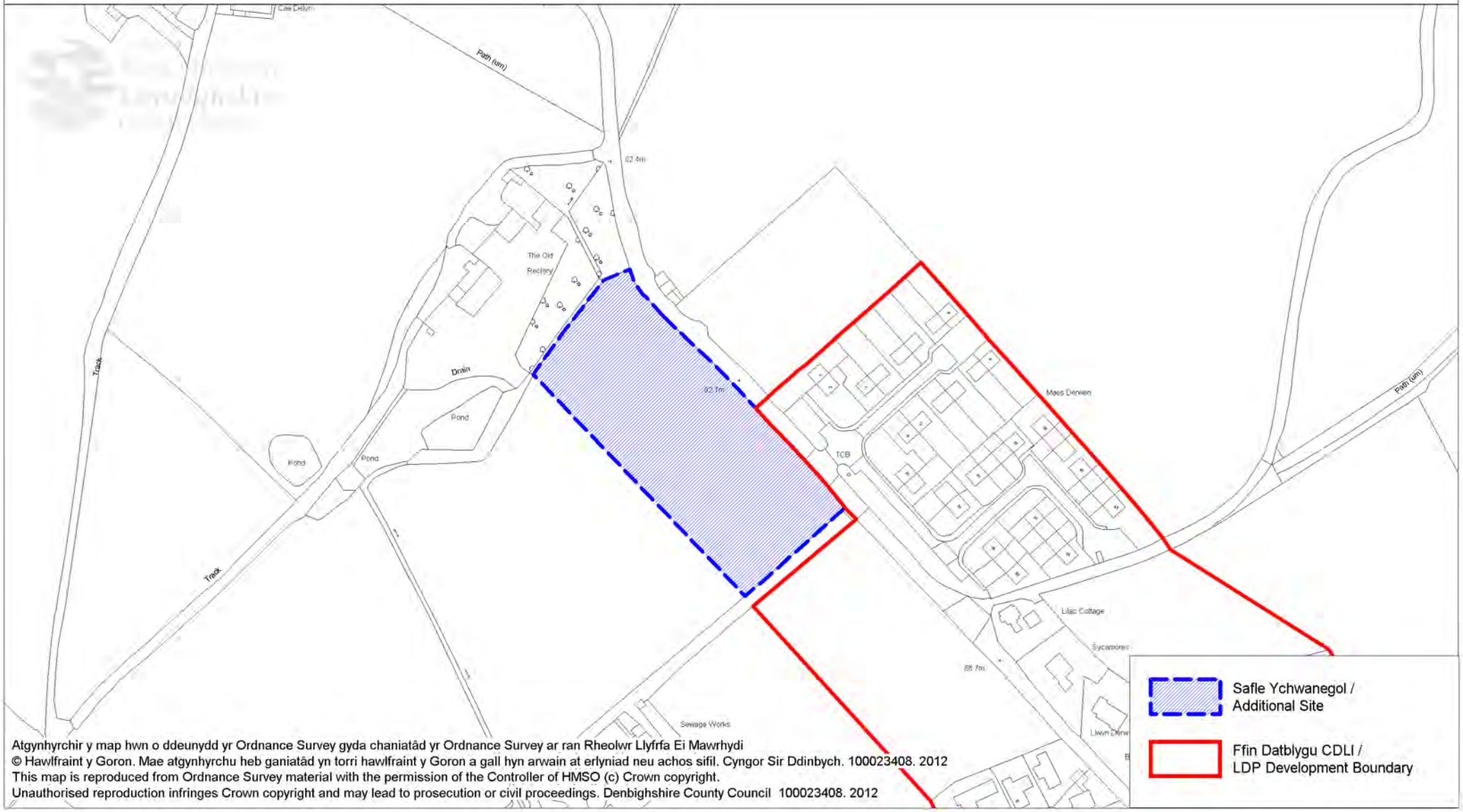
AHS 12

Tir gyferbyn ar Hen Ficerdy, Llanbedr Dyffryn Clwyd / Land adjacent to the Old Rectory, Llanbedr Dyffryn Clwyd

Graddfa / Scale: 1:2500

CDLL Sir Ddinbych
Denbighshire LDP

CYNGOR Sir Ddinbych Denbighshire COUNTY COUNCIL



AHS 12 Tir ger The old Rectory, Llanbedr Dyffryn Clwyd / Land adjacent to the Old Rectory, Llanbedr Dyffryn Clwyd		
2806	2806/AHS 12/2 Mr. P Lewis	03/10/2012
Summary of Comment:		**Draft Council Response**
In Summary, there is no footpath to the school through the village. There is no playfields for the village children now, so what will additional children on the new housing estates do. Traffic would become more of a problem.		Consultation has been carried out with the Highways Authority and no objections have been raised, subject to the provision of parking, a new footpath and widening to the front of the site. Open space provision will be required in line with LDP policy BSC 11 (Recreation and open space).
79	79/AHS 12/2 Mrs. Kay Culhane Ruthin and District Civic Association	05/11/2012
Summary of Comment:		**Draft Council Response**
The Ruthin and District Civic Association have no objection to this site, but it should not be developed until the area to the SE of it has been developed.		Comments noted.
809	809/AHS 12/14 Mr. David Jones Jones Peckover	09/10/2012
Summary of Comment:		**Draft Council Response**
•Expansion of the village in conflict with the LDP •Village has limited shops and facilities and development is therefore unsustainable •Land at the rear of the old rectory is Grade 1. This allocation is contrary to national policy in respect of protecting the best and most versatile land.		The site complies with the LDP strategy as Llanbedr DC is a village with several community facilities and a regular bus service to nearby towns. Developers would be required to contribute to surrounding infrastructure and community provision in line with the requirements of LDP policy BSC 3. Additional residential development may also help to support the existing facilities. National planning policy seeks to protect BMV land but does not prohibit development from occurring on these areas. A need for additional housing sites has been identified and, due to the lack of other more suitable brownfield or lower grade land, this site is considered the most appropriate.

824	824/AHS 12/12 Mr. Ivor Beech	09/10/2012

Summary of Comment:

In summary I would like to say that these proposals to build throughout Denbighshire are sensible, expanding villages and Towns throughout Denbighshire keeping them alive and enabling young people to stay in their community, using the schools and hopefully working in the surrounding area creating wealth and employment.

Draft Council Response

Comments noted. Support welcomed.

278	278/AHS 12/12 Braidwater LTD	15/10/2012

Summary of Comment:

This small site on the edge of the small village of Llanbedr Dyffyn Clwyd, will be inconsistent with the Plan strategy in that:-
•It is remote from supporting facilities and complementary land uses and will not contribute to a sustainable community,
•It will not deliver investment in infrastructure or community facilities,
•It is a relatively isolated location, remote from the main centres of population, the county's main facilities, the county's main transport corridor A55(T) and the main public transport nodes in the County,
•The site extends out into open land.

Draft Council Response

The site complies with the LDP strategy as Llanbedr DC is a village with several community facilities and a regular bus service to nearby towns. Developers would be required to contribute to infrastructure and community provision in line with the requirements of LDP policy BSC 3, which includes affordable housing and open space. Additional residential development may also help to support the existing facilities. High quality design will be applied to new development in line with LDP policy RD1 (development design criteria) and LDP policy VOE2 (preventing unacceptable harm to the character and appearance of the Area of Outstanding Natural Beauty (AONB)).

2830	2830/AHS 12/2 Mr. Victor Lindesay	05/11/2012

Summary of Comment:

In summary I object to this site for the following reasons:
This site is not a suitable area to extend the village, it would create ribbon development. Dwellings on this site would be a third of a mile away from the community focal points of the village.
The number of additional dwellings required could be added to sites already approved, which only partially fill fields. Additional housing sites could be created on the BSC-HSG-16A03, South of the A494, which would help to join up the part of Llanbedr further up the hill. I object to more sites being added to those already chosen. I do not believe that there is the demand. I believe that the 49 new houses will overload the local services, amenities and infrastructure along with causing traffic and pollution problems.

Draft Council Response

The Inspectors have considered the matters of housing need and supply, and have identified a need for additional housing sites to be provided in the LDP. Due to the lack of other more suitable and available sites, this site is considered the most appropriate. No objections have been raised by the Highways Authority, subject to the provision of parking, a new footpath and widening to the front of the site. Llanbedr DC is a village with several community facilities and a regular bus service to nearby towns and additional residential development may also help to support the existing facilities. Developers would be required to contribute to surrounding infrastructure and community provision in line with the requirements of LDP policy BSC 3.

760	760/AHS 12/6 Mr. Tony Hughes AONB Joint Advisory Committee	25/10/2012

Summary of Comment:

Partial objection; inappropriate linear extension of village into the surrounding countryside if development were extended to the old rectory, and excessive housing allocations for a village of this size. However, subject to appropriate design and landscaping the JAC has no objection in principle to a more modest partial housing allocation extending no further than the Maes Derwen estate to round off the development in this area.

Draft Council Response

The Inspectors have considered the matters of housing need and supply, and have identified a need for additional housing sites to be provided in the LDP. Additional residential development may also help to support the existing facilities. High quality design will be applied to new development in line with LDP policy RD1 (development design criteria) and LDP policy VOE2 (preventing unacceptable harm to the character and appearance of the Area of Outstanding Natural Beauty (AONB)). The proposed phasing policy would ensure this development would only come forward if there was a need for additional housing and towards the latter end of the plan period.

2835	2835/AHS 12/2 Mr. Tim Haywood	06/11/2012

Summary of Comment:

I object to this site in summary for the following reasons:
There already houses in Ruthin which have struggled to sell.
I have just spent £50k on an extension to my house, I wouldn't have done this if I had known about this site. The Sewage system would need upgrading. There are no pavements on the road at this end of Llanbedr, it would be more dangerous for pedestrians with the extra traffic. This is an AONB.

Draft Council Response

The Inspectors have considered the matters of housing need and supply, and have identified a need for additional housing sites to be provided in the LDP. No objections have been raised by the Highways Authority, subject to the provision of parking, a new footpath and widening to the front of the site. High quality design will be applied to new development in line with LDP policy RD1 (development design criteria) and LDP policy VOE2 (preventing unacceptable harm to the character and appearance of the Area of Outstanding Natural Beauty (AONB)). Llanbedr DC is a village with several community facilities and a regular bus service to nearby towns and additional residential development may also help to support the existing facilities. Developers would be required to contribute to surrounding infrastructure and community provision in line with the requirements of LDP policy BSC 3. Property values are not a material planning consideration.

292	292/AHS 12/12 Mr. Ryan Bowen and Mr. Rhidian Clement Dwr Cymru Welsh Water	17/10/2012

Summary of Comment:

•Water Supply: Network sufficient
•Sewerage: No problems with connection to sewer
•Waste Water Treatment: Llanbedr D C WwTW has limited capacity, improvements will need to be made

Draft Council Response

Comments noted. Dwr Cymru / Welsh Water will be kept informed of all planned developments to allow for investment planning.

2809	2809/AHS 12/2 Mr. Ronald Parry	08/10/2012

Summary of Comment:

In summary I object to this site being developed for the following reasons. The Infrastructure (B4529) barely copes since hamlets like Gellifor have had too many houses built. 47 new properties will increase traffic. This site is within the AONB. There are limited amenities. There is no village shop. There is no safe footpath for potential residents. Sites are marshy and liable to flooding via stream. There are drainage issues and the nearby sewerage plant. There would be no wealth creation for the community.

Draft Council Response

Consultation has been carried out with the Highways Authority and no objections have been raised, subject to the provision of parking, a new footpath and widening to the front of the site. High quality design will be applied to new development in line with LDP policy RD1 (development design criteria) and LDP policy VOE2 (preventing unacceptable harm to the character and appearance of the Area of Outstanding Natural Beauty (AONB)). Llanbedr DC is a village with several community facilities and a regular bus service to nearby towns and additional residential development may also help to support the existing facilities. Developers would be required to contribute to surrounding infrastructure and community provision in line with the requirements of LDP policy BSC 3. The site is not located within an area of flood risk and there are no requirements for minimum separation distances between residential development and sewerage works – this can be accommodated through site design at the planning application stage.

2807	2807/AHS 12/2 Mr. Ian Jones	29/09/2012

Summary of Comment:

In Summary I do not agree with planning in Llanbedr. There are no paths and the roads would be unable to take the traffic. We are on a green belt. It would spoil the countryside.

Draft Council Response

Consultation has been carried out with the Highways Authority and no objections have been raised, subject to the provision of parking, a new footpath and widening to the front of the site. Llanbedr DC is not located within a green belt (or green barrier). High quality design will be applied to new development in line with LDP policy RD1 (development design criteria) and LDP policy VOE2 (preventing unacceptable harm to the character and appearance of the Area of Outstanding Natural Beauty (AONB)).

2817	2817/AHS 12/2 Mr. RG Williams and Mrs. Williams	26/10/2012

Summary of Comment:

This site would obstruct our whole view. The closest houses would overlook our garden and would compromise our privacy.
The roads would be unable to accommodate the extra traffic and if the Maes Derwen road would be used as a through road this would cause parking difficulties. The extra traffic would also cause difficulties as there are no pavements on the road through Llanbedr.
We would also be concerned about security due to extra residents. We are also concerned about noise pollution both from residents and the construction of the site. We are also concerned about the route of the construction traffic.
This site would also cause the value of our property to depreciate.

Draft Council Response

Private views are not a material planning consideration. However, matters of neighbour amenity will be dealt with at the planning application stage through LDP policy RD 1 – Sustainable Development & Good Standard Design. Consultation has been carried out with the Highways Authority and no objections have been raised, subject to the provision of parking, a new footpath and widening to the front of the site. Management of the construction phase, including access and working hours, can be controlled through conditions attached to any future planning permission. Property values are not a material planning consideration.

2838	2838/AHS 12/2 Mr. Ganderton and Mrs. Ganderton	

Summary of Comment:

In summary I object to this site for the following reasons:
The area in AONB, which should be protected.
The services and networks will be overstretched. The sewerage plant may need to be upgraded. The lane in the village from the A494 junction to Llanbedr would not be suitable for more traffic, and another junction onto the small lane would be hazardous. There would need to be new footpaths and pavements routed into the lane, which would further narrow the road through the village and towards the school. The junction onto the A494 at Llanbedr church would be even busier and cause more danger to traffic on the trunk road.
Street lighting would need to be improved.
An area for children to play would be required away from residences.

Draft Council Response

No objections have been raised by the Highways Authority, subject to the provision of parking, a new footpath and widening to the front of the site. High quality design will be applied to new development in line with LDP policy RD1 (development design criteria) and LDP policy VOE2 (preventing unacceptable harm to the character and appearance of the Area of Outstanding Natural Beauty (AONB)). Llanbedr DC is a village with several community facilities and a regular bus service to nearby towns and additional residential development may also help to support the existing facilities. Developers would be required to contribute to surrounding infrastructure and community provision in line with the requirements of LDP policy BSC 3, including open space.

1081	1081/AHS 12/1 Mrs. Jackie Ditchburn Cyngor Cymuned Llanbedr Dyffryn Clwyd/Llanbedr Dyffryn Clwyd Comm	30/10/2012

Summary of Comment:

The Community Council has no objection. Housing sites in this part of the village would expedite the installation of a footpath. A footpath would enable a safer walking route and encourage more community engagement with the additional housing strengthening the schools future.
Also the development of an area for play equipment in the village and converting both this field and the opposite to small housing estates may encourage the materialisation of both of these. We feel housing sites here wouuld only have a positive impact on the area, making different forms of access through easier and could safeguard the Community Hall and businesses existing and new into the area.

Draft Council Response

Comments noted. Support welcomed.

2825	2825/AHS 12/2 Mr. Graham Vaughan	01/11/2012

Summary of Comment:

In summary I object to this site for the following reasons:
This site will contribute to more traffic which the road and village can cope with.
There is already little safety for pedestrians (no footpath or pavement).
There will be too many properties for an AONB. There are a lack of amenities (no shop) and the infrastructure is already lacking (drains and roads).

Draft Council Response

No objections have been raised by the Highways Authority, subject to the provision of parking, a new footpath and widening to the front of the site. High quality design will be applied to new development in line with LDP policy RD1 (development design criteria) and LDP policy VOE2 (preventing unacceptable harm to the character and appearance of the Area of Outstanding Natural Beauty (AONB)). Llanbedr DC is a village with several community facilities and a regular bus service to nearby towns and additional residential development may also help to support the existing facilities. Developers would be required to contribute to surrounding infrastructure and community provision in line with the requirements of LDP policy BSC 3.

2842	2842/AHS 12/2 Mr. David Vaughan	06/11/2012

Summary of Comment:

I summary I object to this site for the following reasons:
from the Ruthin to Mold turnoff until the end of the village at times is a one way system with no footpaths, what would happen if you added an extra 80-100 cars with children and no paths.
There is no shop and only a part time post office in the village.
The land is very good agricultural land and in a very beautiful area. The area is full of the older generation.

Draft Council Response

No objections have been raised by the Highways Authority, subject to the provision of parking, a new footpath and widening to the front of the site. Llanbedr DC is a village with several community facilities and a regular bus service to nearby towns and additional residential development may also help to support the existing facilities. Developers would be required to contribute to surrounding infrastructure and community provision in line with the requirements of LDP policy BSC 3. The site area is small and it is not known whether the site is grade 3a (Best and Most Versatile agricultural land) or 3b. A need for additional housing sites has been identified and, due to the lack of other more suitable brownfield or lower grade land, this site is considered the most appropriate.

2851	2851/AHS 12/2 Mr. Gwynfor Evans and Mrs. Rhiannon Evans	05/11/2012

Summary of Comment:

Object for the following reasons.
1. Road too narrow for volume of traffic to/from site.
2. School too small to serve increase in housing and road to school already dangerous.
3. Sewer plant full so where will waste go?
4. Plenty of land for infill building in village without encroaching into green belt.

Draft Council Response

No objections have been raised by the Highways Authority, subject to the provision of parking, a new footpath and widening to the front of the site. Ysgol Llanbedr has surplus capacity of 56 places and any future residential developments will be considered as part of the forthcoming review of primary provision for the Ruthin area. Developers would be required to contribute to surrounding infrastructure and community provision in line with the requirements of LDP policy BSC 3. Llanbedr DC is not located in, or around, a green belt (or green barrier) and the Inspectors have considered the matters of housing need and supply, and have identified a need for additional housing sites to be provided in the LDP.

2824	2824/AHS 12/2 Mrs. Joan Parry	01/11/2012

Summary of Comment:

In summary I object to this site for the following reasons:
The B5429 will not be able to cope and additional traffic will make it dangerous for pedestrians as there is no footpath. The B5429 is also a designated cycle route.
This area is in an AONB and this site will have an adverse and negative impact.

Draft Council Response

No objections have been raised by the Highways Authority, subject to the provision of parking, a new footpath and widening to the front of the site. High quality design will be applied to new development in line with LDP policy RD1 (development design criteria) and LDP policy VOE2 (preventing unacceptable harm to the character and appearance of the Area of Outstanding Natural Beauty (AONB)).

2875	2875/AHS 12/2 Mrs. Glenys Parry	

Summary of Comment:

In summary, objects to the site due to increased traffic, lack of school capacity, lack of footpath, sewerage treatment capacity, changing the character of the village, disruption during construction and loss of privacy.

Draft Council Response

Consultation has been carried out with the Highways Authority and no objections have been raised, subject to the provision of parking, a new footpath and widening to the front of the site. Ysgol Llanbedr has surplus capacity of 56 places and any future residential developments will be considered as part of the forthcoming review of primary provision for the Ruthin area. High quality design will be applied to new development in line with LDP policy RD1 (development design criteria) and LDP policy VOE2 (preventing unacceptable harm to the character and appearance of the Area of Outstanding Natural Beauty (AONB)). Llanbedr DC is a village with several community facilities and a regular bus service to nearby towns and additional residential development may also help to support the existing facilities. Developers would be required to contribute to surrounding infrastructure and community provision in line with the requirements of LDP policy BSC 3. Management of the construction phase, including access and working hours, can be controlled through conditions attached to any future planning permission. Matters of neighbour amenity will be dealt with at the planning application stage through LDP policy RD 1 – Sustainable Development & Good Standard Design.

279	279/AHS 12/6 Mr. Richard Ninnes and Mr. David Hatcher Countryside Council for Wales	06/11/2012

Summary of Comment:

Note that this site, combined with the proposed Maes Derwen allocation, would further extent development within Llanbedr DC. As the site is adjacent the AONB, high quality design and siting would be required. As the site might impact on Great Crested Newts, mitigation and compensation measures would be required as part of any application.

Draft Council Response

High quality design will be applied to new development in line with LDP policy RD1 (development design criteria) and LDP policy VOE2 (preventing unacceptable harm to the character and appearance of the Area of Outstanding Natural Beauty (AONB)). The Council has no records of Great Crested Newts on the site but any mitigation measures required can be addressed at the planning application stage.

423	423/AHS 12/6 Mr. Warren Ward and Mrs. Mary Ward

Summary of Comment:

Site not a previous Alternative Site and should not be included.
Site subject to environmental constraints that cannot be easily overcome.

Draft Council Response

Site was submitted as a Candidate site and has thus been part of the LDP preparation process. Site has been subject to Sustainability Appraisal. Nature of environmental constraints not specified by representor.

494	494/AHS 12/7 The Kinmel Estate	06/11/2012

Summary of Comment:

This site is located within a village constrained by service availability and limited public transport connectivity. Due to it's limited sustainability, this site is not as preferable as others located in more strategic locations.

This site is located within an AONB and, due to the potential negative landscape impact upon the national designation, the site should be discounted for development.

Draft Council Response

The site complies with the LDP strategy as Llanbedr DC is a village with several community facilities and a regular bus service to nearby towns. Developers would be required to contribute to surrounding infrastructure and community provision in line with the requirements of LDP policy BSC 3, which includes affordable housing and open space. Additional residential development may also help to support the existing facilities. The Inspector has considered all alternative sites submitted through the LDP process, and discussed at hearing sessions, and will make a determination on whether these should be included.

Landscapes designated because of their particular characteristics and value to local communities in Denbighshire, such as the Area of Outstanding Natural Beauty (AONB), do not preclude development but would require additional attention to design and layouts to ensure that there are no adverse effects. High quality design will be applied to new development in line with LDP policy RD1 (development design criteria) and LDP policy VOE2 (preventing unacceptable harm to the character and appearance of the Area of Outstanding Natural Beauty (AONB)).

276	276/AHS 12/12 Ms. Debbie Hemsworth Environment Agency Wales	

Summary of Comment:

We have no objection to the proposed additional site being allocated.

Draft Council Response

Comments noted.

2852	2852/AHS 12/12 Mr. John Beardsell WCE Properties Limited	05/11/2012

Summary of Comment:

Few constraints but no means of containment to the southwest. Site boundary at south west arbitrarily drawn without consideration to topography. Site location incongruous with existing settlement pattern and would create ribbon development.

Draft Council Response

The site boundary has been drawn in line with the proposed Deposit LDP development boundary to the south east without creating an unnecessarily large site, whilst considering the built development to the north west of the site. The Inspectors have considered the matters of housing need and supply, and have identified a need for additional housing sites to be provided in the LDP. Due to the lack of other more suitable and available sites, this site is considered the most appropriate.

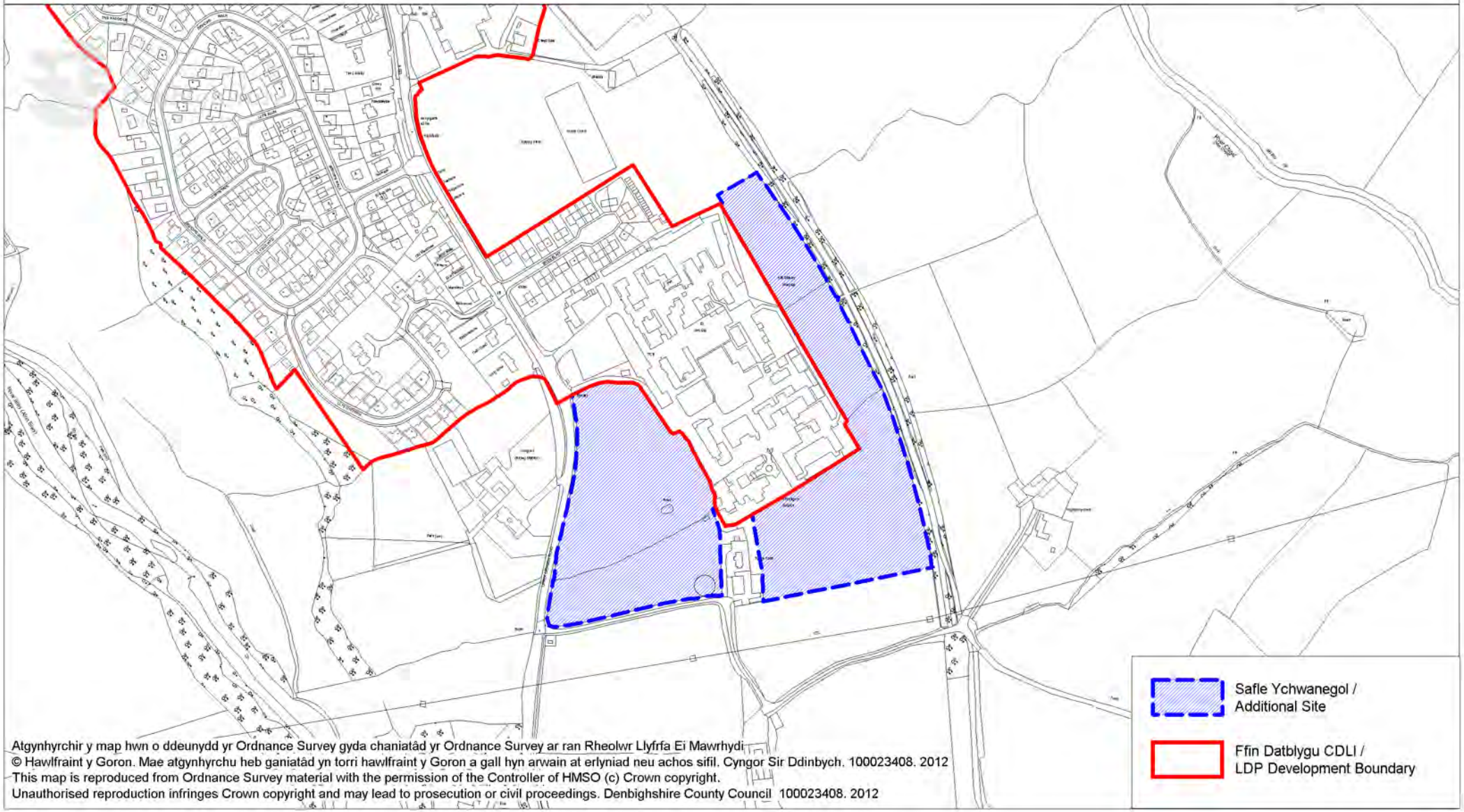
AHS 13

Tir yn Ysbyty HM Stanley, Llanelwy / Land at HM Stanley Hospital, St Asaph

Graddfa / Scale: 1:5000

CDLL Sir Ddinbych
Denbighshire LDP

CYNGOR Sir Ddinbych Denbighshire COUNTY COUNCIL



AHS 13 Tir Ysbyty HM Stanley, Llanelwy / Land at HM Stanley Hospital, St Asaph

436 436/AHS 13/1

RTW Holdings

Summary of Comment:

This land is not flat as stated in the sites description; it slopes away steeply and raises distinct problems in terms of development and in respect of density.
The potential impact of development on the setting of a neighbouring listed building is noted but is not considered as a negative factor. The suggested apparent opportunity to secure a positive use for the buildings is not explained and raises more problems than opportunities.
It is stated that access to the site can be achieved, acknowledging that it is in third party ownership; however no approach to the owners to establish their willingness has been conducted.

Draft Council Response

Part of HM Stanley Hospital is a Grade II listed building. The hospital site is allocated for development in the LDP and any development proposals would require the retention and conversion of the listed buildings within the hospital complex together with the protection of their setting. The majority of the site is relatively flat and it is not considered that the topography of the site would preclude development. Access to the site is achievable and the exact location and arrangements for access would be determined at the detailed design stage.

824 824/AHS 13/13 09/10/2012

Mr. Ivor Beech

Summary of Comment:

In summary I would like to say that these proposals to build throughout Denbighshire are sensible, expanding villages and Towns throughout Denbighshire keeping them alive and enabling young people to stay in their community, using the schools and hopefully working in the surrounding area creating wealth and employment.

Draft Council Response

Comments noted. Support welcomed.

292 292/AHS 13/13 17/10/2012

Mr. Ryan Bowen and Mr. Rhidian Clement

Dwr Cymru Welsh Water

Summary of Comment:

•Water Supply: network sufficient, an off site mains will need to be laid to the boundary of the site.
•Sewerage: No problems with connection to sewer
•Waste Water Treatment: Foul flows from all proposed housing for the St Asaph area is likely to exceed capacity at St Asaph WwTW. If all sites go ahead then improvements will be needed.

Draft Council Response

Comments noted. Welsh Water will be kept fully informed of all planned developments to allow for investment planning. Developers will be required to make contributions to any improvements required at the planning application stage.

2819	2819/AHS 13/1 Miss Nicola Cabb	30/10/2012

Summary of Comment:

Regarding my land and outbuildings at Ty Tyn Farm, I believe it would seem logical to include the house and outbuildings in the site.
The outbuilding would be of no use if the grazing land is developed. The buildings are also splitting the site in two which could deter developers as they may want to develop the whole site.

Draft Council Response

Comments noted.

2816	2816/AHS 13/1 Ms. Sandy Williams	26/10/2012

Summary of Comment:

As the owner of this land , I hereby give my consent for my land to be included in this development plan.

Draft Council Response

Comments noted.

809	809/AHS 13/5 Mr. David Jones Jones Peckover	09/10/2012

Summary of Comment:

In summary objection is made to this site as it is Grade 2 Agricultural Land and immediately adjacent a Grade 2 listed building. The development of this land in advance of the brownfield site at St Asaph cattle market would be contrary to both policies in the emerging LDP and national planning policy

Draft Council Response

A need for additional housing sites has been identified and there is a lack of other more suitable alternative brownfield land or lower grade agricultural land available. St Asaph cattle market was put forward as an Alternative Site but was subject to an objection from EAW as the site is wholly within C2 floodzone. HM Stanley Hospital is allocated for development in the LDP. Any development proposals will require the retention and conversion of the listed buildings within the hospital complex and protection of their setting.

851	851/AHS 13/1 Mr/s. C White	

Summary of Comment:	Draft Council Response
This land is not flat as stated in the sites description; it slopes away steeply and raises distinct problems in terms of development and in respect of density. The potential impact of development on the setting of a neighbouring listed building is noted but is not considered as a negative factor. The suggested apparent opportunity to secure a positive use for the buildings is not explained and raises more problems than opportunities. It is stated that access to the site can be achieved, acknowledging that it is in third party ownership; however no approach to the owners to establish their willingness has been conducted.	Part of HM Stanley Hospital is a Grade II listed building. The hospital site is allocated for development in the LDP and any development proposals would require the retention and conversion of the listed buildings within the hospital complex together with the protection of their setting. The majority of the site is relatively flat and it is not considered that the topography of the site would preclude development. Access to the site is achievable and the exact location and arrangements for access would be determined at the detailed design stage.

278	278/AHS 13/13 Braidwater LTD	15/10/2012

Summary of Comment:	Draft Council Response
This large site on the edge of the town of St Asaph, will be inconsistent with the Plan strategy in that:- •It is unlikely to deliver investment in infrastructure or community facilities, •The site is a considerable distance from the the county's main public transport nodes in the County, •The site extends out into open land and would appear as urban sprawl.	It is considered that this site is consistent with the LDP strategy. St Asaph has been identified as a lower growth town in the LDP and is located in the north of the county, where the strategy is directing the majority of growth. Housing development in this area would be consistent with the Plan's spatial strategy. The town has a good range of facilities and there is a bus stop next to the site with regular services to Rhyl, Glan Clwyd Hospital and Denbigh. The site is a green field site but is adjacent to the former HM Stanley Hospital. A need for additional housing sites has been identified and there is a lack of other more suitable brownfield land. Developers would be expected to contribute to any necessary facilities and infrastructure improvements as outlined in policy BSC 3.

2810	2810/AHS 13/2 Mrs. Gibson	09/10/2012

Summary of Comment:	Draft Council Response
The LDP states 172 Units on land at HM Stanley Hospital, what about converting the hospital and making a wonderful area for the elderly releasing large homes for families.	HM Stanley Hospital is allocated for development in the LDP. This would include retaining & converting the listed buildings within the hospital complex, for residential or employment use. This could include housing for the elderly, however at this stage it is not possible to be specific.

438	438/AHS 13/3 Castlemead Group Ltd	
Summary of Comment:		**Draft Council Response**
This land is not flat as stated in the sites description; it slopes away steeply and raises distinct problems in terms of development and in respect of density. The potential impact of development on the setting of a neighbouring listed building is noted but is not considered as a negative factor. The suggested apparent opportunity to secure a positive use for the buildings is not explained and raises more problems than opportunities. It is stated that access to the site can be achieved, acknowledging that it is in third party ownership; however no approach to the owners to establish their willingness has been conducted.		Part of HM Stanley Hospital is a Grade II listed building. The hospital site is allocated for development in the LDP and any development proposals would require the retention and conversion of the listed buildings within the hospital complex together with the protection of their setting. The majority of the site is relatively flat and it is not considered that the topography of the site would preclude development. Access to the site is achievable and the exact location and arrangements for access would be determined at the detailed design stage.
277	277/AHS 13/5 Mr. Mike Pender Anwyl Construction Co Ltd	
Summary of Comment:		**Draft Council Response**
•Density of 40-50 dpa unlikely to be delivered between 2016 and 2021.		An indicative density of 30 dwellings per hectare has been applied to this site not 40 -50 per acre as suggested.
279	279/AHS 13/7 Mr. Richard Ninnes and Mr. David Hatcher Countryside Council for Wales	06/11/2012
Summary of Comment:		**Draft Council Response**
'CCW considers that there is a potential that this site offers a suitable pond habitat for Great Crested Newts, Reptile and Badgers. A development brief should be required including appropriate mitigation and on/off site compensation if applicable.'		The Council has no records of Great Crested Newts, reptiles or badgers on this site but a detailed field survey will be required to identify any protected species on site at planning application stage. Any mitigation measures and on/off site compensation required can be addressed at the planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources. A development brief will be prepared for the site to provide guidance for any development proposals.

423	423/AHS 13/7 Mr. Warren Ward and Mrs. Mary Ward	
Summary of Comment:		**Draft Council Response**
Site not a previous Alternative Site and should not be included. Site subject to environmental constraints that cannot be easily overcome.		Site was submitted as a Candidate site and has thus been part of the LDP preparation process. Site has been subject to Sustainability Appraisal. Nature of environmental constraints not specified by representor.
494	494/AHS 13/8 The Kinmel Estate	06/11/2012
Summary of Comment:		**Draft Council Response**
Whilst the regeneration of the HM Stanley site is encouraged, questions have been raised by the Inspectors as to the site's availability for development. Although the site is being actively marketed, this does not mean the site will be completed within the life of the plan. We consider doubts remain regarding the deliverability of this site.		Site reference AHS13 includes land adjacent to HM Stanley rather than the former hospital itself. The hospital site is allocated for development in the LDP and is currently being actively marketed.
850	850/AHS 13/11 Trustees of Prestatyn Estate	
Summary of Comment:		**Draft Council Response**
1. No framework put forward for site - number of dwellings envisaged, open space provision, footpaths, interface with surrounding land. 2. No evidence how site can be delivered.		Detailed site development briefs have not been prepared at this stage for other potential allocations. However, should this site be taken forward as an allocation for development, a development brief will be prepared to provide guidance on issues such as layout, design, and footpath links.
2852	2852/AHS 13/13 Mr. John Beardsell WCE Properties Limited	05/11/2012
Summary of Comment:		**Draft Council Response**
Few constraints but location on the outskirts of St. Asaph and sitance to facilities renders it poor in sustainability terms.		St Asaph has a good range of facilities and there is a bus stop next to the site with regular services to Rhyl, Glan Clwyd Hospital and Denbigh. The site is close to the schools and within walking distance of other facilities.

276	276/AHS 13/13 Ms. Debbie Hemsworth Environment Agency Wales	

Summary of Comment:	**Draft Council Response**
We have no objection to the proposed additional site being allocated.	Comments noted.

279	279/AHS 13/16 Mr. Richard Ninnes and Mr. David Hatcher Countryside Council for Wales	06/11/2012

Summary of Comment:	**Draft Council Response**
Habitats Regulations Appraisal - CCW note the potential impacts identified in relation to water resources and treatment infrastructure and the reassurances provided by Dwr Cymru Welsh Water (DCWW) which, combined with the mitigation provided by policies such as VOE 6, should provide sufficient justification for concluding no likely significant effects. We welcome the precautionary approach taken to the potential presence of great crested newts at this site but accept that this population in unlikely to be connected to any relevant European sites.	Comments noted.

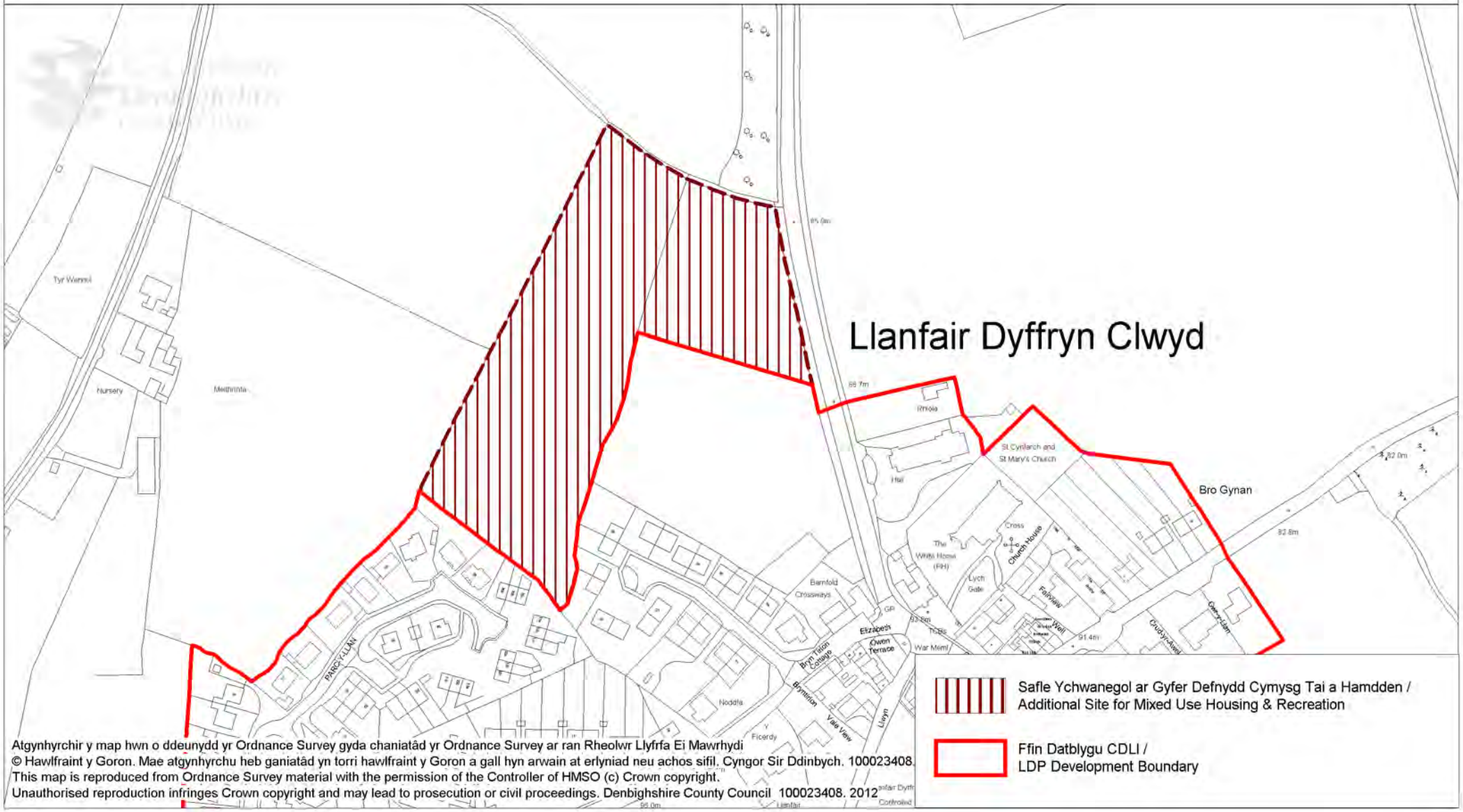
AHS 14

Tir i'r cefn o'r groesffordd a Bron y Clwyd, Llanfair Dyffryn Clwyd / Land to the rear of the crossroads and Bron y Clwyd, Llanfair D C

Graddfa / Scale: 1:2500

CDLL Sir Ddinbych
Denbighshire LDP

CYNGOR Sir Ddinbych Denbighshire COUNTY COUNCIL



AHS 14 Tir i'r cefn o'r groesffordd a Bron Y Clwyd, Llanfair Dyffryn Clwyd / Land to the rear of the crossroads and Bron Y Clwyd, Llanfair Dyffryn Clwyd		
79	79/AHS 14/3 Mrs. Kay Culhane Ruthin and District Civic Association	05/11/2012
Summary of Comment:		**Draft Council Response**
The Ruthin and District Civic Associationhave no objection to this site, but it should not be developed until the area to the SE of it has been developed.		Comments noted.
2826	2826/AHS 14/1 Mrs. Jacqueline Brandish	02/11/2012
Summary of Comment:		**Draft Council Response**
In summary I object to this site for the following reasons: This site will engulf me in an estate and ruin my views. The land is farming land and should remain so. The last thing Llanfair needs is an estate.		The land is classified as Grade 3 agricultural land, however it is not known whether the site is grade 3a (Best and Most Versatile agricultural land) or 3b. A need for additional housing allocations has been identified and there is a lack of suitable alternative brownfield or lower grade agricultural land available. Private views are not a material planning consideration.

2846	2846/AHS 14/1 Mr. Ben Marfleet	05/11/2012

Summary of Comment:

Object -
Has a location specific Housing Needs Assessment been carried out?
Has an Environmental Impact Assessment been carried out?
Access to the site would be outside the 30mph speed restricted area - dangerous.
Concerned about flooding - low lying water often seen on site.
Sewage disposal capacity - is the existing infrastructure sufficient?
Schools, hospitals, dentists currently not sufficient.

Draft Council Response

Llanfair Dyffryn Clwyd has been identified as a village in the LDP and has a range of facilities including a community hall, school and pub. There is also access to public transport with regular bus services to Ruthin, Mold & Wrexham.

A Sustainability Appraisal has been completed for this site and was available for comment as part of the consultation.

The Local Development Plan Inspectors have examined issues relating to housing need and supply in the County in detail and have concluded that there is a need to identify additional housing allocations.

The Council is currently reviewing existing speed limits for all A and B classified roads. It is expected that this process will be completed by 2014 and development proposals would inform this review. The Council will require pedestrian links to be provided to the village; and the public footpath along north boundary of site to be protected. Dwr Cymru/Welsh Water has identified that improvements will be required to the Waste Water Treatment Works and they will be kept fully informed of all planned developments to allow for investment planning. Developers would be expected to contribute to any necessary facilities and infrastructure improvements as outlined in policy BSC 3.

2853	2853/AHS 14/1 Miss Rosamond Hislop	05/11/2012

Summary of Comment:

Object for the following reasons:
1. Road Safety - Access from fast and busy road.
2. Lack of infrastructure - school full, no play area, no youth club.
3. Detrimental to environment.
4. Question the necessity - other housing sites nearby eg. Glasdir.

Draft Council Response

The Council is currently reviewing existing speed limits for all A and B classified roads. It is expected that this process will be completed by 2014 and development proposals would inform this review. A field access does already exist and the exact location and form of junction would be determined at the detailed design stage.

Llanfair Dyffryn Clwyd has been identified as a village in the LDP and has a range of facilities including a community hall, school and pub. There is also access to public transport with regular bus services to Ruthin, Mold & Wrexham and the bus stop is within walking distance of the site. The allocation proposed is for mixed use, comprising housing and recreation space. Additional development in the village may help to support the continued viability of local facilities and services.

The Local Development Plan Inspectors have examined issues relating to housing need and supply in the County in detail and have concluded that there is a need to identify additional housing allocations.

The Council has no evidence of protected species or habitats on the site but a detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources.

292	292/AHS 14/14 Mr. Ryan Bowen and Mr. Rhidian Clement Dwr Cymru Welsh Water	17/10/2012

Summary of Comment:

•Water Supply: network sufficient, an off site mains will need to be laid to the boundary of the site.
•Sewerage: No problems with connection to sewer
•Waste Water Treatment: Llanfair DC WwTW has limited capacity; improvements will need to be made.

Draft Council Response

Comments noted. Welsh Water will be kept fully informed of all planned developments to allow for investment planning. Developers will be required to make contributions to any improvements required at the planning application stage.

2827	2827/AHS 14/1 Mrs. Patricia Hyett	02/11/2012

Summary of Comment:

In summary I object to this site for the following reasons:
I fear that family dwellings behind my bungalow will affect my glorious view and my peace of mind as I live alone.
The close is a unit of elderly people and children could be a general nuisence.
More buildings will spoil the the village atmosphere.
A shop/post office should be considered instead of housing.

Draft Council Response

Private views are not a material planning consideration, however the Council will require high quality design and landscaping to form part of any development proposals in line with LDP policy RD1.

Llanfair Dyffryn Clwyd has been identified as a village in the LDP and has a range of facilities including a community hall, school and pub. There is also access to public transport with regular bus services to Ruthin, Mold & Wrexham and the bus stop is within walking distance of the site. The allocation proposed is for mixed use, comprising housing and recreation space. Additional development in the village may help to support the continued viability of local facilities and services.

138	138/AHS 14/1 Mr. Geoffrey Ian Fleming	

Summary of Comment:

1. Site forms a natural organic means of growth for the community with sustainable development.
2. Few constraints.

Draft Council Response

Comments noted. Support welcomed

278	278/AHS 14/14 Braidwater LTD	15/10/2012

Summary of Comment:

This small site on the edge of the small village of Llanfair Dyffyn Clwyd, will be inconsistent with the Plan strategy in that:-
•It is remote from supporting facilities and complementary land uses and will not contribute to a sustainable community,
•It will not deliver investment in infrastructure or community facilities,
•The site is remote from the main centres of population, the county's main facilities, the county's main transport corridor A55(T) and the main public transport nodes in the County,
•The site extends out into open land and would appear as urban sprawl.

Draft Council Response

Llanfair Dyffryn Clwyd has been identified as a village in the LDP and has a range of facilities including a community hall, school and pub. There is also access to public transport with regular bus services to Ruthin, Mold & Wrexham. The allocation proposed is for mixed use, comprising housing and recreation space. Additional development in the village may help to support the continued viability of local facilities and services. In addition, developers would be expected to contribute to any necessary facilities and infrastructure improvements as outlined in policy BSC 3.

2845	2845/AHS 14/1 Mr. Alan Edwards	06/11/2012

Summary of Comment:

In summary I object to this site for the folowing reasons:
It would be difficult to intergrate new houses into the village, which would result in greater car use, unless there is a scheme to demolish existing publically owned houses to create access to the village.
There are trees on the site with TPO's, these trees limit the width of the access.
The only present access to the site is outside of the 30mph zone and would be dangerous, this access is also the access for a long established footpath. Part of the hedgrow which is shown on the plan to be removed needs to be access for status as "ancient hedgerow".
The site is not within close proximity to a bus stop, and to get to one from the site would mean crossing the busy main road twice. Children would probably ne taken to school by car rather than wal on a narrow pavement along a busy road.
To say that there are no protected species on the site at present is an unjustifiable statement.
The village already has a football pitch and access to a second nearby.
Extensive levelling and drainage work would be required before the ground was a suitable alternative to the existing pitch.
The school at the moment is at full capacity.
The land is in agricultural use.
There is already land in the village allocated for housing which is unused.
It is common to see bats feeding over the fields and there was last year a colony of lang tailed field mice.

Draft Council Response

Llanfair Dyffryn Clwyd has been identified as a village in the LDP and has a range of facilities including a community hall, school and pub. There is also access to public transport with regular bus services to Ruthin, Mold & Wrexham and the bus stop is within walking distance of the site. The allocation proposed is for mixed use, comprising housing and recreation space. Additional development in the village may help to support the continued viability of local facilities and services. In addition, developers would be expected to contribute to any necessary facilities and infrastructure improvements as outlined in policy BSC 3. The Council is currently reviewing existing speed limits for all A and B classified roads. It is expected that this process will be completed by 2014 and development proposals would inform this review. The Council will require pedestrian links to be provided to the village; and the public footpath along north boundary of site to be protected.

The trees fronting the A525 are covered by a Tree Preservation Order. A field access does already exist and the exact location and form of junction would be determined at the detailed design stage. The Council would seek to minimise impact on the trees covered by the TPO and would seek to retain existing hedgerows and trees on the site wherever possible The Council has no evidence of protected species or habitats on the site but a detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 ‘Conservation of natural resources.

The land is classified as Grade 3 agricultural land, however it is not known whether the site is grade 3a (Best and Most Versatile agricultural land) or 3b. A need for additional housing allocations has been identified and there is a lack of suitable alternative brownfield or lower grade agricultural land available.

2855	2855/AHS 14/1 Miss Susan Coulthard	06/11/2012

Summary of Comment:

Object -
1.Access is via trunk road, outside development boundary and disconnected from the village.
2. Extra development will increase traffic on an already dangerous and busy road.
3. Site is on prime agricultural land - natural habitat would be destroed.
4. Protected trees alongside the site planted as a memorial, would be under threat.
5. Existing problems with drainage/standing water.
6. No established need. Where is the Housing Needs Assessment to prove it?
7. Sewage disposal may not be adequate.

Draft Council Response

Access to the site would be off the A525. The Council is currently reviewing existing speed limits for all A and B classified roads. It is expected that this process will be completed by 2014 and development proposals would inform this review. A field access does already exist and the exact location and form of junction would be determined at the detailed design stage. The Council will require pedestrian links to be provided to the village; and the public footpath along north boundary of site to be protected.

The land is classified as Grade 3 agricultural land, however it is not known whether the site is grade 3a (Best and Most Versatile agricultural land) or 3b. A need for additional housing allocations has been identified and there is a lack of suitable alternative brownfield or lower grade agricultural land available. The Council has no evidence of protected species or habitats on the site but a detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources.

The trees fronting the A525 are covered by a Tree Preservation Order. A field access does already exist and the exact location and form of junction would be determined at the detailed design stage. The Council would seek to minimise impact on the trees covered by the TPO and would seek to retain existing hedgerows and trees on the site wherever possible.

Development would be required to eliminate or reduce surface water run-off on the site. In line with LDP policy VOE6, run-off rates from the site should maintain or reduce pre-development rates. The site is not within an identified flood risk area.

The Local Development Plan Inspectors have examined issues relating to housing need and supply in the County in detail and have concluded that there is a need to identify additional housing allocations.

Dwr Cymru/Welsh Water has identified that improvements will be required to the Waste Water Treatment Works and they will be kept fully informed of all planned developments to allow for investment planning. Developers would be expected to contribute to any necessary facilities and infrastructure improvements as outlined in policy BSC 3.

599	599/AHS 14/1 Mr. Michael Shorter Cyngor Cymuned Llanfair Dyffryn Clwyd/Llanfair D.C. Community Counci	01/11/2012

Summary of Comment:

In summary the Community Council consider this site suitable for housing, but the site could encompass recreational facilities. Discussions have taken place with various sporting bodies regarding grants and the results were positive. The village hall opposite to the site could be altered to facilitate thyese recreational ideas. I enclose documentation of a report that has been submitted to my members and given their support.
There is no specific recreation area within the village, other than within the primary school. The summer league is facing objections by visiting team as the land they use is grazing land.
The landis grade 3 agricultural land. Waterco consultants of Ruthin have seen plans for the sewerage works and have observed that expansion seems a reasonable option compared to the need for a complete rebuild.

Draft Council Response

Support welcomed. The proposed allocation is for mixed use comprising housing and recreation to allow for the Community Council's aspirations for improved facilities to be progressed.

824	824/AHS 14/14 Mr. Ivor Beech	09/10/2012

Summary of Comment:

In summary I would like to say that these proposals to build throughout Denbighshire are sensible, expanding villages and Towns throughout Denbighshire keeping them alive and enabling young people to stay in their community, using the schools and hopefully working in the surrounding area creating wealth and employment.

Draft Council Response

Comments noted. Support welcomed.

494	494/AHS 14/9 The Kinmel Estate	06/11/2012

Summary of Comment:

This site is located within a village constrained by service availability and limited public transport connectivity. Due to it's limited sustainability, this site is not as preferable as others located in more strategic locations.

Draft Council Response

Llanfair Dyffryn Clwyd has been identified as a village in the LDP and has a range of facilities including a community hall, school and pub. There is also access to public transport with regular bus services to Ruthin, Mold & Wrexham and the bus stop is within walking distance of the site.

809	809/AHS 14/14 Mr. David Jones Jones Peckover	09/10/2012

Summary of Comment:	Draft Council Response
•Size of development would be contrary to settlement strategy of the LDP •Land is grade 2/3 agricultural land •Would adversely affect character	Llanfair Dyffryn Clwyd has been identified as a village in the LDP and has a range of facilities including a community hall, school and pub. There is also access to public transport with regular bus services to Ruthin, Mold & Wrexham and the bus stop is within walking distance of the site. The land is classified as Grade 3 agricultural land, however it is not known whether the site is grade 3a (Best and Most Versatile agricultural land) or 3b. A need for additional housing allocations has been identified and there is a lack of suitable alternative brownfield or lower grade agricultural land available.

2852	2852/AHS 14/14 Mr. John Beardsell WCE Properties Limited	05/11/2012

Summary of Comment:	Draft Council Response
Few constraints but disproportionate in size compared to existing settlement.	Llanfair Dyffryn Clwyd has been identified as a village in the LDP and has a range of facilities including a community hall, school and pub. There is also access to public transport with regular bus services to Ruthin, Mold & Wrexham and the bus stop is within walking distance of the site. The allocation proposed is for mixed use, comprising housing and recreation space.

276	276/AHS 14/14 Ms. Debbie Hemsworth Environment Agency Wales	

Summary of Comment:	Draft Council Response
We have no objection to the proposed additional site being allocated.	Comments noted.

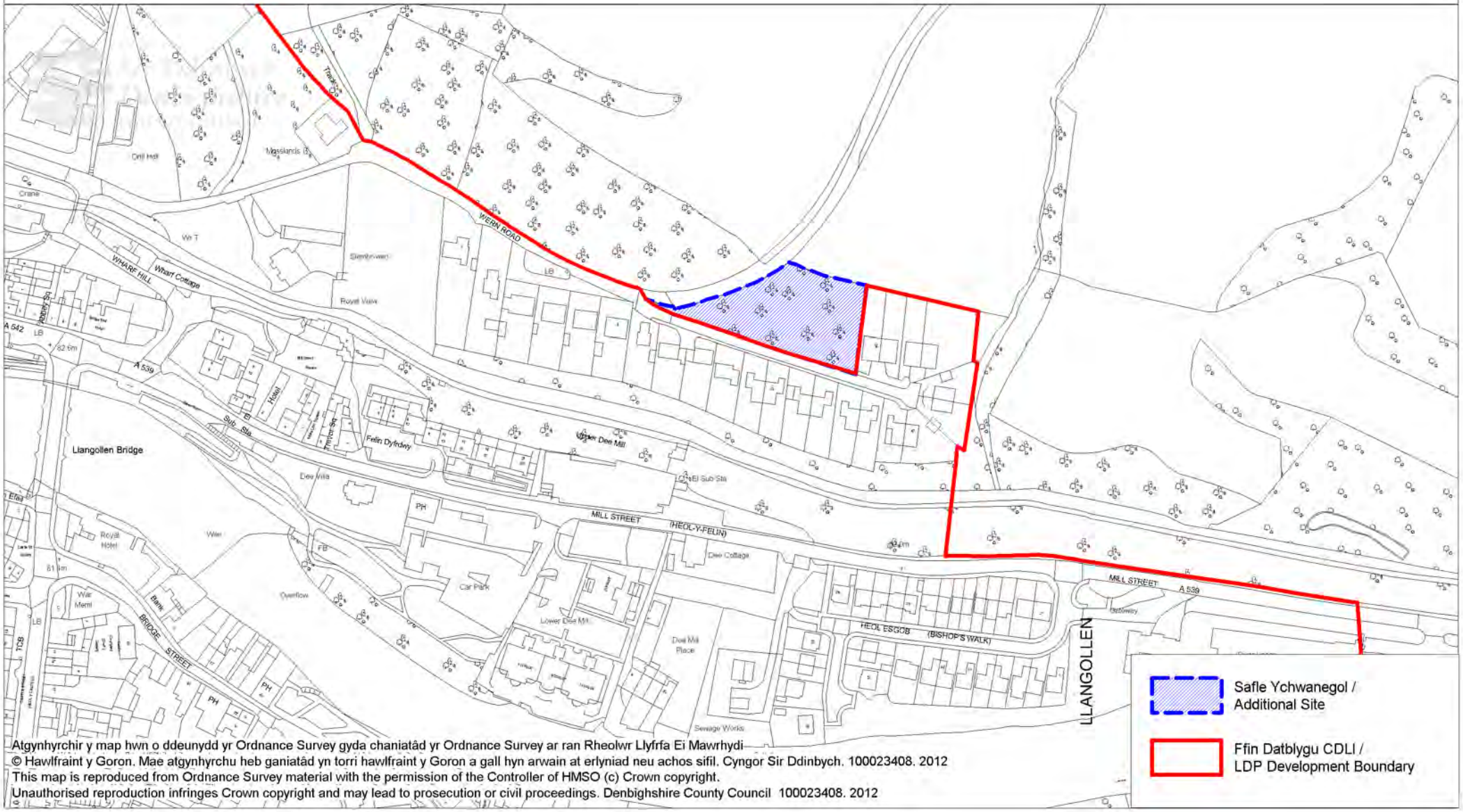
AHS 15

Tir yn Ffordd Wern, Llangollen / Land at Wern Road, Llangollen

Graddfa / Scale: 1:2500

CDLL Sir Ddinbych
Denbighshire LDP

CYNGOR Sir Ddinbych Denbighshire COUNTY COUNCIL



AHS 15 Tir a'r Ffordd y Wern, Llangollen / Land at Wern Road, Llangollen		
278	278/AHS 15/15 Braidwater LTD	15/10/2012
Summary of Comment:		**Draft Council Response**
Housing development is on the edge of the town of Llangollen would be inconsistent with the Plan strategy in that: • it is remote from supporting facilities and complementary land uses and will not contribute to a sustainable community, • it is remote from the County's main public transport nodes, particular Rhyl and Prestatyn train stations, and the County's main transport corridor – A55, • it extends out into open land where any development will be detrimental of the visual quality of the countryside.		Llangollen is recognised as one of the main centres within Denbighshire. Although a town, it has been identified as a village in growth terms in the LDP strategy. It has a range of community facilities and good access to public transport, including rail services at stations in Ruabon, Wrexham and Chirk. Llangollen is well connected via trunk road A5 with major centres in North Wales (Wrexham, Bala and Bangor). High quality design will be applied to new development in line with LDP policy RD1 (development design criteria), Supplementary Planning Guidance Note 26 ('Pontcysyllte Aqueduct & Canal World Heritage Site'), and LDP policy VOE2 (preventing unacceptable harm to the character and appearance of the Area of Outstanding Natural Beauty (AONB)).
2810	2810/AHS 15/1 Mrs. Gibson	09/10/2012
Summary of Comment:		**Draft Council Response**
In summary I object to this site for development because the area is part of a World Heritage Site buffer zone and is part of a SSSI Site. It also used to be part of an ancient wood. The road is well used by private and farm vehicles and by users of the caravan and camping site at Wern Issa Farm. Wern Road is steep and narrow, The Entrance is off Wharf Hill, both single vehicular roads within 50 meters of Dinas Bran School. The entrance to the site is to a narrow stretch of road with no passing places. Parking may be an issue as it is at the bottom. There are properties in Llangollen that would be more suitable for renovation rather than building a site of less than 10 units.		This site is not part of a Site of Special Scientific Interest (SSSI) or in an ancient woodland area. Supplementary Planning Guidance Note 26 ('Pontcysyllte Aqueduct & Canal World Heritage Site') and LDP policy VOE2 (preventing unacceptable harm to the character and appearance of the Area of Outstanding Natural Beauty (AONB)) address concerns with regard to the World Heritage Site buffer zone. It is acknowledged that Wharf Hill is a narrow road but further 8 houses would only have negligible impact on the existing road infrastructure. Access to these new houses will be from the existing estate road and parking facilities are provided in line with Supplementary Planning Guidance Note 21 ('Parking'). Changing the development boundary to accommodate a small number of additional houses to an already existing estate is a logical but limited extension.

11	11/AHS 15/1 Mr. Mel Lawrence Llangollen Civic Society	08/10/2012

Summary of Comment:	Draft Council Response
In Summary I object to this site being developed because: The site is relatively small and extremely steep. Access is very difficult, Wharf Hill is not really suitable for the traffic at present. The canal bridge is narrow and step. Wern Road for the most part is single track making it unsuitable for development.	There are no plain level areas to accommodate additional housing in Llangollen due to the topography of the town. It is acknowledged that Wharf Hill is a narrow road but further 8 houses would only have negligible impact on the existing road infrastructure. Access to these new houses will be from the existing estate road and parking facilities are provided in line with Supplementary Planning Guidance Note 21 ('Parking').

824	824/AHS 15/15 Mr. Ivor Beech	09/10/2012

Summary of Comment:	Draft Council Response
In summary I would like to say that these proposals to build throughout Denbighshire are sensible, expanding villages and Towns throughout Denbighshire keeping them alive and enabling young people to stay in their community, using the schools and hopefully working in the surrounding area creating wealth and employment.	Comments noted. Support welcomed.

142	142/AHS 15/5 Mr. Adrian Lloyd Jones The North Wales Wildlife Trust	06/11/2012

Summary of Comment:	Draft Council Response
Site size only sufficient for minor development so not of much value to overall housing allocation but at the expense of loss of woodland.	Changing the development boundary to accommodate additional eight houses is a logical but limited extension. The site is not covered by woodlands.

292	292/AHS 15/15 Mr. Ryan Bowen and Mr. Rhidian Clement Dwr Cymru Welsh Water	17/10/2012

Summary of Comment:	Draft Council Response
•Water Supply: Responsibility of Dee Valley Water, contact them •Sewerage: No problems with connection to sewer •Waste Water Treatment: Llangollen WwTW can accommodate foul flows	Comment noted.

126	126/AHS 15/1 Mr. Gareth Thomas Cyngor Tref Llangollen/Llangollen Town Council	11/10/2012

Summary of Comment:	Draft Council Response
Members of the Town Council have considered the proposal of the inclusion of the site in the LDP. After due consideration of the site and its location in respect of other residential properties and the site accessibility, members resolved to include the site for residential development as part of the Additional Site Allocation under the LDP Process.	Comment noted. Support welcomed.

760	760/AHS 15/7 Mr. Tony Hughes AONB Joint Advisory Committee	25/10/2012

Summary of Comment:	Draft Council Response
Rounding off of development; no objection in principle subject to appropriate design and landscaping.	Comment noted.

279	279/AHS 15/8 Mr. Richard Ninnes and Mr. David Hatcher Countryside Council for Wales	06/11/2012

Summary of Comment:	Draft Council Response
The site is located in the AONB and Historic Landscape, so suggest retention of mature trees on the northern part of the allocation to mitigate any adverse and visual impact of development. As the site might impact on badgers, mitigation and compensation measures would be required as part of any application.	High quality design will be applied to new development in line with LDP policy RD1 (development design criteria), Supplementary Planning Guidance Note 26 ('Pontcysyllte Aqueduct & Canal World Heritage Site'), and LDP policy VOE2 (preventing unacceptable harm to the character and appearance of the Area of Outstanding Natural Beauty (AONB)). Mitigation measures to minimise adverse effects on the natural environment will be discussed at planning application stage in line with LDP policy VOE5.

494	494/AHS 15/10 The Kinmel Estate	06/11/2012

Summary of Comment:	Draft Council Response
This site is located within an AONB and, due to the potential negative landscape impact upon the national designation, the site should be discounted for development.	Site is adjacent to, but not within the AONB. High quality design will be applied to new development in line with LDP policy RD1. LDP policy VOE2 aims to protect the surrounding 'Area of Outstanding Natural Beauty' (AONB) from development that would cause unacceptable harm to the character and appearance of the landscape.

2852	2852/AHS 15/15 Mr. John Beardsell WCE Properties Limited	05/11/2012

Summary of Comment:	Draft Council Response
Steeply sloping with large % tree cover. Questionable whether a viable option.	Changing the development boundary to accommodate additional eight houses is a logical but limited extension to an existing housing estate. The site is currently not largely covered with trees.

276	276/AHS 15/15 Ms. Debbie Hemsworth Environment Agency Wales	

Summary of Comment:	Draft Council Response
We have no objection to the proposed additional site being allocated.	Comment noted.

279	279/AHS 15/17 Mr. Richard Ninnes and Mr. David Hatcher Countryside Council for Wales	06/11/2012

Summary of Comment:	Draft Council Response
Habitats Regulations Appraisal - CCW note the potential impacts identified in relation to water resources and treatment infrastructure and the reassurances provided by Dwr Cymru Welsh Water (DCWW) which, combined with the mitigation provided by policies such as VOE 6, should provide sufficient justification for concluding no likely significant effects.	Comment noted.

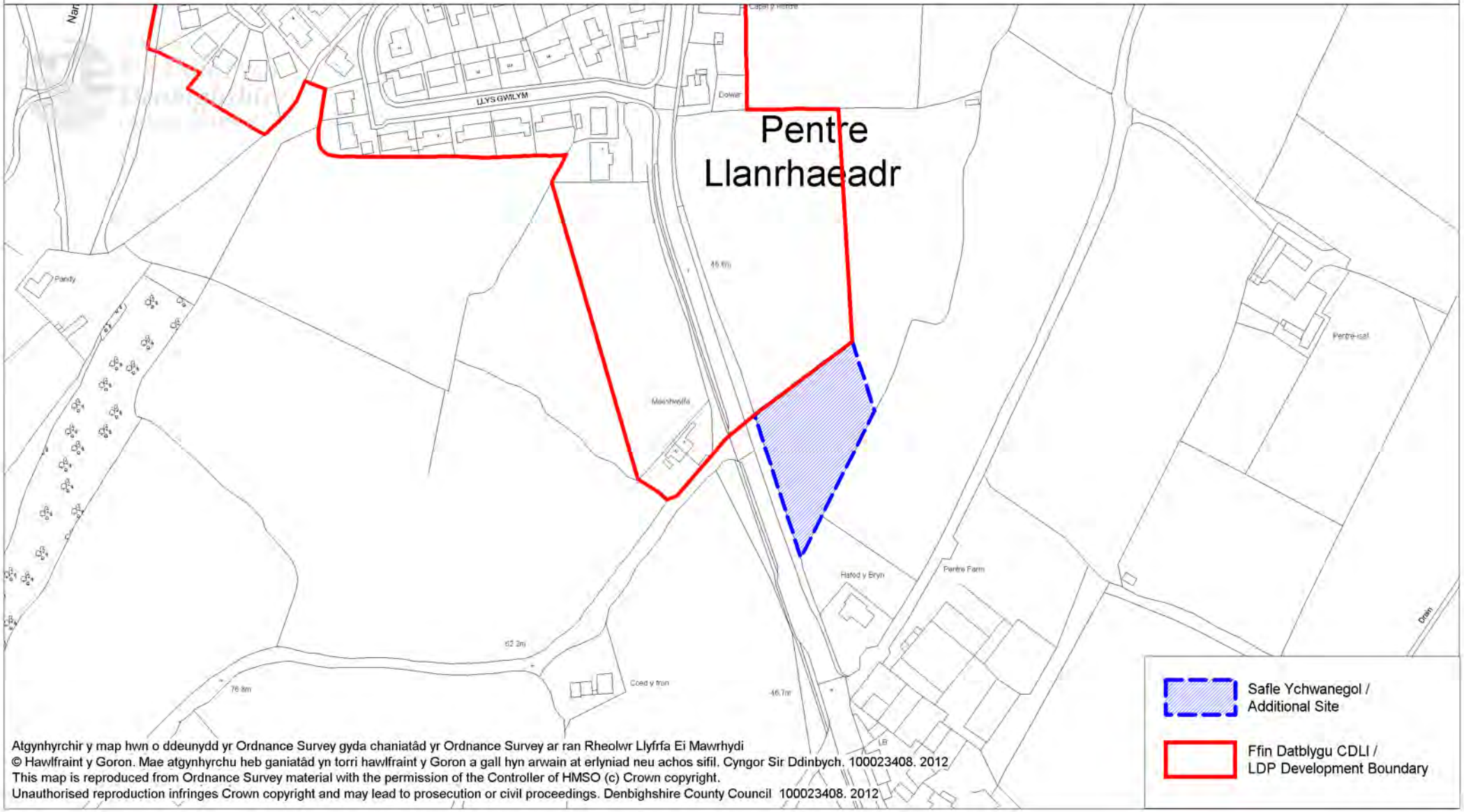
AHS 16

Tir yn cyffinio Dolwar, Pentre Llanrhaeadr / Land adjacent to Dolwar, Pentre Llanrhaeadr

Graddfa / Scale: 1:2500

CDLL Sir Ddinbych
Denbighshire LDP

CYNGOR Sir Ddinbych Denbighshire COUNTY COUNCIL



AHS 16 Tir ger Dolwar, Pentre Llanrhaeadr / Land adjacent to Dolwar, Pentre Llanrhaeadr		
278	278/AHS 16/16 Braidwater LTD	15/10/2012
Summary of Comment:		**Draft Council Response**
This small site on the edge of the small village of Pentre Llanrheadr, will be inconsistent with the Plan strategy in that:- •It is remote from supporting facilities and complementary land uses and will not contribute to a sustainable community, •It will not deliver investment in infrastructure or community facilities, •The site is remote from the main centres of population, the county's main facilities, the county's main transport corridor A55(T) and the main public transport nodes in the County, •The site extends out into open land.		Pentre Llanrhaeadr has been identified as a village in the LDP strategy. It has a range of community facilities and good access to public transport. Developers would be expected to contribute to any necessary facilities and infrastructure improvements as outlined in policy BSC 3. High quality design will be applied to new development in line with LDP policy RD1 (development design criteria.
451	451/AHS 16/1 Mr. Gwyn Davies Cyngor Cymuned Llanrhaeadr Yng Nghinmeirch/Llanrhaeadr Community	07/10/2012
Summary of Comment:		**Draft Council Response**
Should the recommended land earmarked in Llanrhaeadr be granted , then the speed restrictions within Pentre Llanrhaeadr must be extended. The members are disappointed that there are no additional sites in Prion, Saron and Peniel.		Following a Welsh Government request, it is understood that Welsh local authorities are currently reviewing existing speed limits for all A and B classified roads. It is expected this process will be completed by 2014. Prion and Peniel are designated as hamlets in the LDP, whilst Saron as classed as open countryside. In comparison to Llanrheaedr, and in the context of national planning policy, it is considered this site is in a more sustainable and suitable location for residential development.
292	292/AHS 16/16 Mr. Ryan Bowen and Mr. Rhidian Clement Dwr Cymru Welsh Water	17/10/2012
Summary of Comment:		**Draft Council Response**
•Water Supply: Network sufficient •Sewerage: no problems with connection to sewer •Waste Water Treatment: The Maeshwylfa Rhaedr WwTW can accommodate foul flows.		Comments noted.

824	824/AHS 16/16 Mr. Ivor Beech	09/10/2012

Summary of Comment:

In summary I would like to say that these proposals to build throughout Denbighshire are sensible, expanding villages and Towns throughout Denbighshire keeping them alive and enabling young people to stay in their community, using the schools and hopefully working in the surrounding area creating wealth and employment.

Draft Council Response

Comments noted. Support welcomed.

497	497/AHS 16/1 Mr. Elfed Williams (497)	26/10/2012

Summary of Comment:

In addition to my previous comment regarding this site I would like to add Sustainability issues. Ysgol Bro Cinmeirch is very near its capacity. There are already proposed sites for Llanrhaeadr. An additional site of a further 8 houses being built will mean the school will struggle to meet the needs of these children and families. The school is a welsh medium school and these additional housing could mean an influx of people from outside of the area which could influence the cultural and linguistic balance of the village.

Draft Council Response

Planning applications for residential development of more than 5 houses will have to be accompanied by a Community Linguistic Impact Statement. As of January 2012 Ysgol Bro Cinmeirch has 23 spare places.

494	494/AHS 16/11 The Kinmel Estate	06/11/2012

Summary of Comment:

This site is located within a village constrained by service availability and limited public transport connectivity. Due to it's limited sustainability, this site is not as preferable as others located in more strategic locations.

Draft Council Response

Pentre Llanrhaeadr has been identified as a village in the LDP strategy. It has a range of community facilities and good access to public transport.

276	276/AHS 16/16 Ms. Debbie Hemsworth Environment Agency Wales	

Summary of Comment:

We have no objection to the proposed additional site being allocated.

Draft Council Response

Comments noted.

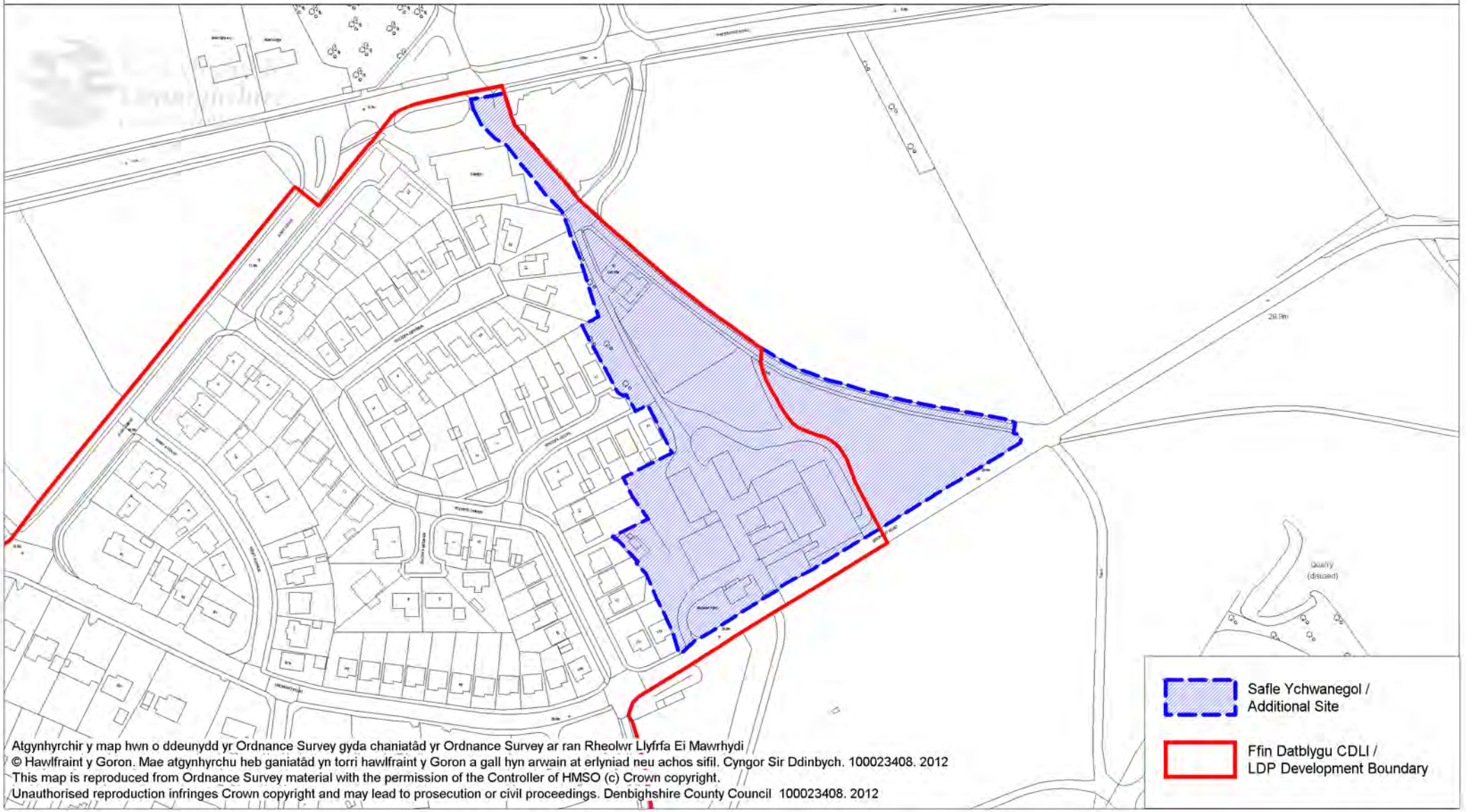
AHS 17

Tir yn Mid Nant Farm, Prestatyn / Land at Mid Nant Farm, Prestatyn

Graddfa / Scale: 1:2500

CDLL Sir Ddinbych
Denbighshire LDP

CYNGOR Sir Ddinbych Denbighshire COUNTY COUNCIL



AHS 17 Tir fferm Mid Nant, ger Ffordd Gronant, Prestatyn /
Land at Mid Nant Homestead, off Gronant Road,
Prestatyn

73	73/AHS 17/1 Cllr. James Davies	05/11/2012

Summary of Comment:

Object -
1. Prestatyn has had more than adequate development.
2. Not enough jobs to support housing growth. Prestatyn not in strategic regeneration area. Existing volume of population sufficient to support local shops.
3. Development here would constitute linear development into open countryside and valuable green barrier, adjacent to listed building, AONB/SSSI/SAC.
4. Development would set a precedent for further development of adjacent fields.
5. Serious impact on Midnant Farm and loss of agricultural land.
6. Culvert runs down across the site with a continual flow of water - unsuitable for housing.
7. No provision made for a replacement farmhouse and farmyard.

Draft Council Response

Prestatyn is identified as a lower growth town in the LDP and is located in the north of the County, thus housing development in this area would be consistent with the Plan's spatial strategy. Prestatyn has no sites allocated for housing development in the Deposit LDP and there are planning permissions for approximately 73 homes outstanding. The inclusion of the site at Mid Nant Farm would raise the level of growth for Prestatyn to 4% over the Plan period. The level of growth is reasonable for a town such as Prestatyn.

Prestatyn is a main centre with a good range of facilities and complementary land uses, including employment, leisure and community facilities. It is also a key public transport hub, including regular bus services and a main line railway station. Additional housing would help to support local facilities.

The site proposed is within the existing development boundary defined for Prestatyn, and development would generally be acceptable within the development boundary, in line with LDP policy RD1. The site boundary proposed reflects not only the existing development boundary for Prestatyn but also the boundary of the green barrier. It is considered that Gronant Road forms a robust defensible development boundary. The proximity of the site to the SSSI, SAC & AONB would not preclude development and a detailed field survey will be required at the planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'. The AONB Joint Advisory Committee has no objection in principle to development on this site. High quality design will be required for new development in line with LDP policy RD1 (development design criteria) and LDP policy VOE2 (preventing unacceptable harm to the character and appearance of the Area of Outstanding Natural Beauty). Nant Hall is a Grade II listed building and is not immediately adjacent to the site although it is nearby. Any development proposals would have to ensure no adverse impact on the setting of the listed building.

A need for additional housing allocations has been identified and there is a lack of suitable alternative brownfield or lower grade agricultural land available. Any proposals for replacement farm buildings would be judged on their merits.

Development would be required to eliminate or reduce surface water run-off on the site. In line with LDP policy VOE6, run-off rates from the site should maintain or reduce pre-development rates. The site is not within an identified flood risk area.

808	808/AHS 17/1 Mr. Alastair Skelton Trigg Limited	05/11/2012

Summary of Comment:	Draft Council Response
We do not object to the identification of this site as an additional housing site. As this site is a farmstead and buildings are agricultural , we belive it would be better decided as a greenfield site. This site is adjacent to the Clwydian range and the Dee valley AONB. It is also adjacent to a SSSI and SAC..	Comments noted. The site is located near a SSSI and SAC. This does not preclude development and a detailed field survey will be required at the planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'. The AONB Joint Advisory Committee has no objection in principle to development on this site. High quality design will be required for new development in line with LDP policy RD1 (development design criteria) and LDP policy VOE2 (preventing unacceptable harm to the character and appearance of the Area of Outstanding Natural Beauty).

809	809/AHS17/ Mr. David Jones Jones Peckover	09/10/2012

Summary of Comment:	Draft Council Response
•Grade 4 agricultural land •Its allocation ahead of brown field sites is contrary to Policy BSC2.	This land is not classified as the 'best and most versatile' agricultural land. There is a need to identify additional land for housing and a lack of suitable brownfield land.

2854	2854/AHS 17/1 Cllr. Julian Thompson-Hill	05/11/2012

Summary of Comment:

Object -
1. Prestatyn has had more than adequate development.
2. Not enough jobs to support housing growth. Prestatyn not in strategic regeneration area. Existing volume of population sufficient to support local shops.
3. Development here would constitute linear development into open countryside and valuable green barrier, adjacent to listed building, AONB/SSSI/SAC.
4. Development would set a precedent for further development of adjacent fields.
5. Serious impact on Midnant Farm and loss of agricultural land.
6. Culvert runs down across the site with a continual flow of water - unsuitable for housing.
7. No provision made for a replacement farmhouse and farmyard.

Draft Council Response

Prestatyn is identified as a lower growth town in the LDP and is located in the north of the County, thus housing development in this area would be consistent with the Plan's spatial strategy. Prestatyn has no sites allocated for housing development in the Deposit LDP and there are planning permissions for approximately 73 homes outstanding. The inclusion of the site at Mid Nant Farm would raise the level of growth for Prestatyn to 4% over the Plan period. The level of growth is reasonable for a town such as Prestatyn.

Prestatyn is a main centre with a good range of facilities and complementary land uses, including employment, leisure and community facilities. It is also a key public transport hub, including regular bus services and a main line railway station. Additional housing would help to support local facilities.

The site proposed is within the existing development boundary defined for Prestatyn, and development would generally be acceptable within the development boundary, in line with LDP policy RD1. The site boundary proposed reflects not only the existing development boundary for Prestatyn but also the boundary of the green barrier. It is considered that Gronant Road forms a robust defensible development boundary. The proximity of the site to the SSSI, SAC & AONB would not preclude development and a detailed field survey will be required at the planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'. The AONB Joint Advisory Committee has no objection in principle to development on this site. High quality design will be required for new development in line with LDP policy RD1 (development design criteria) and LDP policy VOE2 (preventing unacceptable harm to the character and appearance of the Area of Outstanding Natural Beauty). Nant Hall is a Grade II listed building and is not immediately adjacent to the site although it is nearby. Any development proposals would have to ensure no adverse impact on the setting of the listed building.

A need for additional housing allocations has been identified and there is a lack of suitable alternative brownfield or lower grade agricultural land available. Any proposals for replacement farm buildings would be judged on their merits.

Development would be required to eliminate or reduce surface water run-off on the site. In line with LDP policy VOE6, run-off rates from the site should maintain or reduce pre-development rates. The site is not within an identified flood risk area.

292	292/AHS 17/17 Mr. Ryan Bowen and Mr. Rhidian Clement Dwr Cymru Welsh Water	17/10/2012

Summary of Comment:

•Water Supply: network sufficient, an off site mains will need to be laid to the boundary of the site.
•Sewerage: No problems with connection to sewer
•Waste Water Treatment: Llanasa WwTW can accommodate foul flows

Draft Council Response

Comments noted

760	760/AHS 17/8 Mr. Tony Hughes AONB Joint Advisory Committee	25/10/2012

Summary of Comment:

Site adjoins AONB. No objection in principle to redevelopment of the existing farm complex within the current proposed LDP boundary subject to appropriate design and landscaping. However, the JAC would not wish this allocation to facilitate proposals for a replacement farm complex in an open countryside location which would harm the setting, character and appearance of the AONB.

Draft Council Response

Comments noted. Any proposals for replacement farm buildings would be judged on their merits.

2870	2870/AHS 17/1 Mrs. J.B. Carpenter	

Summary of Comment:

1. Access to the site. Gronant Road is a country lane and not suitable for access.
2. Believe that people would be dependent on cars and increase in traffic would be detrimental.
3. No justification for building on green field site.

Draft Council Response

The site is located in Prestatyn, which is a main centre with a good range of facilities and complementary land uses, including employment, leisure and community facilities. It is also a key public transport hub, including regular bus services and a main line railway station. Consultation has been carried out with the Highways Authority and no objections have been raised in principle. Further assessment will be required at the planning application stage to determine location and form of junction required. A need for additional housing allocations has been identified and there is a lack of suitable alternative brownfield land available.

278	278/AHS 17/17 Braidwater LTD	15/10/2012

Summary of Comment:	Draft Council Response
This small site on the edge of the town of Prestatyn, will be inconsistent with the Plan strategy in that:- •It is some distance from supporting facilities and complementary land uses and will not contribute to a sustainable community, •It will not deliver investment in infrastructure or community facilities.	Prestatyn is identified as a lower growth town in the LDP and is located in the north of the County, thus housing development in this area would be consistent with the Plan's spatial strategy. Prestatyn is main centre with a good range of facilities and complementary land uses, including employment, leisure and community facilities. It is also a key public transport hub, including regular bus services and a main line railway station. Developers would be expected to contribute to any necessary facilities and infrastructure improvements as outlined in policy BSC 3.

824	824/AHS 17/17 Mr. Ivor Beech	09/10/2012

Summary of Comment:	Draft Council Response
In summary I would like to say that these proposals to build throughout Denbighshire are sensible, expanding villages and Towns throughout Denbighshire keeping them alive and enabling young people to stay in their community, using the schools and hopefully working in the surrounding area creating wealth and employment.	Comments noted. Support welcomed.

2814	2814/AHS 17/1 Mr. William Evans	18/10/2012

Summary of Comment:

In summary, object to the site for the following reasons:
1. The relocation of the farm to the disused quarry raises immediate concern
2. Mid Nant Farm is a working dairy farm which manages the land along the scenic coast road towards Prestatyn which potentially will be ruined as a result of the proposed site
3. The farm tenancy provides for this and a future generation on the holding, which will be lost as a result of the proposal.

There has been no discussion whatsoever with the landlord of the site and the tenant farmer in respect of the proposed site and the parties are unaware of any proposals or visions of the Denbighshire LDP. The tenants are only aware of this through their own personal search. It is unprofessional and unfair that the tenant had not received any notification of the proposals.

Draft Council Response

Mr Evans has been included on the LDP database for a number of years and has been contacted by letter as part of consultation exercises through the development of the LDP. The landowners, Prestatyn Estates, have promoted the allocation of a more extensive site for development at Mid Nant Farm, which included this site, throughout the LDP process and have presented evidence in support of this. The site was included as an Alternative Site and consulted on June - August 2010. The site proposed is within the existing development boundary defined for Prestatyn, and development would generally be acceptable within the development boundary, in line with LDP policy RD1. Any proposals for replacement farm buildings would be judged on their merits.

423	423/AHS 17/8 Mr. Warren Ward and Mrs. Mary Ward	

Summary of Comment:

Site not a previous Alternative Site and should not be included.
Site subject to environmental constraints that cannot be easily overcome.

Draft Council Response

Site was submitted as a Candidate site and has thus been part of the LDP preparation process. Site has been subject to Sustainability Appraisal. Nature of environmental constraints not specified by representor.

850	850/AHS 17/9 Trustees of Prestatyn Estate	

Summary of Comment:

Object to propsed allocation of only 1.86 ha of the wider site on the basis of the inadequacies of the justification for the chosen site boundary.

Draft Council Response

Prestatyn Estates have promoted the allocation of a more extensive site for development at Mid Nant Farm through the LDP process and have presented evidence in support of this. The alternative site promoted by them has already been considered by the Inspector at an Examination Hearing and his view on the inclusion of the site will be made known in his report. The site boundary proposed reflects both the existing development boundary for Prestatyn and the boundary of the green barrier. It is considered that Gronant Road forms a robust defensible boundary.

279	279/AHS 17/9 Mr. Richard Ninnes and Mr. David Hatcher Countryside Council for Wales	06/11/2012

Summary of Comment:

'The proposed site is located adjacent the AONB as well as being located approximately 170m from the Dee Estuary SPA, Ramsar and SSSI. The development of this site for housing could lead to impacts on the protected site as identified in the LDP HRA Addendum September 2012 (e.g. impacts on water quality and/or recreation features which are a feature of the SPA). Any allocation should include details demonstrating how any potential adverse impacts on the SAC and SSSI have been avoided or mitigated. We advise that the proposal may have implications for the SAC site listed therefore the Authority will be required to carry out a test of likely significant effects under Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended) prior to any planning permission being given to develop this site. CCW can help you reach a conclusion on likely significant effects. If that assessment concludes there is likely to be a significant effect, we can also advise on the further, appropriate assessment that would be required under the Regulations. We remind you that, as a competent authority for the purposes of the 2010 Regulations, your authority must not normally agree to any plan or project unless you are sure beyond reasonable scientific doubt that a proposed development will not adversely affect the integrity of a SAC, SPA or Ramsar site.'

Draft Council Response

Comments noted. A detailed field survey will be required at the planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'.

494	494/AHS 17/12 The Kinmel Estate	06/11/2012

Summary of Comment:

This site is located within an AONB and, due to the potential negative landscape impact upon the national designation, the site should be discounted for development.

Draft Council Response

The site is close to but not within the AONB. High quality design will be applied to new development in line with LDP policy RD1. LDP policy VOE2 aims to protect the surrounding 'Area of Outstanding Beauty' (AOB) from development that would cause unacceptable harm to the character and appearance of the landscape.

276	276/AHS 17/17 Ms. Debbie Hemsworth Environment Agency Wales	

Summary of Comment:

We have no objection to the proposed assitional site being allocated.

Draft Council Response

Comments noted.

279	279/AHS 17/18 Mr. Richard Ninnes and Mr. David Hatcher Countryside Council for Wales	06/11/2012

Summary of Comment:

Habitats Regulations Appraisal - CCW note the potential impacts identified in relation to water resources and treatment infrastructure and the reassurances provided by Dwr Cymru Welsh Water (DCWW) which, combined with the mitigation provided by policies such as VOE 6, should provide sufficient justification for concluding no likely significant effects. We also note the potential impacts identified in relation to recreational pressure and accept the rationale provided for there being no likely significant effects.

Draft Council Response

Comments noted.

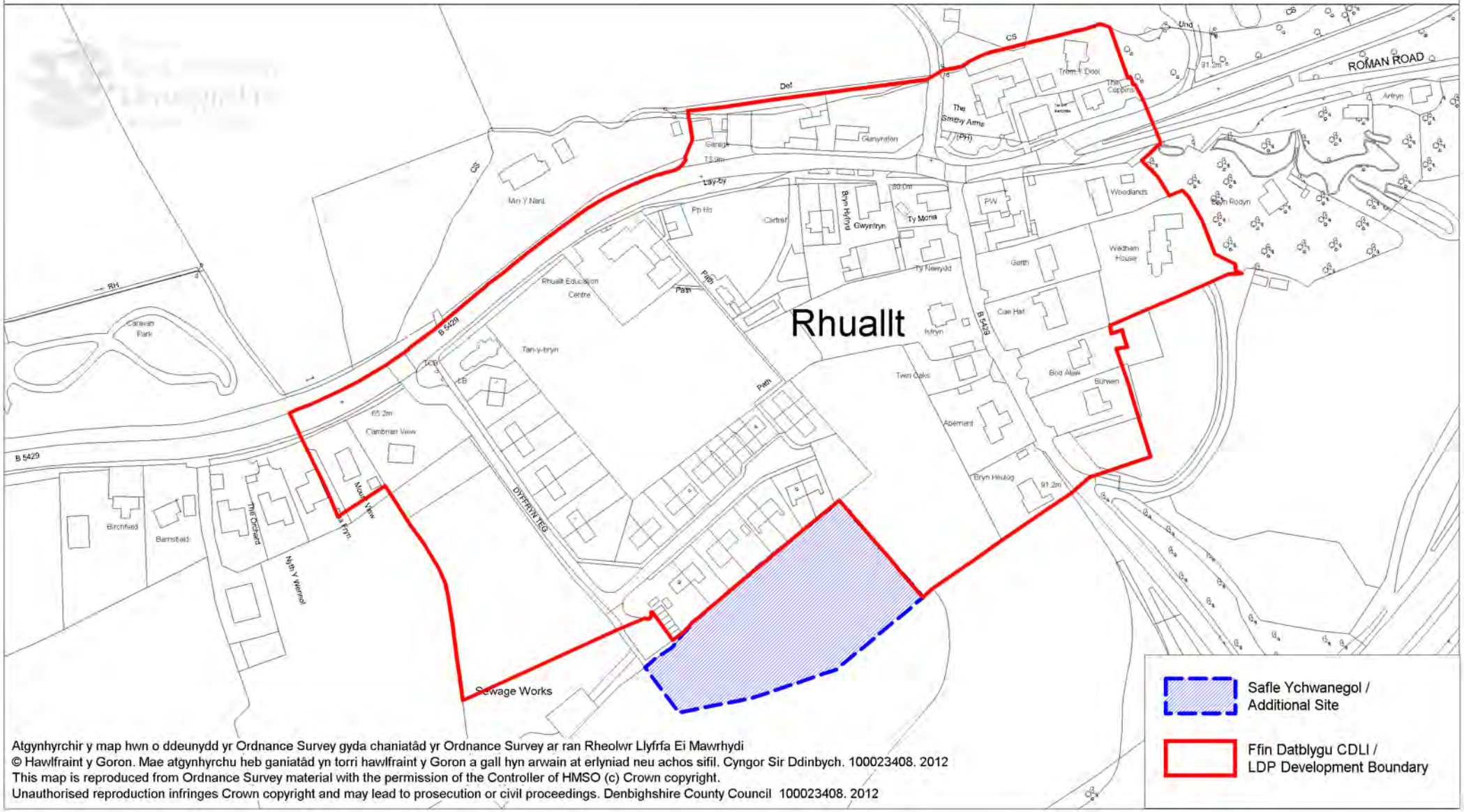
AHS 18

Tir ar rhif cae 3583, Rhuallt / Land at field no. 3583, Rhuallt

Graddfa / Scale: 1:2500

CDLL Sir Ddinbych
Denbighshire LDP

CYNGOR Sir Ddinbych Denbighshire COUNTY COUNCIL



Safle Ychwanegol / Additional Site

Ffin Datblygu CDLl / LDP Development Boundary

AHS 18 Tir ar rhif cae 3583, i'r de o Dyffryn Teg, Rhuallt / Land at field no.3583, south of Dyffryn Teg, Rhuallt		
824	824/AHS 18/18 Mr. Ivor Beech	09/10/2012
Summary of Comment: In summary I would like to say that these proposals to build throughout Denbighshire are sensible, expanding villages and Towns throughout Denbighshire keeping them alive and enabling young people to stay in their community, using the schools and hopefully working in the surrounding area creating wealth and employment.		**Draft Council Response** Comments noted. Support welcomed.
760	760/AHS 18/9 Mr. Tony Hughes AONB Joint Advisory Committee	25/10/2012
Summary of Comment: Site outside of the AONB but significant impacts on the setting of the AONB, particularly when viewed from the A55. Object to the allocations an inappropriate and prominent extension of the village into the open countryside which will harm the setting of the AONB.		**Draft Council Response** Landscapes designated because of their particular characteristics and value to local communities in Denbighshire, such as the Area of Outstanding Natural Beauty (AONB), do not preclude development but would require additional attention to design and layouts to ensure that there are no adverse effects. The development would take place against the background of an existing housing estate. High quality design will be applied to new development in line with LDP policy RD1 (development design criteria) and LDP policy VOE2 (preventing unacceptable harm to the character and appearance of the Area of Outstanding Natural Beauty (AONB)).
292	292/AHS 18/18 Mr. Ryan Bowen and Mr. Rhidian Clement Dwr Cymru Welsh Water	17/10/2012
Summary of Comment: •Water Supply: Network sufficient •Sewerage: There are no public sewers in this area. Drainage proposals will need to conform to Welsh Office Circular 10/99 Planning Requirements in respect of the use of Non mains sewerage incorporating septic tanks in new development •Waste Water Treatment: N/A		**Draft Council Response** Comment noted.

278	278/AHS 18/18 Braidwater LTD	15/10/2012

Summary of Comment:

This small site on the edge of the small village of Rhuallt, will be inconsistent with the Plan strategy in that:-
- It is distant from supporting facilities and complementary land uses and will not contribute to a sustainable community,
- It will not deliver investment in infrastructure or community facilities,
- The site is remote from the main centres of population, the county's main facilities and the main public transport nodes in the County,
- The site extends out into open land.

Draft Council Response

Rhuallt is a village located on a strategic highway – A55 trunk road – in the County where the majority of growth in the Plan spatial strategy is to be directed. Additional housing may contribute to the set-up of new community facilities in the village. Changing the development boundary to accommodate a small number of additional houses is a logical but limited extension.

279	279/AHS 18/10 Mr. Richard Ninnes and Mr. David Hatcher Countryside Council for Wales	06/11/2012

Summary of Comment:

Note the allocation would lead to encroachment into the open countryside with sufficient undeveloped land located in the LDP Development Boundary, contrary to national and local policy. As the site is adjacent the AONB, high quality design and siting would be required.

Draft Council Response

Undeveloped land within the development boundary of Rhuallt is already allocated under LDP policy BSC1 or regarded as valuable open space provision by the local community. Changing the development boundary to the south of the village is a logical but limited extension towards the A55. High quality design will be applied to new development in line with LDP policy RD1 (development design criteria) and LDP policy VOE2 (preventing unacceptable harm to the character and appearance of the Area of Outstanding Natural Beauty (AONB)).

850	850/AHS 18/12 Trustees of Prestatyn Estate	

Summary of Comment:

1. No services - no school, shops. No realistic employment opportunities. Limited public transport.
2. Loss of agricultural land - Class 2. Should be safeguarded - para.4.9.1 Planning Policy Wales.

Draft Council Response

Additional housing may contribute to the set-up of new community facilities in the village. This land is classified grade 3 and grade 4. However, a need for additional housing allocations has been identified. There is a lack of suitable alternative brownfield sites in Rhuallt, or lower grade agricultural land.

494	494/AHS 18/13 The Kinmel Estate	06/11/2012

Summary of Comment:	Draft Council Response
This site is located within a village constrained by service availability and limited public transport connectivity. Due to it's limited sustainability, this site is not as preferable as others located in more strategic locations. This site is located within an AONB and, due to the potential negative landscape impact upon the national designation, the site should be discounted for development.	Rhuallt is a village located on a strategic highway – A55 trunk road – in the County where the majority of growth in the Plan spatial strategy is to be directed. Additional housing may contribute to the set-up of new community facilities in the village. Site is close to but not within the AONB. Changing the development boundary to the south of the village is a logical but limited extension. High quality design will be applied to new development in line with LDP policy RD1. LDP policy VOE2 aims to protect the surrounding 'Area of Outstanding Beauty' (AOB) from development that would cause unacceptable harm to the character and appearance of the landscape.

276	276/AHS 18/18 Ms. Debbie Hemsworth Environment Agency Wales	05/11/2012

Summary of Comment:	Draft Council Response
We have no objection to the proposed additional site being allocated.	Comment noted.

2852	2852/AHS 18/18 Mr. John Beardsell WCE Properties Limited	05/11/2012

Summary of Comment:	Draft Council Response
Few constraints but no existing containment to south. Site boundary to south arbitrarily drawn without consideration on topography.	Changing the development boundary to accommodate a small number of additional houses is a logical but limited extension. Site boundaries reflect site owner's Deposit representation.

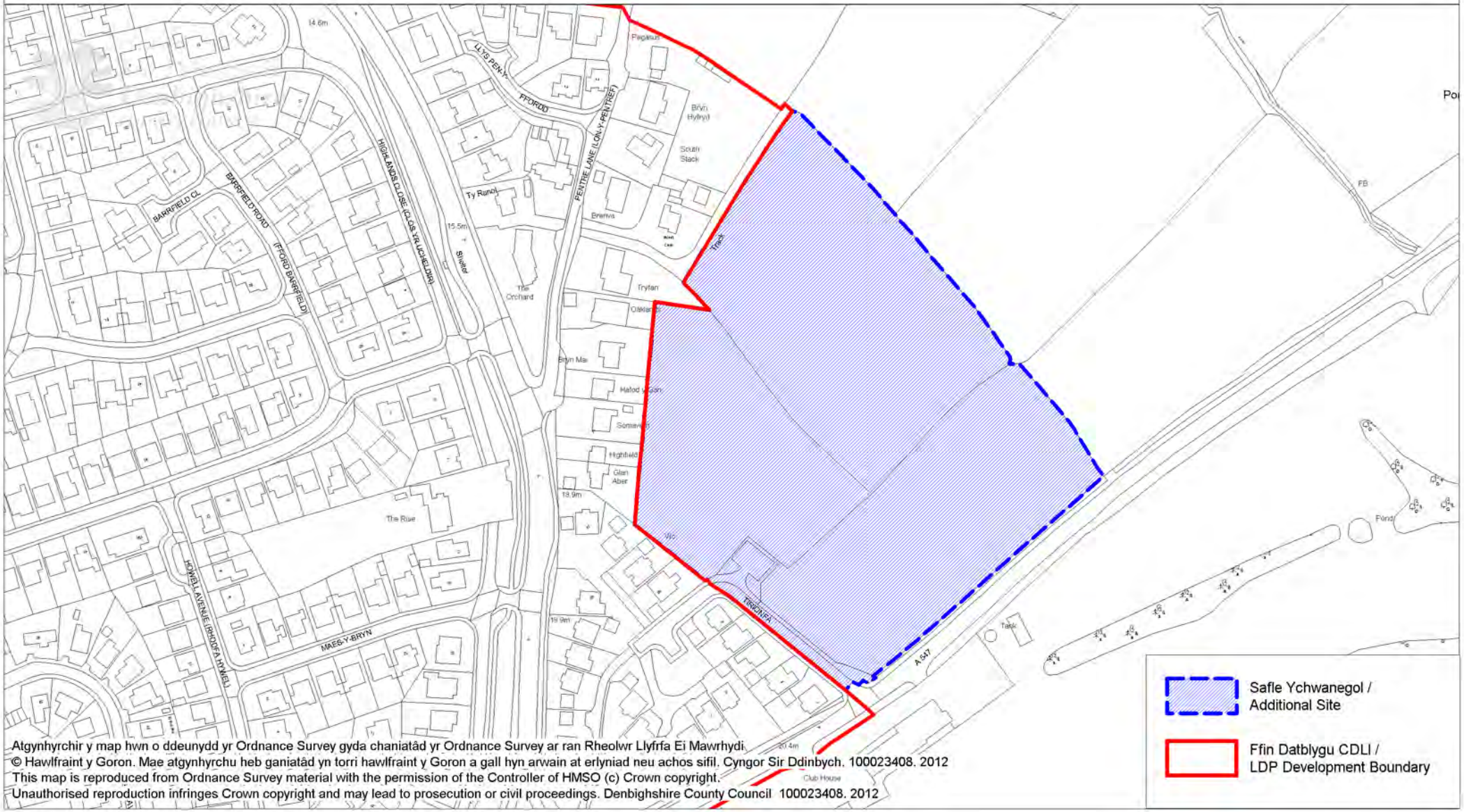
AHS 19

Tir yn cyffinio Hafod y Gan ac Ysgol Tir Morfa, Rhuddlan / Land adjoining Hafod y Gan and Ysgol Tir Morfa, Rhuddlan

Graddfa / Scale: 1:2500

CDLL Sir Ddinbych
Denbighshire LDP

CYNGOR Sir Ddinbych Denbighshire COUNTY COUNCIL



AHS 19 Tir ger Hafod y Gân a Ysgol Tir Morfa, Rhuddlan / Land adjoining Hafod y Gân and Ysgol Tir Morfa, Rhuddlan

2831	2831/AHS 19/1 Mrs. LA Williams	05/11/2012

Summary of Comment:

We strongly object to this site for the following reasons:
There is already a sustainable amount of properties for rental or sale, there are also 10 affordable dwellings about to be available. Currently there is no identified need.
Rhuddlan does not have a dentist.
The doctors surgery is a single doctor practice.
The school has little capacity for extra children.
There are no sustainable jobs available.
Traffic problems would be exaggerated.
There are only a few green areas left in Rhuddlan and to add a development of 100 dwellings is unsustainable and will be out of proportion to the current amenities. Who would be arranging /encouraging residents to use the open space. Currently there are no youth clubs. Who would be completing and monitoring the CLIA.
This land is greenfield and agricultural land supporting wildlife and insects.
The SA states that there is a lack of brown field sites, Rhyl is crying out for regeneration. Have any nature conservation surveys been carried out. There are few open spaces left in Rhuddlan.

Draft Council Response

The Planning Inspectors have considered issues relating to housing need & supply and have concluded that further housing sites should be identified. The Council has identified and consulted on these additional sites in response to the Inspectors' interim conclusions. Additional housing will support existing community facilities, and developers would be required to contribute to infrastructure and community provision in line with the requirements of LDP policy BSC 3. This will include seeking a developer contribution towards any works which may be required at Ysgol y Castell. The site is located in the north of the County with good public transport links to main centres of employment, education and health care. Open space will be provided as part of the development in line with policy BSC 11. Planning applications for residential units have to be accompanied by a Community Linguistic Impact Assessment. There is a lack of suitable alternative brownfield sites in Rhuddlan, or lower grade agricultural land. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources' at planning application stage.

538	538/AHS 19/1 Mrs. Glenys Davies	01/11/2012

Summary of Comment:

Nid yw Rhuddlan angen mwy o dai ar y fath raddfa. Bydd cant o dai ychwanegol yn denu mwy o geir i'r dref, sy'n ychwanegol at y traffig presennol. Ni allai'r system garthffosiaeth ymdopi â'r cynnydd hwn mewn tai. Ni all yr ysgol na'r ysbyty ymdopi â'r cynnydd yn y boblogaeth. Nid oes angen cymaint o dai newydd yn Rhuddlan a gweddill y Sir oherwydd nid yw'r boblogaeth wedi cynyddu ar yr un raddfa.

Draft Council Response

Adnabuwyd angen am dai ychwanegol ledled y Sir. Bydd mwy o dai yn cefnogi a chynnal cyfleusterau cymunedol presennol, a gallai ddarparu rhai newydd posibl. Mae'r safle wedi ei leoli yng ngogledd y Sir, gyda chysylltiadau cludiant cyhoeddus da gyda'r prif ganolfannau cyflogaeth, addysg a gofal iechyd. Nid yw Dŵr Cymru / Welsh Water yn rhagweld unrhyw broblemau gyda chysylltu'r safle gyda'r system garthffosiaeth bresennol a gall Gwaith Trin Dŵr Gwastraff Rhuddlan ddelio â llif budr ychwanegol.

2820	2820/AHS 19/1 Mrs. Awen Roberts	01/11/2012

Summary of Comment:	**Draft Council Response**
Nid oes angen mwy o dai ar Ruddlan oherwydd na fedr y system ddraenio ymdopi ac mae gormod o gerbydau yn teithio trwy'r dref ar hyn o bryd. Mae perygl y bydd y rhwystr glas yn cael ei chwalu a thynnu Rhuddlan i gyfeiriad y Rhyl. Mae'r Cynllun Datblygu Lleol yn seiliedig ar ystadegau anghywir o'r cyfrifiad. Nid oes y cynnydd yn y boblogaeth sy'n cael ei ddarogan.	Adnabuwyd angen am dai ychwanegol ledled y Sir. Nid yw Dŵr Cymru / Welsh Water yn rhagweld unrhyw broblemau gyda chysylltu'r safle gyda'r system garthffosiaeth bresennol a gall Gwaith Trin Dŵr Gwastraff Rhuddlan ddelio â llif budr ychwanegol. Nid yw'r safle tai arfaethedig yn tresmasu ar y Rhwystr Glas rhwng y Rhyl a Rhuddlan. Mae'r Arolygwyr Cynllunio wedi ystyried materion yn ymwneud â'r angen am dai ac wedi dod i'r casgliad y dylid adnabod safleoedd tai pellach. Mae'r Cyngor wedi adnabod ac ymgynghori ar y safleoedd ychwanegol hyn mewn ymateb i gasgliadau interim yr Arolygwyr.

2879	2879/AHS 19/1 Mr. Barrie Newton	06/11/2012

Summary of Comment:	**Draft Council Response**
Why is the council using green belt land when there is plenty of empty property in need of refurbishment on land that already has planning permission?	There is a lack of suitable alternative brownfield sites in Rhuddlan. The Planning Inspectors have considered issues relating to housing need & supply and have concluded that further housing sites should be identified. The Council has identified and consulted on these additional sites in response to the Inspectors' interim conclusions.

278	278/AHS 19/19 Braidwater LTD	15/10/2012

Summary of Comment:	**Draft Council Response**
This large site on the edge of the village of Rhuddlan, will be inconsistent with the Plan strategy in that:- • It is some distance from supporting facilities and complementary land uses and will not contribute to a sustainable community, • It will be unlikely to deliver investment in infrastructure or community facilities, • The site extends out into open land and would appear as urban sprawl.	The site is located in the north of the County with good road and public transport links to main centres of employment, education and health care. Additional housing will support existing community facilities, and could provide new ones. Changing the development boundary to accommodate additional houses is a logical extension. Development would not encroach into the Green Barrier between Rhyl and Rhuddlan.

2884	2884/AHS 19/1 Mr. Ifan Hughes and Mrs. Nan Hughes	05/11/2012

Summary of Comment:

I gryhoi, dyma fy ngwrthwynebiad yn erbyn adeiladu mwy o dai yn yr ardal, gan nad oes gan Rhuddlan y cyfleusterau ar eu cyfer. Ni fydd y ffyrdd trwy'r dref yn ymdopi â thraffig ychwanegol yn teithio trwy Ruddlan. Mae'r safle tai arfaethedig yn dir glas ac mae'r Cynghorwyr Tref a Chymuned wedi cytuno y bydd yn aros felly yn y dyfodol. Ni fydd y system garthffosiaeth yn medru delio â thai ychwanegol. Mae problemau ar hyn o bryd – carthffosiaeth ac ati.

Draft Council Response

Bydd tai ychwanegol yn cefnogi cyfleusterau cymunedol presennol, a byddai gofyn i ddatblygwyr gyfrannu tuag at seilwaith a darpariaeth gymunedol yn unol â gofynion polisi BSC 3 yn y Cynllun Datblygu Lleol. Bydd hyn yn cynnwys gofyn am gyfraniad datblygwr tuag at unrhyw waith fyddai ei angen yn Ysgol y Castell. Mae'r safle wedi ei leoli yng ngogledd y Sir gyda chysylltiadau cludiant cyhoeddus da gyda'r prif ganolfannau cyflogaeth, addysg a gofal iechyd. Bydd dod allan o'r safle/mynediad i'r A547 yn digwydd trwy ffordd stad dai bresennol 'Tirionfa'. Nid yw Dŵr Cymru / Welsh Water yn rhagweld unrhyw broblemau gyda chysylltu'r safle gyda'r system garthffosiaeth bresennol a gall Gwaith Trin Dŵr Gwastraff Rhuddlan ddelio â llif budr ychwanegol.

2883	2883/AHS 19/1 Mr. Lloyd and Mrs. Joan	05/11/2012

Summary of Comment:

I grynhoi, dyma fy ngwrthwynebiad i'r safle tai arfaethedig yn Rhuddlan. Byddai datblygiad yn digwydd ar dir amaethyddol gwerthfawr ac yn y Rhwystr Glas o gwmpas Rhuddlan. Mae gormod o draffig yn y dref eisoes, sy'n arwain at dagfeydd ar adegau prysur. Ni fyddai'r ysgol leol 'Ysgol y Castell' yn medru derbyn mwy o blant. Oherwydd topograffi'r safle, gallai caeau cyffiniol gael ei heffeithio gan lifogydd ac felly mae iechyd anifeiliaid a'r borfa mewn perygl.

Draft Council Response

Mae diffyg safleoedd tir llwyd addas amgen yn Rhuddlan, na thir amaethyddol gradd is. Nid yw'r safle tai arfaethedig yn tresmasu ar y Rhwystr Glas rhwng y Rhyl a Rhuddlan. Mae'r safle wedi ei leoli yng ngogledd y Sir gyda chysylltiadau cludiant cyhoeddus da gyda'r prif ganolfannau cyflogaeth, addysg a gofal iechyd. Bydd tai ychwanegol yn cefnogi cyfleusterau cymunedol presennol, a byddai gofyn i ddatblygwyr gyfrannu tuag at seilwaith a darpariaeth gymunedol yn unol â gofynion polisi BSC 3 yn y Cynllun Datblygu Lleol. Bydd hyn yn cynnwys gofyn am gyfraniad datblygwr tuag at unrhyw waith fyddai ei angen yn Ysgol y Castell. Bydd gofyn i ddatblygiad ddileu neu leihau dŵr ffo oddi ar y safle. Yn unol â pholisi VOE6 y Cynllun Datblygu Lleol, dylai cyfraddau dŵr ffo o'r safle fod yr un fath neu'n is na chyfraddau cyn y datblygiad. Bydd mesurau i leihau unrhyw effaith ar yr amgylchedd a bioamrywiaeth yn unol â pholisi VOE5 y Cynllun Datblygu Lleol 'Cadwraeth adnoddau naturiol'.

2880	2880/AHS 19/1 Mr. Caerwyn Lloyd Davies and Mrs.	05/11/2012

Summary of Comment:

I grynhoi, dyma fy ngwrthwynebiad i'r safle tai arfaethedig yn Rhuddlan. Byddai datblygiad yn digwydd ar dir amaethyddol gwerthfawr ac yn y Rhwystr Glas o gwmpas Rhuddlan. Mae gormod o draffig yn y dref eisoes, sy'n arwain at dagfeydd ar adegau prysur. Ni fyddai'r ysgol leol 'Ysgol y Castell' yn medru derbyn mwy o blant. Oherwydd topograffi'r safle, gallai caeau cyffiniol gael ei heffeithio gan lifogydd ac felly mae iechyd anifeiliaid a'r borfa mewn perygl.

Draft Council Response

Mae diffyg safleoedd tir llwyd addas amgen yn Rhuddlan, na thir amaethyddol gradd is. Nid yw'r safle tai arfaethedig yn tresmasu ar y Rhwystr Glas rhwng y Rhyl a Rhuddlan. Mae'r safle wedi ei leoli yng ngogledd y Sir gyda chysylltiadau cludiant cyhoeddus da gyda'r prif ganolfannau cyflogaeth, addysg a gofal iechyd. Bydd tai ychwanegol yn cefnogi cyfleusterau cymunedol presennol, a byddai gofyn i ddatblygwyr gyfrannu tuag at seilwaith a darpariaeth gymunedol yn unol â gofynion polisi BSC 3 yn y Cynllun Datblygu Lleol. Bydd hyn yn cynnwys gofyn am gyfraniad datblygwr tuag at unrhyw waith fyddai ei angen yn Ysgol y Castell. Bydd gofyn i ddatblygiad ddileu neu leihau dŵr ffo oddi ar y safle. Yn unol â pholisi VOE6 y Cynllun Datblygu Lleol, dylai cyfraddau dŵr ffo o'r safle fod yr un fath neu'n is na chyfraddau cyn y datblygiad. Bydd mesurau i leihau unrhyw effaith ar yr amgylchedd a bioamrywiaeth yn unol â pholisi VOE5 y Cynllun Datblygu Lleol 'Cadwraeth adnoddau naturiol'.

2839	2839/AHS 19/1 Mr. Henry Jones	05/11/2012

Summary of Comment:

In summary I object to this site for the following reasons:
Rhuddlan needs its green belt area to define it from Rhyl.
I have concerns about the increased volume of traffic through surrounding areas including Rhuddlan.
There would be an increased demand on utilities, sewerage, water, electricity, gas and communication cables. Over development will put strain on the surface water and sewerage system. The sewers under Brookes field have been deemed unsuitable and would need complete replacement. Land has been set aside for a Primary school but doesn't necessarily cater for the High School element.

Draft Council Response

Potential housing site does not encroach into the Green Barrier between Rhyl and Rhuddlan. The site is located in the north of the County with good public transport links to main centres of employment, education and health care. Additional housing will support existing community facilities, and developers would be required to contribute to infrastructure and community provision in line with the requirements of LDP policy BSC 3. This will include seeking a developer contribution towards any works which may be required at Ysgol y Castell. Dwr Cymru / Welsh Water do not envisage any problems with connecting the site with existing sewer, and Rhuddlan WwTW can accommodate additional foul flows.

292	292/AHS 19/19 Mr. Ryan Bowen and Mr. Rhidian Clement Dwr Cymru Welsh Water	17/10/2012

Summary of Comment:

•Water Supply: Network sufficient, an off site mains will need to be laid to the boundary of the site.
•Sewerage: No problems with connection to sewer
•Waste Water Treatment: Rhuddlan WwTW can accommodate foul flows

Draft Council Response

Comment noted.

2867	2867/AHS 19/1 Mrs. Anne Evans	06/11/2012

Summary of Comment:

1. Amenities, schools, doctors, drains etc. cannot sustain more housing.
2. No need for additional housing.
3. Roads busy, access not feasible.
4. Not affordable housing.

Draft Council Response

Additional housing will support existing community facilities, and developers would be required to contribute to infrastructure and community provision in line with the requirements of LDP policy BSC 3. This will include seeking a developer contribution towards any works which may be required at Ysgol y Castell. Dwr Cymru / Welsh Water do not envisage any problems with connecting the site with existing sewer, and Rhuddlan WwTW can accommodate additional foul flows. The Planning Inspectors have considered issues relating to housing need & supply and have concluded that further housing sites should be identified. Site egress / access onto A547 will be achieved via the existing 'Tirionfa' housing estate road. The site is located in the north of the County with good public transport links to main centres of employment, education and health care.

2881	2881/AHS 19/1 Mr. Gareth W Jones	05/11/2012

Summary of Comment:

I grynhoi, nid oes angen mwy o dai yn Rhuddlan oherwydd bod y seilwaith presennol yn cael ei ddefnyddio i'r eithaf yn barod. Mae llawer o eiddo gwag yn yr ardal.

Draft Council Response

Mae'r Arolygwyr Cynllunio wedi ystyried materion yn ymwneud â'r angen am dai ac wedi dod i'r casgliad y dylid adnabod safleoedd tai pellach. Mae'r Cyngor wedi adnabod ac ymgynghori ar y safleoedd ychwanegol hyn mewn ymateb i gasgliadau interim yr Arolygwyr. Bydd tai ychwanegol yn cefnogi cyfleusterau cymunedol presennol, a byddai gofyn i ddatblygwyr gyfrannu tuag at seilwaith a darpariaeth gymunedol yn unol â gofynion polisi BSC 3 yn y Cynllun Datblygu Lleol. Bydd hyn yn cynnwys gofyn am gyfraniad datblygwr tuag at unrhyw waith fyddai ei angen yn Ysgol y Castell. Mae'r safle wedi ei leoli yng ngogledd y Sir gyda chysylltiadau cludiant cyhoeddus da gyda'r prif ganolfannau cyflogaeth, addysg a gofal iechyd. Nid yw Dŵr Cymru / Welsh Water yn rhagweld unrhyw broblemau gyda chysylltu'r safle gyda'r system garthffosiaeth bresennol a gall Gwaith Trin Dŵr Gwastraff Rhuddlan ddelio â llif budr ychwanegol.

2874	2874/AHS 19/1 Mr. Graham Lamb and Mrs. Sheelagh Lamb	

Summary of Comment:

There is no need for additional housing in Rhuddlan. Data shows that there is no current need for houses in Rhuddlan. The requirement for new housing in Rhuddlan in certainly minimal so why take land for unnecessary housing. 104 houses represents a population increase of 5.2% which is an extraordinary rate compared to the county as a whole, no matter what period is taken.
There are 68 houses in sale in Rhuddlan which indicates that there is no local need. There are newts and lesser spotted woodpeckers in the area. A biodiversity survey is a necessity before the land can be considered for housing.
The new development would access the busy Meliden Road. Cars of 104 houses entering this road so close to a busy roundabout could cause an accident black spot.
Rhuddlan has limited amenities with a single doctors surgery and a full primary school. The additional residents to this site could not access those amenities.

Draft Council Response

The Planning Inspectors have considered issues relating to housing need & supply and have concluded that further housing sites should be identified. The Council has identified and consulted on these additional sites in response to the Inspectors' interim conclusions. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'. There are no records of great crested newts on site. Nevertheless, development proposals are required to be accompanied by a site survey addressing those concerns. Site access onto A547 should be via existing 'Tirionfa' housing estate road. Additional housing will support existing community facilities, and developers would be required to contribute to infrastructure and community provision in line with the requirements of LDP policy BSC 3. The site is located in the north of the County with good public transport links to main centres of employment, education and health care.

809	809/AHS 19/9 Mr. David Jones Jones Peckover	09/10/2012

Summary of Comment:

Development of the size proposed by the allocations would be contrary to the settlement strategy. The land is Grade 2 agricultural land and its release would be contrary to national policy, especially when there are brownfield sites available to meet increased housing requirements.

Draft Council Response

Rhuddlan is a town with a range of facilities, located on two strategic trunk roads in the north of the County where the majority of growth in the Plan spatial strategy is to be directed. This land is classified grade 2. However, a need for additional housing allocations has been identified. There is a lack of suitable alternative brownfield sites in Rhuddlan, and lower grade agricultural land.

2872	2872/AHS 19/1 Mr/s. Alex Yates	

Summary of Comment:

There is no need for additional housing in Rhuddlan. Data shows that there is no current need for houses in Rhuddlan. The requirement for new housing in Rhuddlan in certainly minimal so why take land for unnecessary housing. 104 houses represents a population increase of 5.2% which is an extraordinary rate compared to the county as a whole, no matter what period is taken.
There are 68 houses in sale in Rhuddlan which indicates that there is no local need. There are newts and lesser spotted woodpeckers in the area. A biodiversity survey is a necessity before the land can be considered for housing.
The new development would access the busy Meliden Road. Cars of 104 houses entering this road so close to a busy roundabout could cause an accident black spot.
Rhuddlan has limited amenities with a single doctors surgery and a full primary school. The additional residents to this site could not access those amenities.

Draft Council Response

The Planning Inspectors have considered issues relating to housing need & supply and have concluded that further housing sites should be identified. The Council has identified and consulted on these additional sites in response to the Inspectors' interim conclusions. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'. There are no records of great crested newts on site. Nevertheless, development proposals are required to be accompanied by a site survey addressing those concerns. Site access onto A547 should be via existing 'Tirionfa' housing estate road. Additional housing will support existing community facilities, and developers would be required to contribute to infrastructure and community provision in line with the requirements of LDP policy BSC 3. The site is located in the north of the County with good public transport links to main centres of employment, education and health care.

2866	2866/AHS 19/1 Mrs. E.G. Lane	06/11/2012

Summary of Comment:

1. Too many houses and on green belt.
2. Not likely to be affordable and to the detriment of local people.
3. No dentis, one doctor, school full.
4. Increase in housing would cause traffic problems and put a strain on emergency services.
5. Loss of wildlife habitat.

Would be more in favour if houses were afforable for local people and limited in number.

Draft Council Response

The Planning Inspectors have considered issues relating to housing need & supply and have concluded that further housing sites should be identified. There is a lack of suitable alternative brownfield sites in Rhuddlan, or lower grade agricultural land. Additional housing will support existing community facilities, and developers would be required to contribute to infrastructure and community provision in line with the requirements of LDP policy BSC 3. This will include seeking a developer contribution towards any works which may be required at Ysgol y Castell. Site egress / access onto A547 will be achieved via the existing 'Tirionfa' housing estate road. There are no detailed records of protected species on this site. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources' at planning application stage.

2865	2865/AHS 19/1 Mr. Mike Kermode and Mrs. Susan Kermode	06/11/2012

Summary of Comment:

1. Agricultural land / green belt.
2. Jobs needed not housing.
3. School is full, cannot support additional housing.
4. No need for 100+ houses in Rhuddlan.
5. Rhuddlan should not become a dormitory location for people that work elsewhere

Draft Council Response

There is a lack of suitable alternative brownfield sites in Rhuddlan, or lower grade agricultural land. Potential housing site does not encroach into the Green Barrier between Rhyl and Rhuddlan. The site is located in the north of the County with good public transport links to main centres of employment, education and health care. Additional housing will support existing community facilities, and developers would be required to contribute to infrastructure and community provision in line with the requirements of LDP policy BSC 3. This will include seeking a developer contribution towards any works which may be required at Ysgol y Castell. The Planning Inspectors have considered issues relating to housing need & supply and have concluded that further housing sites should be identified. The Council has identified and consulted on these additional sites in response to the Inspectors' interim conclusions.

2864	2864/AHS 19/1 Mr. Peter Williams	06/11/2012

Summary of Comment:

1. No local need for more housing.
2. Insufficient amenities to support further housing.
3. Access is dangerous.

Draft Council Response

The Planning Inspectors have considered issues relating to housing need & supply and have concluded that further housing sites should be identified. Additional housing will support existing community facilities, and developers would be required to contribute to infrastructure and community provision in line with the requirements of LDP policy BSC 3. This will include seeking a developer contribution towards any works which may be required at Ysgol y Castell. Site egress / access onto A547 will be achieved via the existing 'Tirionfa' housing estate road.

2863	2863/AHS 19/1 Mr. J.R. Jones	

Summary of Comment:

1. Amenities not sufficient - doctor, dentist, school and no police presence.
2. Access poor - additional traffic would cause chaos.
3. Fields home to protected species.
4. No need for more housing in Rhuddlan.
5. Inadequate employment to support more housing.
6. Houses would be unaffordable to local residents.

Draft Council Response

Additional housing will support existing community facilities, and developers would be required to contribute to infrastructure and community provision in line with the requirements of LDP policy BSC 3. This will include seeking a developer contribution towards any works which may be required at Ysgol y Castell. The site is located in the north of the County with good public transport links to main centres of employment, education and health care. Site egress / access onto A547 will be achieved via the existing 'Tirionfa' housing estate road. A detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'. The Planning Inspectors have considered issues relating to housing need & supply and have concluded that further housing sites should be identified. The Council has identified and consulted on these additional sites in response to the Inspectors' interim conclusions.

2815	2815/AHS19/1 Mr. David Thomas and Ms. Margaret Thomas	26/10/2012

Summary of Comment:

There is no need for additional housing in Rhuddlan. Data shows that there is no current need for houses in Rhuddlan. The requirement for new housing in Rhuddlan in certainly minimal so why take land for unnecessary housing. 104 houses represents a population increase of 5.2% which is an extraordinary rate compared to the county as a whole, no matter what period is taken.
There are 68 houses in sale in Rhuddlan which indicates that there is no local need. There are newts and lesser spotted woodpeckers in the area. A biodiversity survey is a necessity before the land can be considered for housing.
The new development would access the busy Meliden Road. Cars of 104 houses entering this road so close to a busy roundabout could cause an accident black spot.
Rhuddlan has limited amenities with a single doctors surgery and a full primary school. The additional residents to this site could not access those amenities.

Draft Council Response

The Planning Inspectors have considered issues relating to housing need & supply and have concluded that further housing sites should be identified. The Council has identified and consulted on these additional sites in response to the Inspectors' interim conclusions. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'. There are no records of great crested newts on site. Nevertheless, development proposals are required to be accompanied by a site survey addressing those concerns. Site access onto A547 should be via existing 'Tirionfa' housing estate road. Additional housing will support existing community facilities, and developers would be required to contribute to infrastructure and community provision in line with the requirements of LDP policy BSC 3. The site is located in the north of the County with good public transport links to main centres of employment, education and health care.

824	824/AHS 19/19 Mr. Ivor Beech	09/10/2012

Summary of Comment:

In summary I would like to say that these proposals to build throughout Denbighshire are sensible, expanding villages and Towns throughout Denbighshire keeping them alive and enabling young people to stay in their community, using the schools and hopefully working in the surrounding area creating wealth and employment.

Draft Council Response

Comments noted. Support welcomed.

1632	1632/AHS 19/1 Mrs. H Davies	05/11/2012

Summary of Comment:

I have an easement across this field for access with a septic tank, the developer would need to build a road upto my paddock hedge.
Every summer ospreys nest in the fields. The fields are teaming with wildlife, badgers etc. There are mature trees and hawthorn hedges on the site. Is the village school and doctors able to take more people. No destroying during bird nesting season.

Draft Council Response

If Mrs Davies has an easement across this field, the matter has to be considered at planning application stage. The Council has no records of Ospreys being present on site. A detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'. Additional housing will support existing community facilities, and developers would be required to contribute to infrastructure and community provision in line with the requirements of LDP policy BSC 3. This will include seeking a developer contribution towards any works which may be required at Ysgol y Castell.

2836	2836/AHS 19/1 Cllr. Arwel Roberts	06/11/2012

Summary of Comment:

Yn gryno, dyma fy ngwrthwynebiad i'r CDLl yn gyffredinol, a'r safle tai arfaethedig yn Rhuddlan. Ni all y cyfleusterau presennol, fel yr ysgol a gofal iechyd, ymdopi â thai ychwanegol. Bydd y safle arfaethedig yn cynyddu llif y traffig, o ystyried bod gan y Clwb Golff ddwy fynedfa ar draws y ffordd i'r safle arfaethedig. Mae'r system carthffosiaeth o dan bwysedd aruthrol yn barod. Nid oes cyfleoedd cyflogaeth yn yr ardal. Byddai adeiladu tai newydd ar dir amaethyddol gwerthfawr yn gam dybryd i fusnesau lleol yn yr ardal. Byddai'n effeithio ar fywyd gwyllt yn y rhan hon o Ddyffryn Clwyd. Byddai yn effeithio ar adar ac ymlusgiaid sy'n cael eu hamddiffyn.

Draft Council Response

Byddai tai ychwanegol yn cefnogi cyfleusterau cymunedol presennol, a byddai'n ofynnol i ddatblygwyr gyfrannu at isadeiledd a darpariaeth gymunedol yn unol â gofynion polisi CDLl BSC 3. Byddai hyn yn cynnwys cael y datblygwr i gyfrannu at unrhyw waith fyddai ei angen ar Ysgol y Castell. Mae'r safle wedi ei leoli yng Ngogledd y Sir gyda chyswllt trafnidiaeth gyhoeddus da i brif ganolfannau cyflogaeth, addysg a gofal iechyd. Ceir mynedfa /allanfa i'r A547 drwy ffordd bresennol ystâd dai 'Tirionfa'. Tir Gradd 2 yw hwn. Fodd bynnag, nodwyd yr angen am ddyraniadau tai ychwanegol. Mae diffyg safleoedd tir llwyd amgen addas yn Rhuddlan, neu dir amaethyddol gradd is. Byddai mesurau i leihau unrhyw effaith ar yr amgylchedd naturiol a bioamrywiaeth yn cael eu gweithredu yn unol â pholisi CDLl VOE5 'Cadwraeth adnoddau naturiol'.

14	14/AHS 19/1 Mrs. Brenda Taylor and Mr. Frederick Taylor Rhuddlan Environmental Group	02/11/2012

Summary of Comment:	**Draft Council Response**
Object. 1. Traffic problems through Rhuddlan, High Street regularly blocked, additional houses would add to the problem 2. Site is low lying and will cause flooding. 3. Old drainage system not suitable. 4. More affordable homes not desirable for the area. 5. Local school not adequate to support additional housing. 6. No growth in industry, unemployment issues - not sustainable.	The site is located in the north of the County with good public transport links to main centres of employment, education and health care. Development will be required to eliminate or reduce surface water run-off from the site. In line with LDP policy VOE6, run-off rates from the site should maintain or reduce pre-development rates. Dwr Cymru / Welsh Water do not envisage any problems with connecting the site with existing sewer, and Rhuddlan WwTW can accommodate additional foul flows. Additional housing will support existing community facilities, and developers would be required to contribute to infrastructure and community provision in line with the requirements of LDP policy BSC 3. This will include seeking a developer contribution towards any works which may be required at Ysgol y Castell. The site is located in the north of the County with good public transport links to main centres of employment.

2868	2868/AHS 19/1 Mrs. Jackie Burnham	06/11/2012

Summary of Comment:	**Draft Council Response**
1. No need for more housing in Rhuddlan. 2. School overcrowded - cannot support additional housing.	The Planning Inspectors have considered issues relating to housing need & supply and have concluded that further housing sites should be identified. The Council has identified and consulted on these additional sites in response to the Inspectors' interim conclusions. Additional housing will support existing community facilities, and developers would be required to contribute to infrastructure and community provision in line with the requirements of LDP policy BSC 3. This will include seeking a developer contribution towards any works which may be required at Ysgol y Castell.

2871	2871/AHS 19/1 Mr. Darren Yates	
Summary of Comment:		**Draft Council Response**
There is no need for additional housing in Rhuddlan. Data shows that there is no current need for houses in Rhuddlan. The requirement for new housing in Rhuddlan in certainly minimal so why take land for unnecessary housing. 104 houses represents a population increase of 5.2% which is an extraordinary rate compared to the county as a whole, no matter what period is taken. There are 68 houses in sale in Rhuddlan which indicates that there is no local need. There are newts and lesser spotted woodpeckers in the area. A biodiversity survey is a necessity before the land can be considered for housing. The new development would access the busy Meliden Road. Cars of 104 houses entering this road so close to a busy roundabout could cause an accident black spot. Rhuddlan has limited amenities with a single doctors surgery and a full primary school. The additional residents to this site could not access those amenities.		The Planning Inspectors have considered issues relating to housing need & supply and have concluded that further housing sites should be identified. The Council has identified and consulted on these additional sites in response to the Inspectors' interim conclusions. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'. There are no records of great crested newts on site. Nevertheless, development proposals are required to be accompanied by a site survey addressing those concerns. Site access onto A547 should be via existing 'Tirionfa' housing estate road. Additional housing will support existing community facilities, and developers would be required to contribute to infrastructure and community provision in line with the requirements of LDP policy BSC 3. The site is located in the north of the County with good public transport links to main centres of employment, education and health care.
2829	2829/AHS 19/1 Mr. Raymond	05/11/2012
Summary of Comment:		**Draft Council Response**
In summary I object to this site for the following reasons: The schools are full now. Will the infrastructure be in place for buses etc.? I am sure residents of Rhuddlan will not tolerate so many houses, have they been informed?		The site is located in the north of the County with good public transport links to main centres of employment, education and health care. Additional housing will support existing community facilities, and developers would be required to contribute to infrastructure and community provision in line with the requirements of LDP policy BSC 3. This will include seeking a developer contribution towards any works which may be required at Ysgol y Castell. The Planning Inspectors have considered issues relating to housing need & supply and have concluded that further housing sites should be identified. The Council has identified and consulted on these additional sites in response to the Inspectors' interim conclusions.

2893	2893/AHS 19/1 Mr. Emlyn Davies and Mrs. Falyri Davies	05/11/2012

Summary of Comment:

I grynhoi, mae'r tir dan sylw yn llain las ac ni ddylid ei ddatblygu. Ni fedr Rhuddlan ymdopi gyda 100 o dai ychwanegol.Nid yw'r seilwaith ffyrdd yn ddigonol. Mae'r safle yn agos at y Cwrs Golff a bydd y posibilrwydd o ddamweiniau yn cynyddu. Mae digon o dir llwyd yn y Rhyl a digon o eiddo gwag ledled y Sir. Gan fod hon yn ardal o gyflogaeth uchel, lle bydd y trigolion ychwanegol yn gweithio? O ystyried y bydd Bodelwyddan yn derbyn cannoedd o dai newydd, credwn y bydd Rhuddlan yn troi'n dref 'gamweithredol'.

Draft Council Response

Mae'r safle wedi ei leoli yng ngogledd y Sir gyda chysylltiadau cludiant cyhoeddus da gyda'r prif ganolfannau cyflogaeth, addysg a gofal iechyd. Bydd dod allan o'r safle/mynediad i'r A547 yn digwydd trwy ffordd stad dai bresennol 'Tirionfa'. Mae'r Arolygwyr Cynllunio wedi ystyried materion yn ymwneud â'r angen am dai ac wedi dod i'r casgliad y dylid adnabod safleoedd tai pellach. Mae diffyg safleoedd tir llwyd addas amgen yn Rhuddlan, na thir amaethyddol gradd is.

2869	2869/AHS 19/1 Mr. Andy Condon	05/11/2012

Summary of Comment:

1. Rhuddlan is a small rural village.
2. No need for more housing.
3. Little green belt left.
4. Additional housing would have impact on local services.
5. Only 1 Primary School.
6. Distance to High Schools an issue.

Draft Council Response

The Planning Inspectors have considered issues relating to housing need & supply and have concluded that further housing sites should be identified. The Council has identified and consulted on these additional sites in response to the Inspectors' interim conclusions. Potential housing site does not encroach into the Green Barrier between Rhuddlan and surrounding settlements. Additional housing will support existing community facilities, and developers would be required to contribute to infrastructure and community provision in line with the requirements of LDP policy BSC 3. This will include seeking a developer contribution towards any works which may be required at Ysgol y Castell.

2537	2537/AHS 19/1 Mr/s. G Yates and Mr. D Yates	06/11/2012

Summary of Comment:	**Draft Council Response**
There is no need for additional housing in Rhuddlan. Data shows that there is no current need for houses in Rhuddlan. The requirement for new housing in Rhuddlan in certainly minimal so why take land for unnecessary housing. 104 houses represents a population increase of 5.2% which is an extraordinary rate compared to the county as a whole, no matter what period is taken. There are 68 houses in sale in Rhuddlan which indicates that there is no local need. There are newts and lesser spotted woodpeckers in the area. A biodiversity survey is a necessity before the land can be considered for housing. The new development would access the busy Meliden Road. Cars of 104 houses entering this road so close to a busy roundabout could cause an accident black spot. Rhuddlan has limited amenities with a single doctors surgery and a full primary school. The additional residents to this site could not access those amenities.	The Planning Inspectors have considered issues relating to housing need & supply and have concluded that further housing sites should be identified. The Council has identified and consulted on these additional sites in response to the Inspectors' interim conclusions. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'. There are no records of great crested newts on site. Nevertheless, development proposals are required to be accompanied by a site survey addressing those concerns. Site access onto A547 should be via existing 'Tirionfa' housing estate road. Additional housing will support existing community facilities, and developers would be required to contribute to infrastructure and community provision in line with the requirements of LDP policy BSC 3. The site is located in the north of the County with good public transport links to main centres of employment, education and health care.

2098	2098/AHS 19/1 Mr. Llyr Huws Gruffydd AM	17/09/2012

Summary of Comment:	**Draft Council Response**
Hoffwn hefyd wrthwynebu codi tai ar dirglas, e.e. Rhuddlan.	Mae'r Arolygwyr Cynllunio wedi ystyried materion yn ymwneud â'r angen am dai ac wedi dod i'r casgliad y dylid adnabod safleoedd tai pellach. Mae'r Cyngor wedi adnabod ac ymgynghori ar y safleoedd ychwanegol hyn mewn ymateb i gasgliadau interim yr Arolygwyr.

2847	2847/AHS 19/1 Mr. Jones and Mrs. Jones	06/11/2012

Summary of Comment:	**Draft Council Response**
Yn gryno, dyma wrthwynebiad safle oherwydd bydd ceir ychwanegol yn ychwanegu at y tagfeydd traffig presennol, nid oes cyfleoedd cyflogaeth i breswylwyr yn yr ardal, ni allai'r system garthffosiaeth ymdopi â thai ychwanegol, ac ni ddylai terfyn y dref ymestyn i dir amaethyddol.	Mae'r safle wedi ei leoli yng Ngogledd y Sir gyda chyswllt trafnidiaeth gyhoeddus da i brif ganolfannau cyflogaeth, addysg a gofal iechyd. Nid yw Dŵr Cymru yn rhagweld unrhyw broblemau cysylltu'r safle â'r garthffosaeth bresennol, a gall WwTW Rhuddlan addasu ar gyfer llifoedd budr ychwanegol. Nid yw safle'r tai arfaethedig yn gorgyffwrdd â'r Llain Las rhwng Rhyl a Rhuddlan.

947	947/AHS 19/1 Mr. David Evans and Mrs. Pauline Evans	01/11/2012

Summary of Comment:

Object to the construction of a further 104 dwellings:
- there is no need for housing of this density,
- increased pressures on health facilities,
- the need for additional open space in line with new development,
- impact on already strained infrastructure in Rhuddlan,
- monitoring of Linguistic Impact Assessment when developer sells houses,
- building on greenfield land with protected species present,
- there are plenty of brownfield sites available in Rhyl,
- maintain the green barrier between Rhuddlan and surrounding settlements,
- adverse effects on historic landscape, and
- impact on water and air quality, additional greenhouse gas emissions and waste production.

Draft Council Response

The Planning Inspectors have considered issues relating to housing need & supply and have concluded that further housing sites should be identified. The Council has identified and consulted on these additional sites in response to the Inspectors' interim conclusions. Open space will be provided as part of the development in line with policy BSC 11. Additional housing will support existing community facilities, and developers would be required to contribute to infrastructure and community provision in line with the requirements of LDP policy BSC 3. This will include seeking a developer contribution towards any works which may be required at Ysgol y Castell. The site is located in the north of the County with good public transport links to main centres of employment, education and health care. Planning applications for residential development of more than 20 residential units have to be accompanied by a Community Linguistic Impact Assessment. Potential housing site does not encroach into the Green Barrier between Rhyl and Rhuddlan. A detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'. There is a lack of suitable alternative brownfield sites in Rhuddlan, or lower grade agricultural land. Development will be required to eliminate or reduce surface water run-off from the site. In line with LDP policy VOE6, run-off rates from the site should maintain or reduce pre-development rates.

1637	1637/AHS 19/1 Mr. Stewart Purslow and Mrs. Bernadette Purslow	06/11/2012

Summary of Comment:

Object -
1. No need for additional housing in Rhuddlan based on OFN statistics of population growth in the settlement.
2. Current housing market flat - houses in Rhuddlan not selling.
3. No Open Space allocated.
4. Habitat for newts and lesser spotted woodpeckers would be destroyed.
5. Access close to busy road and roundabout.
6. Doctors and schools inadequate to support further housing.

Draft Council Response

The Planning Inspectors have considered issues relating to housing need & supply and have concluded that further housing sites should be identified. The Council has identified and consulted on these additional sites in response to the Inspectors' interim conclusions. Open space will be provided as part of the development in line with policy BSC 11.There are no detailed records of protected species on this site. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources' at planning application stage. Site egress / access onto A547 will be achieved via the existing 'Tirionfa' housing estate road. Additional housing will support existing community facilities, and developers would be required to contribute to infrastructure and community provision in line with the requirements of LDP policy BSC 3. This will include seeking a developer contribution towards any works which may be required at Ysgol y Castell.

1629	1629/AHS 19/1 Mr. Alan G Jones and Ms. Bethan G Jones	05/11/2012

Summary of Comment:

Object -
1. No demonstrated local need.
2. Population growth in Rhuddlan not sufficient to support more housing.
3. Development on site would add to unemployment levels. No jobs to support increased housing.
4. Doctors surgery and schools already inadequate, cannot support more housing.
5. Poor access via existing road into Tirionfa, which is already congested and dangerous. Further development would lead to greater congestion.
6. Open Space - no specific allocation.
7. Wildlife - Great Crested Newts on proposed site - protected species. Lesser Spotted Woodpeckers resident.
8. Green field agricultural grade 2 - contradicting environmental policies if built upon.

Draft Council Response

The Planning Inspectors have considered issues relating to housing need & supply and have concluded that further housing sites should be identified. The Council has identified and consulted on these additional sites in response to the Inspectors' interim conclusions. Additional housing will support existing community facilities, and developers would be required to contribute to infrastructure and community provision in line with the requirements of LDP policy BSC 3. This will include seeking a developer contribution towards any works which may be required at Ysgol y Castell. The site is located in the north of the County with good public transport links to main centres of employment, education and health care. Open space will be provided as part of the development in line with policy BSC 11. A detailed field survey will be required to identify any protected species on site at planning application stage. Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources'. This land is classified grade 2. However, a need for additional housing allocations has been identified. There is a lack of suitable alternative brownfield sites in Rhuddlan, or lower grade agricultural land.

2841	2841/AHS 19/1 Miss Mara Jones	05/11/2012

Summary of Comment:

In summary I object to this site for the following reasons:
Rhuddlan needs its green belt area to define it from Rhyl.
I have concerns about the increased volume of traffic through surrounding areas including Rhuddlan.
There would be an increased demand on utilities, sewerage, water, electricity, gas and communication cables. Over development will put strain on the surface water and sewerage system. The sewers under Brookes field have been deemed unsuitable and would need complete replacement. Land has been set aside for a Primary school but doesn't necessarily cater for the High School element.

Draft Council Response

Potential housing site does not encroach into the Green Barrier between Rhyl and Rhuddlan. The site is located in the north of the County with good public transport links to main centres of employment, education and health care. Additional housing will support existing community facilities, and developers would be required to contribute to infrastructure and community provision in line with the requirements of LDP policy BSC 3. This will include seeking a developer contribution towards any works which may be required at Ysgol y Castell. Dwr Cymru / Welsh Water do not envisage any problems with connecting the site with existing sewer, and Rhuddlan WwTW can accommodate additional foul flows.

452	452/AHS 19/1 Ms. Karen Short Cyngor Tref Rhuddlan/Rhuddlan Town Council	25/10/2012

Summary of Comment:

Rhuddlan Town Council re-iterate its previous comments
that it objects to this site. The council maintains that the present boundary and the limits of development should not be extended into green open space towards Prestatyn. The present infrastructures are at their limits i.e. the local primary school is not capable of receiving any more children and the present sewerage scheme is also at capacity.

Draft Council Response

Additional housing will support existing community facilities, and could provide new ones. The site is located in the north of the County with good public transport links to main centres of education and health care. Development would not encroach into the Green Barrier between Rhuddlan, Prestatyn and Rhyl. Dwr Cymru / Welsh Water do not envisage any problems with connecting the site with existing sewer, and Rhuddlan WwTW can accommodate additional foul flows.

2849	2849/AHS 19/1 Mr. Hywel Jones	05/11/2012

Summary of Comment:	Draft Council Response
Yn gryno, rhaid i Ruddlan gadw ei llain las amgylchynol, mae'r traffig presennol yn cael effaith andwyol ar y dref, ac mae Ysgol Rhuddlan yn llawn.	Mae diffyg safleoedd tir llwyd amgen addas yn Rhuddlan, neu dir amaethyddol gradd is. Nid yw safle tai arfaethedig yn gorgyffwrdd â'r Llain Las rhwng Rhyl a Rhuddlan. Byddai mesurau i leihau unrhyw effaith ar yr amgylchedd naturiol a bioamrywiaeth yn cael eu gweithredu yn unol â pholisi CDLl VOE5 'Cadwraeth adnoddau naturiol'. Mae'r safle wedi ei leoli yng Ngogledd y Sir gyda chyswllt trafnidiaeth gyhoeddus da i brif ganolfannau cyflogaeth, addysg a gofal iechyd. Byddai tai ychwanegol yn cefnogi cyfleusterau cymunedol presennol, a byddai'n ofynnol i ddatblygwyr gyfrannu at isadeiledd a darpariaeth gymunedol yn unol â gofynion polisi CDLl BSC 3. Byddai hyn yn cynnwys cael y datblygwr i gyfrannu at unrhyw waith fyddai ei angen ar Ysgol y Castell.

2837	2837/AHS 19/1 Mr. Aled Jones	06/11/2012

Summary of Comment:	Draft Council Response
Yn gryno, byddai adeiladu tai newydd ar dir amaethyddol gwerthfawr yn gam dybryd i fusnesau lleol yn yr ardal. Byddid yn colli darn eang o dir glas, a fyddai hefyd yn cael effaith andwyol ar fywyd gwyllt yn yr ardal. Does dim cyfleoedd cyflogaeth yn yr ardal. Mae'r gylchfan wrth y Clwb Golff yn ddrwg iawn ar adegau, yn enwedig yn ystod yr oriau prysur. Byddai cerbydau o'r safle arfaethedig cyfagos yn dwysau'r peryglon sy'n bodoli eisoes.	Tir Gradd 2 yw hwn. Fodd bynnag nodwyd yr angen am ddyraniadau tai ychwanegol. Mae diffyg safleoedd tir llwyd amgen addas yn Rhuddlan, neu dir amaethyddol gradd is. Byddai mesurau i leihau unrhyw effaith ar yr amgylchedd naturiol a bioamrywiaeth yn cael eu gweithredu yn unol â pholisi CDLl VOE5 'Cadwraeth adnoddau naturiol'. Mae'r safle wedi ei leoli yng Ngogledd y Sir gyda chyswllt trafnidiaeth gyhoeddus da i brif ganolfannau cyflogaeth, addysg a gofal iechyd. Ceir mynedfa /allanfa i'r A547 drwy ffordd bresennol ystâd dai 'Tirionfa'.

2848	2848/AHS 19/1 Miss Mair Richards	05/11/2012

Summary of Comment:	**Draft Council Response**
Yn gryno, dyma wrthwynebiad safle oherwydd does dim angen rhagor o dai yn yr ardal, rhaid amddiffyn y llain las rhwng Rhuddlan a Rhyl, mae'r traffig yn Rhuddlan yn tagu'r pentref, ac ni all y system garthffosiaeth ymdopi â thai ychwanegol	Mae'r Arolygwyr Cynllunio wedi ystyried materion yn ymwneud â'r angen am dai a chyflenwad tai, ac wedi dod i'r casgliad y dylid nodi mwy o safleoedd tai. Mae'r Cyngor wedi nodi ac ymgynghori ynglŷn â' safleoedd ychwanegol hyn mewn ymateb i gasgliadau interim yr Arolygwyr. Nid yw'r safle tai arfaethedig yn gorgyffwrdd â'r Llain Las rhwng Rhyl a Rhuddlan. Mae'r safle wedi ei leoli yng Ngogledd y Sir gyda chyswllt trafnidiaeth gyhoeddus da i brif ganolfannau cyflogaeth, addysg a gofal iechyd. Ceir mynedfa /allanfa i'r A547 drwy ffordd bresennol ystâd dai 'Tirionfa'. Nid yw Dŵr Cymru yn rhagweld unrhyw broblemau cysylltu'r safle â'r garthffosiaeth bresennol, a gall WwTW Rhuddlan addasu ar gyfer llifoedd dŵr budr ychwanegol.

279	279/AHS 19/11 Mr. Richard Ninnes and Mr. David Hatcher Countryside Council for Wales	06/11/2012

Summary of Comment:	**Draft Council Response**
'It is considered that developing this site could potentially impact on great Crested Newts. Mitigation and compensation should be addressed as part of any application to develop this land for housing if applicable.'	Measures to minimise any impact on the natural environment and biodiversity will be addressed in line with LDP policy VOE5 'Conservation of natural resources' at planning application stage.

277	277/AHS 19/11 Mr. Mike Pender Anwyl Construction Co Ltd	

Summary of Comment:	**Draft Council Response**
•Over optimistic site capacity not supported by indicative layout	Housing numbers on sites are only indicative, actual numbers always remain unknown until planning application approved. Sites such as Glasdir, Ruthin and Tower Beach, Prestatyn realised significantly higher numbers than estimated in the UDP.

276	276/AHS 19/19 Ms. Debbie Hemsworth Environment Agency Wales	

Summary of Comment:	Draft Council Response
We have no objection to the proposed additional site being allocated.	Comment noted.

279	279/AHS 19/19 Mr. Richard Ninnes and Mr. David Hatcher Countryside Council for Wales	06/11/2012

Summary of Comment:	Draft Council Response
Habitats Regulations Appraisal - CCW note the potential impacts identified in relation to water resources and treatment infrastructure and the reassurances provided by Dwr Cymru Welsh Water (DCWW) which, combined with the mitigation provided by policies such as VOE 6, should provide sufficient justification for concluding no likely significant effects.	Comment noted.

2852	2852/AHS 19/19 Mr. John Beardsell WCE Properties Limited	05/11/2012

Summary of Comment:	Draft Council Response
Support - sensible option for future housing development.	Comment noted. Support welcomed.

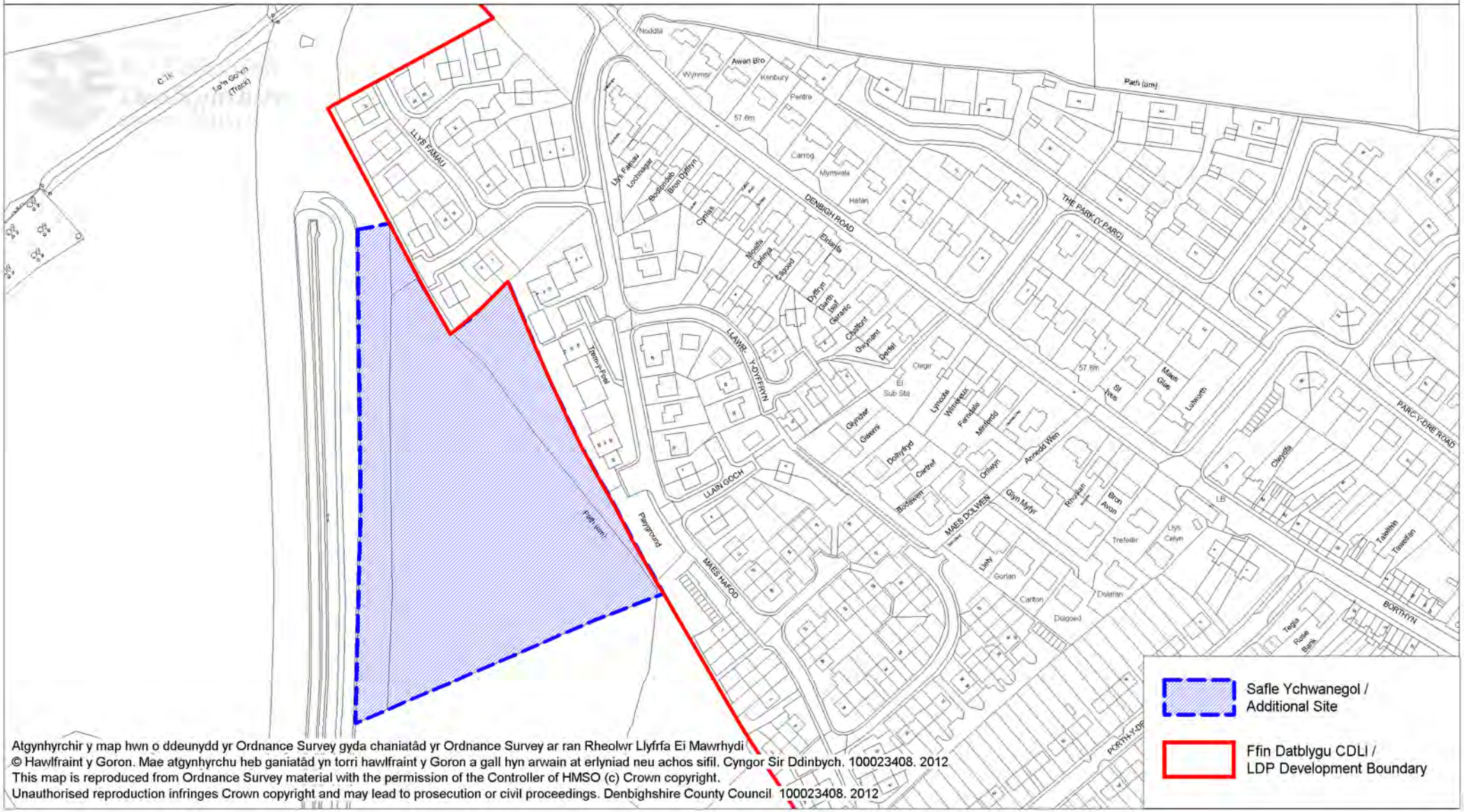
AHS 20

Tir yn cyffinio Maes Hafod a Llys Famau, Rhuthun / Land adjoining Maes Hafod and Llys Famau, Ruthin

Graddfa / Scale: 1:2500

CDLL Sir Ddinbych
Denbighshire LDP

CYNGOR Sir Ddinbych Denbighshire COUNTY COUNCIL



AHS 20 Tir ger Maes Hafod a Llys Famau, Rhuthun / Land adjoining Maes Hafod and Llys Famau, Ruthin		
292	292/AHS 20/20 Mr. Ryan Bowen and Mr. Rhidian Clement Dwr Cymru Welsh Water	17/10/2012
Summary of Comment: •Water Supply: network sufficient, an off site mains will need to be laid to the boundary of the site. •Sewerage: No problems with connection to sewer •Waste Water Treatment: Foul flows from all proposed housing for the Ruthin area is likely to exceed capacity at Ruthin WwTW. If all sites go ahead then improvements will be needed.		**Draft Council Response** Comments on water and sewerage infrastructure noted. Welsh Water will be kept fully informed of progress on all developments in the area to allow for investment planning.
79	79/AHS 20/4 Mrs. Kay Culhane Ruthin and District Civic Association	05/11/2012
Summary of Comment: The Ruthin and District Civic Association have no objection to this site.		**Draft Council Response** Comments noted, support welcomed.
824	824/AHS 20/20 Mr. Ivor Beech	09/10/2012
Summary of Comment: In summary I would like to say that these proposals to build throughout Denbighshire are sensible, expanding villages and Towns throughout Denbighshire keeping them alive and enabling young people to stay in their community, using the schools and hopefully working in the surrounding area creating wealth and employment.		**Draft Council Response** Comments noted. Support welcomed.

278	278/AHS 20/20 Braidwater LTD	15/10/2012

Summary of Comment:	**Draft Council Response**
This site on the edge of the town of Ruthin, will be inconsistent with the Plan strategy in that:- •It is some distance from supporting facilities and complementary land uses and will not contribute to a sustainable community, •It is unlikely to deliver investment in infrastructure or community facilities, •The site is remote from the main centres of population, the county's main facilities, the county's main transport corridor A55(T) and the main public transport nodes in the County, •The site extends out into open land and would appear as urban sprawl.	The site is adjacent to an existing residential area and is within reasonable walking distance of a primary school; play areas and convenience stores. A site capable of accommodating around 60 dwellings would make a contribution to affordable housing and open space and any other necessary community facilities. Ruthin is identified as a Lower Growth Town in the settlement hierarchy for the Local Development Plan. This is a second tier settlement and already a main centre of population in the County with a full range of services and facilities. Ruthin has good public transport access to the north of the County and main line rail services and is a sustainable location. Ruthin does not have any suitable brown field sites for urban expansion and development on green field land is required to accommodate housing needs. The site is adjacent to existing residential development and forms a logical extension to Ruthin. The flood relief works bund provides a clear boundary to the site to the west.

279	279/AHS 20/12 Mr. Richard Ninnes and Mr. David Hatcher Countryside Council for Wales	06/11/2012

Summary of Comment:	**Draft Council Response**
It is considered that developing this site could potentially impact on Otters and Water Voles. Mitigation and Compensation should be addressed as part of any application to develop this land for housing if applicable.	Comments noted, nature conservation matters will be a material consideration at planning application stage.

809	809/AHS 20/17 Mr. David Jones Jones Peckover	09/10/2012

Summary of Comment:	**Draft Council Response**
•Grade 3 agricultural land •Contrary to national policy regarding the protection of the best and most versatile agricultural land	The site area is moderate and it is not known whether the site is grade 3a (Best and Most Versatile agricultural land) or 3b. A need for additional housing sites has been identified and, due to the lack of other more suitable brownfield or lower grade land, this site is considered the most appropriate.

276	276/AHS 20/20 Ms. Debbie Hemsworth Environment Agency Wales	

Summary of Comment:	**Draft Council Response**
We have no objection to the proposed additional site being allocated.	Comments noted.

2852	2852/AHS 20/21 Mr. John Beardsell WCE Properties Limited	05/11/2012

Summary of Comment:	**Draft Council Response**
Support - sensible option for future housing development.	Support welcomed.

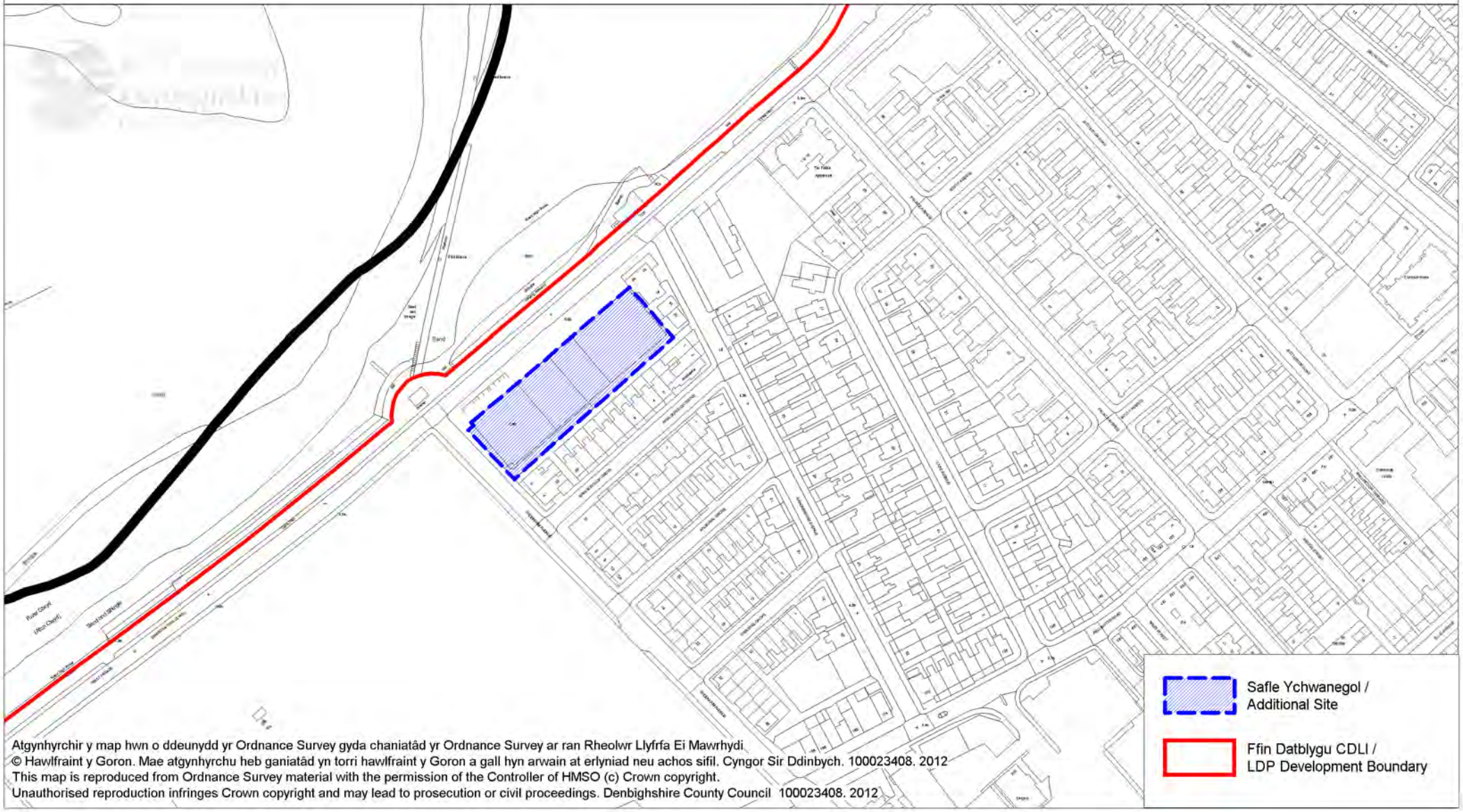
AHS 21

Tir yn cyffinio Sydenham Avenue a West Parade, Y Rhyl / Land adjoining Sydenham Avenue and West Parade, Rhyl

Graddfa / Scale: 1:2500

CDLL Sir Ddinbych
Denbighshire LDP

CYNGOR Sir Ddinbych Denbighshire COUNTY COUNCIL



AHS 21 Tir ar gornel Sydenham Avenue a Rhodfa'r Gorllewin, Y Rhyl / Site at the corner of Sydenham Avenue & West Parade, Rhyl

2805	2805/AHS 21/1 Mr Benny Lloyd	24/09/2012

Summary of Comment:

In summary I object to the social housing proposed to be built behind my property. This would have bad effects on neighbours and negative effects on property values. This site is a contradiction to nearby developments to reduce intensive occupancy. This area should be kept for the Tourist industry.

Draft Council Response

The site is proposed for market housing rather than social housing. Affordable housing policy and supplementary planning guidance note 22 states that in some areas such as West Rhyl that affordable housing may not be sought on development sites. Impacts on property values are not a material planning consideration and cannot be considered in assessing the suitability of this site. The potential housing numbers shown for the site are only indicative and would be finalised at the planning application stage. Properties along West Parade are typically 4 to 5 storeys in height and it would be possible to deliver a high quality development of self contained properties on this site that would make an attractive contribution to the street scene and also meet the objectives of reducing overall housing density in the area.
The site does not fall within any area dedicated to tourism development in the adopted UDP and lies outside of the proposed Tourism Protection Zone in the emerging Local Development Plan. The retention of this site specifically for tourism uses is not supported.

1080	1080/AHS 21/1 Mr. Gareth Nickels Cyngor Tref Y Rhyl/Rhyl Town Council	22/10/2012

Summary of Comment:

Rhyl Town council believes that the indicative capacity number of 26 units suggests the provision of flats apartments or other forms of shared accommodation. We object to this type of housing provision as it would be contrary to and would undermine the Rhyl Going Forward Delivery Strategy, which is seeking to reduce the population density of the Rhyl West Area, to assist in the reduction of significant deprivation in this area. The Council would not object to the inclusion of this site for family housing to the maximum of 9 units.

Draft Council Response

The potential housing numbers shown for the site are only indicative and would be finalised at the planning application stage. Properties along West Parade are typically 4 to 5 storeys in height and it would be possible to deliver a high quality development of self contained properties on this site that would make an attractive contribution to the street scene and also meet the objectives of reducing overall housing density in the area.

278	278/AHS 21/21 Braidwater LTD	15/10/2012

Summary of Comment:	Draft Council Response
There is no objection to housing site in Rhyl as it would contribute significantly to the plans objectives and be consistent with the overall development strategy.	Supportive comments noted and welcomed.

824	824/AHS 21/21 Mr. Ivor Beech	09/10/2012

Summary of Comment:	Draft Council Response
In summary I would like to say that these proposals to build throughout Denbighshire are sensible, expanding villages and Towns throughout Denbighshire keeping them alive and enabling young people to stay in their community, using the schools and hopefully working in the surrounding area creating wealth and employment.	Comments noted. Support welcomed.

292	292/AHS 21/21 Mr. Ryan Bowen and Mr. Rhidian Clement Dwr Cymru Welsh Water	17/10/2012

Summary of Comment:	Draft Council Response
•Water Supply: network sufficient, there is a 110mm diameter water main in the adjacent public highway •Sewerage: No problems with connection to sewer, a 225mm diameter public sewer is located in the adjacent public highway •Waste Water Treatment: Kimmel Bay WwTW can accommodate foul flows	Comments on water and sewerage infrastructure noted.

808	808/AHS 21/2 Mr. Alastair Skelton Trigg Limited	05/11/2012

Summary of Comment:	Draft Council Response
We do not object to the identification of this site as an additional housing site, however we do feel it is necessary to point out that the site is being put forward for housing despite the fact that it is located within floodzone C1.	Comments noted. The Council is aware of the flood risk status of the site. The site is however within an identified 'Regeneration' area as defined by TAN 15 and the Council is actively working with the EAW and developers to provide an acceptable flood mitigation scheme for the West Rhyl Regeneration Area.

850	850/AHS 21/4 Trustees of Prestatyn Estate	
Summary of Comment:		**Draft Council Response**
Object to site as consider that the Council has failed to demonstrate that the site will be delivered within the Plan period. Consider flat/appartment development unviable in current economic climate.		Allocating the site for residential development will encourage it to come forward. Council are confident that the site will be delivered within the Plan period. LDP is a long term plan and it is necessary to plan and ensure a variety of housing sites are available for when the housing market picks up in the future.
423	423/AHS 21/9 Mr. Warren Ward and Mrs. Mary Ward	
Summary of Comment:		**Draft Council Response**
Site not a previous Alternative Site and should not be included. Site subject to environmental constraints that cannot be easily overcome.		Site featured in the Urban Potential Study and has been subject to Sustainability Appraisal. Nature of Environmental Constraints not specified by representor.
277	277/AHS 21/12 Mr. Mike Pender Anwyl Construction Co Ltd	
Summary of Comment:		**Draft Council Response**
•Site within developed area of Rhyl, already included in Urban Potential Total, so double counting.		Site is a brownfield site within the development boundary of Rhyl. The Council has had no indication to date which sites the Inspector may have discounted in his preliminary findings so it is not possible to say at this time whether this site represents double counting or not. In proposing to allocate the site specifically for housing, greater certainty is given regarding the contribution the site can make to the housing supply in the Local Development Plan.
2852	2852/AHS 21/19 Mr. John Beardsell WCE Properties Limited	
Summary of Comment:		**Draft Council Response**
Support - site sensible option for future housing development.		Support welcomed.

279	279/AHS 21/20 Mr. Richard Ninnes and Mr. David Hatcher Countryside Council for Wales	06/11/2012

Summary of Comment:

Habitats Regulations Appraisal - Summary: Habitats Regulations Appraisal assessing potential housing sites in Rhyl should consider future maintenance measures applied to coastal flood defence structures as part of the 'in combination' test.

Draft Council Response

Comments noted.

276	276/AHS 21/21 Ms. Debbie Hemsworth Environment Agency Wales	05/11/2012

Summary of Comment:

This site is allocated within a Zone C1. The site is partially within the flood outline shown in your SFCA. This was published in March 2007 and uses tide levels which are now out of date. It considers climate change over 50 years and we now recommend that a period of 100 years is used for residential developments. The coastal defence works carried out on behalf of DCC will clearly benefit the site. In absence of an update to the SFCA for this site, we would therefore object to the proposed allocation on flood risk grounds. An SFCA update would need to consider over topping / breach of the defences which protect the site - the earth embankment along the east bank of the river Clwyd is considered to be a particulary vulnerable point. We appreciate that the site is on slightly higher ground and totally within zone C1. We are of the opinion that no site within a flood risk zone should be allocated in the LDP unless satisfactory update evidence is provided.

Draft Council Response

Acknowledged that the site lies within the TAN 15 C1 flood zone but only partially within the EAW flood risk zone. The SFCA conducted on behalf of the Council in 2007 and the FCA submitted for the Ocean Plaza development also show the site as only being minimally affected by flood risk in the event of a breach along the River Clwyd. At the time the SFCA was conducted the advice was to use a 50 year lifetime of development timeframe, the 100 year timeframe is a very recent recommendation and is only advisory. The SFCA and Ocean Plaza FCA were also carried out before the improvements to the coastal defence works recently competed.

The site is previously developed land and lies within the North Wales Coast Strategic Regeneration Area and the area covered by the Council's own Rhyl Going Forward regeneration strategy. The site therefore complies with the requirements of TAN 15 in terms of development in recognised flood risk areas.

The Council, developer and EAW are continuing to actively work on an acceptable flood risk management solution in relation to the Ocean Plaza site which will have direct beneficial impacts on site AHS 21 and the wider West Rhyl Regeneration Area.

General Comment

850 850/General Comment/1

Trustees of Prestatyn Estate

Summary of Comment:

Consider proposed additional sites will not deliver number of dwellings required by Inspector (at least 1,000 dwellings plus a contingency). More site should be put forward.

No evidence that additional housing sites can be delivered.

Denbighshire has a record of persistent under delivery of housing and a 20% contingency is considered to be required.

Draft Council Response

Housing numbers on sites are only indicative, actual numbers always remain unknown until a planning application is approved. Sites such as Glasdir, Ruthin and Tower Gardens, Prestatyn realised significantly higher numbers than estimated in the UDP.

All sites have been actively promoted by landowners as evidence of likley delivery.

The currently adopted Unitary Development Plan sought to deliver 4100 houses between the years 1996-2011. Housing completions over this time period totalled 4181. There is no evidemce of under delivery of housing within the County.

705	705/General Comment/1	03/11/2012
	Mrs. Jenny Prendergast Cyngor Tref Bodelwyddan/Bodelwyddan Town Council	

Summary of Comment:

Consultation does not comply with CIS, Delivery Agreement or Local Development Plan Wales Regulations 2005.

DCC have only consulted those who have objected previously, they should have consulted afresh in all 21 areas affected.

DCC have not put forward a list of preferred sites as requested by the Inspectors, it is beyond the Inspectors' remit to include additional sites. There is no Council commitment to these sites.

No guarantee that housing numbers indicated will be delivered on these sites.

Why has 30 ph been used when 35 dph was used by the Council in May 2012.

No evidence that sites can be delivered within Plan period and little in the way of SA information.

Inconsistent approach by DCC, argued that smaller sites are unsustainable in contrast to the Key Strategic Site, an additional KSS should be considered rather than 21 smaller sites.

Draft Council Response

The Local Development Plan was formally submitted in line with the agreed Delivery Agreement, since this point the timetable has been in the hands of the Inspector and not in the control of DCC. Advice from Welsh Government is that the Delivery Agreement does not need to be updated. All the relevant dates for consultations etc have been made available on the Local Development Plan website. The current additional housing sites consultation is not a stage that is covered by Local Development Plan Wales Regulations 2005, it has been requested by the appointed Inspector and no objection has been received on procedural grounds from Welsh Government. The consultation has been carried out in the same way as the Pre-Deposit, Deposit, Alternative Sites and Focussed Changes consultations and is considered to be in compliance with the CIS.

DCC have consulted everyone on the Local Development Plan database and not just those who have previously objected to particular sites. Information has been made available in council libraries and one-stop shops and also on the Local Development Plan website; press releases have also been issued. This is entirely consistent with the process used for previous consultation stages.

The results of the consultation will be reported to Full Council and Members will be asked to approve additional housing sites before they are submitted to the Inspector. Any sites going forward to the Examination will have Council endorsement.

The potential housing numbers shown for each site are indicative only based on 30 dwellings to the hectare. Actual housing numbers can only be determined when a detailed planning application is received.

30 dph has been used as a reasonable average density. The 35dph information provided to the Examination in May 2012 was to provide an illustration of what could be achieved if a density policy were applied to allocated sites. Again, actual housing numbers can only be determined when a detailed planning application is received, and are likely to vary considerably between sites.

All the sites put forward have been actively promoted by landowners and it is considered that appropriate SA information has been provided for each site.

The Council has always maintained that the Local Development Plan strategy is to concentrate growth in the north of the County with more limited growth elsewhere. The sites put forward for consultation were assessed in terms of their

impact on the agreed strategy and are considered to be compliant. The alternative Key Startegic Sites at Rhyl and St Asaph were discounted prior to the Deposit Local Development Plan consultation. The St Asaph site was considered too small to be sustainable and the Rhyl SE site could not be delivered, and certainly not within the Plan period. It would not be appropriate therefore to propose either site for inclusion at this stage.

277	277/General Comment/1 Mr. Mike Pender Anwyl Construction Co Ltd	01/11/2012

Summary of Comment:

Council have not put forward sufficient sites and housing numbers to meet Inspectors request. 981 dwellings rather than 1050.

Site capacities are over optimistic.

New monitoring and phasing policy not requested by Inspector.

Status of additional sites unclear, not approved by Council for consultation. If sites not supported when reported back to Council there will be no time for consultation on further additional sites before the Hearing Sessions in Jan 2013.

No explanation of the site selection process, in particular why 9 of 16 previously submitted potential sites have now been deleted from the list.

No 'call for sites' from the Council, this should now happen.

No evidence of delivery provided for any sites.

12 or 13 (conflicting numbers in representation) of the 21 sites did not appear as Alternative Sites and their validity is questioned, particularly with regard to the SA process. Anwyl consider these sites are invalid and should not be considered at the Examination.

Concern that a site submitted by Anwyl at Rhyd Farm Meliden had not been included in the consultation when other sites that had also not been Alternative Sites were.

Unclear whether the Inspector also requires a contingency over and above the 1050 additional dwellings requested.

Ocean Plaza and Victoria Business Park sites not likely to come forward and therefore further additional units are required.

Sustainability Appraisals of sites considered inadequate, no assessment of settlement character and pattern, deliverability, overall impact on settlement in terms of highway, sewage treatment, Welsh Language and Culture.

No account of open space, landscaping or other space standards taken into account in standard 30dph being applied to sites, no indicative layouts supplied

Draft Council Response

Housing numbers on sites are only indicative, actual numbers always remain unknown until planning application approved. Sites such as Glasdir, Ruthin and Tower Beach, Prestatyn realised significantly higher numbers than estimated in the UDP.

The Inspector had commented on the lack of a phasing policy in previous hearing sessions and it was considered appropriate to consult on such a policy alongside the additional sites. As the additional sites did not feature in the Deposit LDP it is considered appropriate to guide their delivery to the later phase of the Plan period.

The results of the consultation will be reported to Full Council and Members will be asked to approve additional housing sites before they are submitted to the Inspector. Any sites going forward to the Examination will have Council endorsement.

Sites selected from Alternative Sites submitted at the Deposit consultation stage and from submitted Candidate Sites. All sites assessed against the Plan strategy and subject to Sustainability Appraisal. Formal Alternative Sites submitted by landowners and many not considered suitable for inclusion.

All sites that have been submitted throughout the process have been reconsidered. Landowners had between 2004 and 2009 to submit sites and it is considered that sufficient opportunity has been allowed for this.

All sites have been actively promoted by landowners as evidence of intention to deliver them.

All potential dditional housing sites have been subject to Sustainability Appraisal, no objections have been received from the statutory consultees on the adequacy of the SA information provided.

Site at Rhyd Farm, Meliden was reconsidered and deemed inappropriate due to encroachment into the Green Barrier between Prestatyn and Meliden.

The Inspector has not indicated that a contingency is required.

With regard to other sites that the representor considers should be discounted, the Council has received no indication from the Inspector as to which sites make up the housing supply in the Plan. It is not therefore possible to guage whether

to indicate achievability.		these sites have already been discounted or not. The 30 dph has been used to provide a reasonable average that could be achieved across the sites. Only at the detailed planning application stage will final numbers and layout be established.
2914	2914/General Comment/1 Mr. G. H Williams and Mrs. E. J Williams	05/11/2012
Summary of Comment:		**Draft Council Response**
Residents only found out about sites (AHS 06 & 07) by a friend mentioning in passing, an infraction of the normal conventions to consult early, meaningfully and effectively with persons directly affected. Breach of the spirit and letter of the Aarhus convention by not meeting the minimum participation requirements of the Regulations and engagement guidelines. Other LDP authorities place site notices as a basic minimum, Denbighshire have not placed notice or written to affected neighbours.		The current consultation has been carried out in accordance with the agreed Community Involvement Scheme. All people on the LDP database were contacted, press releases issued and published, information sent to all town and community councils and local members as well as documents being made available on line and in libraries and one-stop shops. Officers have met with concerned residents on request and made available additional copies of information and response forms.

438 438/General Comment/2

Castlemead Group Ltd

Summary of Comment:

The inspector's findings indicate that at least 1000 additional dwellings should be provided. From the allocated sites proposed, a total of 981 dwellings are proposed, this is not at least 1000.

Concerns over the consultation procedure, comments should not be confined to just the list of additional sites; all stages of the plan must be considered against tests of soundness. Comments should go beyond whether they think a particular site is good or not.

Housing proposals put forward fail test CE2 as it is not clear whether relevant alternatives have been considered. It is not clear why the sites have been selected as more appropriate than other alternatives, of which there are many. Subsequent to the inspectors Preliminary Findings report, the council published a list of 16 additional sites, which were considered against criteria put forward in PPW. This was then taken to council. The additional 16 sites were referred to with it being explained that they had been subject to public consultation and discussed at hearing sessions. It was therefore clear that the 16 sites that had previously been submitted to the inspector were to be taken forward together with additional sites. This was a logical approach as the original 16 sites had been considered previously. However this was not the case. The council have now proposed a list of 21 additional sites, some of them were on the original list of 16, but seven of the original sites have been excluded. There are no documents to indicate why this has happened: therefore whatever the process was it was illogical. The process is contrary to the resolution of council which accepted the officer's recommendations; the process was to identify a number of sites in addition to the original 16.
Under test CE2, sites taken forward must be the most appropriate when compared to alternatives. No such exercise has been undertaken therefore the plan cannot be considered sound, particularly since sites previously put forward for allocation are now excluded without explanation
The council have not employed a transparent process that enables one to understand their assessment of the relative merits of sites that have been included or excluded at this late stage. We question whether the plan can proceed with such a major shortcoming
In relation to Appendix One to the sustainability Appraisal of the additional housing sites, some conclusions are to say the least subjective. It is apparent that although the council have not undertaken any similar exercise for sites that have now been excluded, several sites could not be concluded unacceptable.

Draft Council Response

Housing numbers on sites are only indicative, actual numbers always remain unknown until a planning application is approved. Sites such as Glasdir, Ruthin and Tower Gardens, Prestatyn realised significantly higher numbers than estimated in the UDP.

Consultation restricted to additional sites as all other aspects of the Plan have been consulted upon and considered by the Inspector already. Other sites have also been considered and the reasons for their inclusion or not outlined in the Candidate Sites assessment or Deposit Consultation and Alternative Sites Reports.

The 16 sites put forward in May were those the Council considered least constrained but were not necessarily supported by the Council for inclusion in the Plan. Sites from the 21 consulted upon that are submitted to the Inspector at this stage will have full Council endorsement. There was no resolution of the Council which instructed officer's to identify further sites in addition to the 16 put forward to the Inspector in May 2012.

All of the 21 sites recently consulted upon have been submitted as candidate sites, alternative sites or been identified as urban potential. All sites put forward by the Council have been subject to Sustainability Appraisal.

751	751/General Comment/2 Mr. Richard Price Home Builders Federation	06/11/2012

Summary of Comment:

Council have not put forward sufficient sites and housing numbers to meet Inspectors request. 981 dwellings rather than 1050.

Unclear how additional sites were selected. Majority not featured at formal Alternative Sites Stage. Many sites from AS stage discounted. Explanation of assessment process required.

Question whether the Council should hold a further Alternative Sites Stage to allow submission of new potnetial sites to address housing supply shortfall.

Draft Council Response

Housing numbers on sites are only indicative, actual numbers always remain unknown until planning application approved. Sites such as Glasdir, Ruthin and Tower Beach, Prestatyn realised significantly higher numbers than estimated in the UDP.

Sites selected from Alternative Sites submitted at the Deposit consultation stage and from submitted Candidate Sites. All sites assessed against the Plan strategy and subject to Sustainability Appraisal. Formal Alternative Sites submitted by landowners and many not considered suitable for inclusion.

Additional Sites consultation carried out at the request of the Inspector, he has not requested a further Alternative Sites stage to follow.

494	494/General Comment/2 The Kinmel Estate	06/11/2012

Summary of Comment:

The Council are not proposing enough sites to meet the Inspectors' request of land for a further 1,050 dwellings and it remains doubtful whether the Bodelwyddan KSS will be delivered in full. The LDP will therefore fail the tests of soundness. Sites equivalent to more than 1,050 dwellings should be identified in order to provide a contingency in the event that the KSS does not deliver in full.

The list of 21 sites proposed contains 4 sites previously considered, and discounted, by the Inspectors following the 'potential additional housing sites' consultation in February 2012. This bring into question their acceptability and validity as additional housing sites.

No consideration has been given to deliverability in Sustainability Appraisals of the sites, which is a significant flaw in the evidence base.

We consider that 'land at Bodelwyddan North Central' should be allocated as a reserve alternative Key Strategic Site in the draft phasing policy, as it is preferable to the 21 sites proposed and will deliver the flexibility required by the Inspectors, should the Bodelwyddan KSS fail to deliver.

Draft Council Response

Housing numbers on sites are only indicative, actual numbers always remain unknown until planning application approved. Sites such as Glasdir, Ruthin and Tower Beach, Prestatyn realised significantly higher numbers than estimated in the UDP.

The Council has had no indication from the Inspector which sites he has either included or discounted from the LDP. It is not correct to say that 4 sites have already been discounted.

All the sites put forward have been actively promoted by landowners and it is considered that appropriate SA information has been provided for each site.

The alternative site promoted has already been considered by the Inspector at an Examination Hearing and his view on the inclusion of the site will be made known in his report.

851 851/General Comment/2

Mr/s. C White

Summary of Comment:

The inspector's findings indicate that at least 1000 additional dwellings should be provided. From the allocated sites proposed, a total of 981 dwellings are proposed, this is not at least 1000.

Concerns over the consultation procedure, comments should not be confined to just the list of additional sites; all stages of the plan must be considered against tests of soundness. Comments should go beyond whether they think a particular site is good or not. Housing proposals put forward fail test CE2 as it is not clear whether relevant alternatives have been considered. It is not clear why the sites have been selected as more appropriate than other alternatives, of which there are many.
Subsequent to the inspectors Preliminary Findings report, the council published a list of 16 additional sites, which were considered against criteria put forward in PPW. This was then taken to council. The additional 16 sites were referred to with it being explained that they had been subject to public consultation and discussed at hearing sessions. It was therefore clear that the 16 sites that had previously been submitted to the inspector were to be taken forward together with additional sites. This was a logical approach as the original 16 sites had been considered previously. However this was not the case. The council have now proposed a list of 21 additional sites, some of them were on the original list of 16, but seven of the original sites have been excluded. There are no documents to indicate why this has happened: therefore whatever the process was it was illogical. The process is contrary to the resolution of council which accepted the officer's recommendations; the process was to identify a number of sites in addition to the original 16.
Under test CE2, sites taken forward must be the most appropriate when compared to alternatives. No such exercise has been undertaken therefore the plan cannot be considered sound, particularly since sites previously put forward for allocation are now excluded without explanation
The council have not employed a transparent process that enables one to understand their assessment of the relative merits of sites that have been included or excluded at this late stage. We question whether the plan can proceed with such a major shortcoming

In relation to Appendix One to the sustainability Appraisal of the additional housing sites, some conclusions are to say the least subjective. It is apparent that although the council have not undertaken any similar exercise for sites that have now been excluded, several sites could not be concluded unacceptable.

Draft Council Response

Housing numbers on sites are only indicative, actual numbers always remain unknown until a planning application is approved. Sites such as Glasdir, Ruthin and Tower Gardens, Prestatyn realised significantly higher numbers than estimated in the UDP.

Consultation restricted to additional sites as all other aspects of the Plan have been consulted upon and considered by the Inspector already. Other sites have also been considered and the reasons for their inclusion or not outlined in the Candidate Sites assessment or Deposit Consultation and Alternative Sites Reports.

The 16 sites put forward in May were those the Council considered least constrained but were not necessarily supported by the Council for inclusion in the Plan. Sites from the 21 consulted upon that are submitted to the Inspector at this stage will have full Council endorsement. There was no resolution of the Council which instructed officer's to identify further sites in addition to the 16 put forward to the Inspector in May 2012.

All of the 21 sites recently consulted upon have been submitted as candidate sites, alternative sites or been identified as urban potential. All sites put forward by the Council have been subject to Sustainability Appraisal.

436 436/General Comment/2

RTW Holdings

Summary of Comment:

The inspector's findings indicate that at least 1000 additional dwellings should be provided. From the allocated sites proposed, a total of 981 dwellings are proposed, this is not at least 1000.

Concerns over the consultation procedure, comments should not be confined to just the list of additional sites; all stages of the plan must be considered against tests of soundness. Comments should go beyond whether they think a particular site is good or not. Housing proposals put forward fail test CE2 as it is not clear whether relevant alternatives have been considered. It is not clear why the sites have been selected as more appropriate than other alternatives, of which there are many.

Subsequent to the inspectors Preliminary Findings report, the council published a list of 16 additional sites, which were considered against criteria put forward in PPW. This was then taken to council. The additional 16 sites were referred to with it being explained that they had been subject to public consultation and discussed at hearing sessions. It was therefore clear that the 16 sites that had previously been submitted to the inspector were to be taken forward together with additional sites. This was a logical approach as the original 16 sites had been considered previously. However this was not the case. The council have now proposed a list of 21 additional sites, some of them were on the original list of 16, but seven of the original sites have been excluded. There are no documents to indicate why this has happened: therefore whatever the process was it was illogical. The process is contrary to the resolution of council which accepted the officer's recommendations; the process was to identify a number of sites in addition to the original 16.

Under test CE2, sites taken forward must be the most appropriate when compared to alternatives. No such exercise has been undertaken therefore the plan cannot be considered sound, particularly since sites previously put forward for allocation are now excluded without explanation

The council have not employed a transparent process that enables one to understand their assessment of the relative merits of sites that have been included or excluded at this late stage. We question whether the plan can proceed with such a major shortcoming

In relation to Appendix One to the sustainability Appraisal of the additional housing sites, some conclusions are to say the least subjective. It is apparent that although the council have not undertaken any similar exercise for sites that have now been excluded, several sites could not be concluded unacceptable.

Draft Council Response

Housing numbers on sites are only indicative, actual numbers always remain unknown until a planning application is approved. Sites such as Glasdir, Ruthin and Tower Gardens, Prestatyn realised significantly higher numbers than estimated in the UDP.

Consultation restricted to additional sites as all other aspects of the Plan have been consulted upon and considered by the Inspector already. Other sites have also been considered and the reasons for their inclusion or not outlined in the Candidate Sites assessment or Deposit Consultation and Alternative Sites Reports.

The 16 sites put forward in May were those the Council considered least constrained but were not necessarily supported by the Council for inclusion in the Plan. Sites from the 21 consulted upon that are submitted to the Inspector at this stage will have full Council endorsement. There was no resolution of the Council which instructed officer's to identify further sites in addition to the 16 put forward to the Inspector in May 2012.

All of the 21 sites recently consulted upon have been submitted as candidate sites, alternative sites or been identified as urban potential. All sites put forward by the Council have been subject to Sustainability Appraisal.

2894	2894/General Comment/3 Dr. Hywel Watkin	05/11/2012

Summary of Comment:

Object to the process because:
Residents only found out about sites (AHS 06 & 07) by overhearing a conversation at the local supermarket, an infraction of the normal conventions to consult early, meaningfully and effectively with persons directly affected.
Breach of the spirit and letter of the Aarhus convention by not meeting the minimum participation requirements of the Regulations and engagement guidelines.
Other LDP authorities place site notices as a basic minimum, Denbighshire have not placed notice or written to affected neighbours.

Draft Council Response

The current consultation has been carried out in accordance with the agreed Community Involvement Scheme. All people on the LDP database were contacted, press releases issued and published, information sent to all town and community councils and local members as well as documents being made available on line and in libraries and one-stop shops. Officers have met with concerned residents on request and made available additional copies of information and response forms.

2882	2882/General Comment/3 Mrs. Eiddwen Watkin	05/11/2012

Summary of Comment:

Object to the process because:
1. No detailed Environmental Impact Assessment has been carried out.
2. Reg. 14-16 LDPs Wales (WAG 2005) state there should be a Community Involvement - none taken place.
3. Reg. 17-21 of same states should be advertisement of site allocation - none taken place.

Draft Council Response

There is no requirement for a detailed EIA to be carried out. LDP preparation must include a detailed Sustainability Appraisal which includes a Strategic Environmental Assessment and this has been done.

The current additional housing sites consultation is not a stage that is covered by Local Development Plan Wales Regulations 2005, it has been requested by the appointed Inspector and no objection has been received on procedural grounds from Welsh Government. The consultation has been carried out in the same way as the Pre-Deposit, Deposit, Alternative Sites and Focussed Changes consultations and is considered to be in compliance with the CIS.
Regulation 14-16 relate to the pre-Deposit consultation stage.
Regulation 17-21 relate to the deposit consultation stage.

423 423/General Comment/10

Mr. Warren Ward and Mrs. Mary Ward

Summary of Comment:

Objection to all proposed Additional Housing Sites that were not on the list of 16 potential sites published in May 2012.
Concern that sites from the list of 16 have been dropped and new sites introduced without explanation.
Considers that sites not on the Alternative Sites Register previously have not been part of the LDP process which is contrary to the Inspector's recommendation it was preferable if sites had already been considered as part of the Plan making process.
Council has not identified the 1,500 additional units required by the Inspector.
Promote an alternative site at Ffordd Hendre, Meliden, background documentation supplied.

Draft Council Response

Alternative sites have been considered and the reasons for their inclusion or not outlined in the Candidate Sites assessment or Deposit Consultation and Alternative Sites Reports.

All of the 21 sites recently consulted upon have been submitted as candidate sites, alternative sites or been identified as urban potential and thus been part of the Plan preparation process. All sites put forward by the Council have been subject to Sustainability Appraisal.

Housing numbers on sites are only indicative, actual numbers always remain unknown until a planning application is approved. Sites such as Glasdir, Ruthin and Tower Gardens, Prestatyn realised significantly higher numbers than estimated in the UDP.

Site at Ffordd Hendre, Meliden was an Alternative Site and has also been discussed with the Inspector at an Examination Hearing Session. The Inspector will make a determination on whether to include the site or not.

Phasing Policy		
438	438/Phasing Policy/1 Castlemead Group Ltd	05/11/2012

Summary of Comment:

Objects to wording of new policy, which is proposed to 'manage' release of proposed sites. The policy would therefore effectively treat the sites as contingency sites, only to be released in the final phase. It is noted that the inspector indicated that an additional 1000 units were not a contingency they were part of the required minimum supply.
The council stated that the reason why they had previously restricted their land supply was because developers were not capable of delivering an increased level of housing. Therefore if there is any merit in the council's agreement, then it is justification for the market being allowed to maximise the delivery of homes across all allocated sites rather than being constrained by an unnecessary phasing policy.
Objection is also raised in relation to the release of sites only if the JHLAS demonstrates less than a 5 year land supply. This 5 year supply is being treated as a minimum requirement, which is contrary to PPW. As the JHLAS is often out of date it is proposed that the control should be more general relating to either a land supply below 5 years or alternatively to a rate of delivery below what is required in the plan. It should be possible to consider the matter on its own merits at any time and not just in the unduly rigid circumstances proposed.

Draft Council Response

The additional sites did not feature in the Deposit Local Development Plan and it is considered appropriate to guide their delivery to the later phase of the Plan period. The sites vary in size and market location and the Council are confident that they can be brought forward, if required, within the Plan period.

PPW requires Councils to maintain a 5 year housing land supply, monitoring targets and trigger points will indicate whether additional sites need to be released or indeed the Plan be subject to review.

494	494/Phasing Policy/1 The Kinmel Estate	06/11/2012

Summary of Comment:

In summary, we support the principle of the draft phasing policy but it does not provide sufficient flexibility.

Draft Council Response

The additional sites did not feature in the Deposit Local Development Plan and it is considered appropriate to guide their delivery to the later phase of the Plan period. The sites vary in size and market location and the Council are confident that they can be brought forward, if required, within the Plan period.

975	975/Phasing Policy/1 Mrs. Susan Buckley	05/11/2012

Summary of Comment:

The introduction of a totally new phasing policy; releasing new sites only in the later stages of the proposed plan period and subject to a 5 year housing land shortage, is untenable.

Draft Council Response

The additional sites did not feature in the Deposit Local Development Plan and it is considered appropriate to guide their delivery to the later phase of the Plan period. The sites vary in size and market location and the Council are confident that they can be brought forward, if required, within the Plan period.

751	751/Phasing Policy/1 Mr. Richard Price Home Builders Federation	06/11/2012

Summary of Comment:

Consider additional sites should form part of overall housing supply and be available throughout the Plan period not just last 5 years.

Draft Council Response

The Inspector had commented on the lack of a phasing policy in previous hearing sessions and it was considered appropriate to consult on such a policy alongside the additional sites. As the additional sites did not feature in the Deposit LDP it is considered appropriate to guide their delivery to the later phase of the Plan period.

854	854/Phasing Policy/1 Mr. Bob Newton Welsh Government	

Summary of Comment:

Assertion that additional sites are not needed until phase 3 not supported by detailed evidence in the consultation.

Wording of policy BSC X need careful cosndieration to ensure that that no policy barriers are in place to restrict the delivery of appropriate growth.

If policy is considered necessary, need to include a reference in the plan monitoring framework to ensure sufficient sites are available to meet overall housing requirement.

Draft Council Response

The additional sites did not feature in the Deposit Local Development Plan and it is considered appropriate to guide their delivery to the later phase of the Plan period. The sites vary in size and market location and the Council are confident that they can be brought forward, if required, within the Plan period.

PPW requires Councils to maintain a 5 year housing land supply, monitoring targets and trigger points will indicate whether additional sites need to be released or indeed the Plan be subject to review. There are already targets and trigger points in the monitoring framework that deal with the delivery of housing numbers.

850	850/Phasing Policy/2 Trustees of Prestatyn Estate	
Summary of Comment:		**Draft Council Response**
Object to phasing policy as no evidence to justify phased approach provided.		The additional sites did not feature in the Deposit Local Development Plan and it is considered appropriate to guide their delivery to the later phase of the Plan period. The sites vary in size and market location and the Council are confident that they can be brought forward, if required, within the Plan period. PPW requires Councils to maintain a 5 year housing land supply, monitoring targets and trigger points will indicate whether additional sites need to be released or indeed the Plan be subject to review.
277	277/Phasing Policy/2 Mr. Mike Pender Anwyl Construction Co Ltd	
Summary of Comment:		**Draft Council Response**
•Phasing policy on additional sites is overly restrictive restricting to final 5 years and only if council has less than 5 year housing land supply. •21 sites unlikely to all be completed in final 5 years of the Plan period due to lead in times. •If less than 5 year supply in 2016 likely to be a glut of applications on these sites.		The additional sites did not feature in the Deposit LDP it is considered appropriate to guide their delivery to the later phase of the Plan period. The sites vary in size and market location and the Council are confident that they can be brought forward , if required, within the Plan period. If all 21 sites are released in 2016 it is unlikely that they would all be subject to planning applications and building simultaneously due to their varying locations, sizes and localised considerations.

439	439/Phasing Policy/2 Mr. Iolo Lloyd	06/11/2012

Summary of Comment:

In summary we wish to convey our disappointment in the condition of only releasing these sites during the final stages of the LDP.
These are sites which are miniscule for the overall housing demand within Denbighshire, but are essential for local need within the community.
If it is imposed at the 5 year interval within the process - Joint Housing Land Availability Study condition, what mechanisms will the County implement to ensure that these sites will be highlighted for development? Will the Denbighshire Authorities be pro-active in meeting their housing target needs at this late stage in the LDP? We hope that the Inspector will reconsider the Phasing Policy to allow the developments for the sake of ensuring local housing / connection within the rural communities of Denbighshire, including invigorating vital rural economy through the local building trade.

Draft Council Response

The additional sites will be allocated as housing sites and shown on the proposals maps for each settlement. In this way it will be clear that the Council supports housing development on them. All phases of the Local Development Plan period are considered to be equally important in terms of housing delivery.

851	851/Phasing Policy/3 Mr/s. C White	

Summary of Comment:

Objects to wording of new policy, which is proposed to 'manage' release of proposed sites. The policy would therefore effectively treat the sites as contingency sites, only to be released in the final phase. It is noted that the inspector indicated that an additional 1000 units were not a contingency they were part of the required minimum supply.
The council stated that the reason why they had previously restricted their land supply was because developers were not capable of delivering an increased level of housing. Therefore if there is any merit in the council's agreement, then it is justification for the market being allowed to maximise the delivery of homes across all allocated sites rather than being constrained by an unnecessary phasing policy.
Objection is also raised in relation to the release of sites only if the JHLAS demonstrates less than a 5 year land supply. This 5 year supply is being treated as a minimum requirement, which is contrary to PPW. As the JHLAS is often out of date it is proposed that the control should be more general relating to either a land supply below 5 years or alternatively to a rate of delivery below what is required in the plan. It should be possible to consider the matter on its own merits at any time and not just in the unduly rigid circumstances proposed.

Draft Council Response

The additional sites did not feature in the Deposit Local Development Plan and it is considered appropriate to guide their delivery to the later phase of the Plan period. The sites vary in size and market location and the Council are confident that they can be brought forward, if required, within the Plan period.

PPW requires Councils to maintain a 5 year housing land supply, monitoring targets and trigger points will indicate whether additional sites need to be released or indeed the Plan be subject to review.

436	436/Phasing Policy/3 RTW Holdings	

Summary of Comment:

Objects to wording of new policy, which is proposed to 'manage' release of proposed sites. The policy would therefore effectively treat the sites as contingency sites, only to be released in the final phase. It is noted that the inspector indicated that an additional 1000 units were not a contingency they were part of the required minimum supply.
The council stated that the reason why they had previously restricted their land supply was because developers were not capable of delivering an increased level of housing. Therefore if there is any merit in the council's agreement, then it is justification for the market being allowed to maximise the delivery of homes across all allocated sites rather than being constrained by an unnecessary phasing policy.
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Draft Council Response

The additional sites did not feature in the Deposit Local Development Plan and it is considered appropriate to guide their delivery to the later phase of the Plan period. The sites vary in size and market location and the Council are confident that they can be brought forward, if required, within the Plan period.

PPW requires Councils to maintain a 5 year housing land supply, monitoring targets and trigger points will indicate whether additional sites need to be released or indeed the Plan be subject to review.

279	279/Phasing Policy/13 Mr. Richard Ninnes and Mr. David Hatcher Countryside Council for Wales	06/11/2012

Summary of Comment:

We note that Policy BSCX is intended to bring forward additional allocations, if necessary, towards the end of the Plan period and, therefore, is in line with the comments we made in our previous response of 4th July 2012, in relation to infrastructure capacity and phasing issues.

Draft Council Response

Comment noted.