

Denbighshire Local Development Plan
SA Report

Appendix 1

**Consultation Responses for the *initial*
Sustainability Appraisal Report**

May 2013

Pre-Deposit *initial* Sustainability Appraisal Report Consultation Responses:**Comments by Countryside Council for Wales (CCW).**In relation to the *initial* Sustainable Appraisal Report.

Consultee / Reference Number	Local Development Plan Issue	Comment	Response	Action / Recommendation
	Sustainability Appraisal/Strategic Environmental Assessment	Although the (Strategic Environmental Assessment) process is generally sound, there are some aspects still to be addressed and some conclusions that have not fed through to the preferred strategy.	The Strategic Environmental Assessment process is an on-going one. Further information will be provided at the Deposit stage.	No change
	Sustainability Appraisal/Strategic Environmental Assessment: Policy 8	An indicator or target based on modes of transport and distances for travel to work journeys would support the sustainable transport objective and the objective of reducing the need for travel.	This is not considered a feasible indicator or target to measure as it would require surveys to be undertaken by the Council which would be disproportionately expensive and provide a snapshot in time only.	No Change
	Sustainability Appraisal/Strategic Environmental Assessment: Policy 10	The targets are inappropriate, because the policy bundles statutory and other areas of protection. Recommend that these targets are split in the same way that we recommend for Policy 10, to ensure clarity on the targets for different levels of protection, including no adverse effects on Special Area of Conservation/Special	It is considered appropriate to group statutory indicators together. This does not undermine their protection, but simplifies the process of reporting. The proposed target is 'no planning permissions to be granted for development on statutory or locally designated nature conservation sites', and therefore ensures equal protection to all types of site.	No change

		Protection Area/Ramsar sites, Site of Special Scientific Interest, Area of Outstanding Natural Beauty and populations of protected species.		
	Sustainability Appraisal/Strategic Environmental Assessment: Targets	The target "minimum, below 5% over plan period" is inappropriate for statutory protected sites. The target for statutory protected sites should be based on no adverse effects at all.	Agreed	Target changed in line with recommendation
	Sustainability Appraisal/Strategic Environmental Assessment: Targets	The target for the amount of designated open space lost to development is inappropriate against the strategy's objectives to increase the amount of open space. Perhaps the indicator should be based on the total amount of accessible space, its accessibility and the extent to which people use it. This would include public rights of way and all types of access land and parks.	Agreed	Target changed in line with recommendation.
	Sustainability Appraisal/Strategic Environmental Assessment: Targets	The target for green field land lost to development cannot be framed in terms of a percentage. The way it is drafted ("amount of	Noted	This target has been removed as it is contrary to the allocation of greenfield land for development. The overall strategy limits greenfield land that will be

		greenfield land lost to development" = "minimal, below 5%") suggests that 5% of the countryside could be lost to development. Clearly, there needs to be another way of framing this target.		developed in the County by restricting where new development can take place, particularly in areas that have a large amount of brownfield land, thereby encouraging the reuse of brownfield land.
	Sustainability Appraisal/Strategic Environmental Assessment: Targets: Policies 3 and 11	Indicators could include a measure of the proportion of the population using open spaces and the countryside for outdoor recreation. That would be more direct way of measuring the success of the policies' aims of improving quality of life.	This indicator could not be monitored as it would vary in time and space – surveys would be disproportionately expensive and provide a snapshot in time only. The target used will be the number of residential permissions granted post adoption where the open space requirements are met.	No change
	Sustainability Appraisal/Strategic Environmental Assessment: Targets	Indicators for accessibility to services would support the infrastructure objectives.	The overall strategy aims to direct new development to those settlements that have existing facilities, thereby reducing the need to travel. Accessibility to services may not adequately capture the quality of those services / infrastructure and whether they are fit for purpose. It is proposed that an indicator measuring the percentage of residential developments making relevant infrastructure contributions will be included to ensure that this objective is being met in full.	No change
	Sustainability Appraisal/Strategic Environmental Assessment:	As this refers to renewable energy generally, not only wind energy, monitoring indicators should be	The Council is awaiting the publication of renewable energy targets by the Welsh Assembly Government. Once the targets have been published an	No change

	Policy 14	included for other forms of renewable energy. E.g. number of mixed use development schemes incorporating combined heat and power plants, solar panels etc.	indicator and target will be included within the Local Development Plan Annual Monitoring Report. Prior to the publication of these targets there is no bench mark against which to assess an indicator.	
	Sustainability Appraisal/Strategic Environmental Assessment: Policy 15	Indicators should be included to monitor the number of new developments with recycling and composting facilities.	The number of recycling and composting facilities in new developments is not considered to be a good reflection of whether or not this policy has been achieved. Rather it is the overall capacity developed and whether it meets the needs of those new and existing developments.	No change
	Sustainability Appraisal/Strategic Environmental Assessment: General	There should be an overall suite of sustainable development indicators based on greenhouse gas emissions and measurable proxy measurements, for example modes of transport and distances travelled.	Planning is only partly responsible for the outcome of these. If it is deemed necessary to monitor these issues, this could be done by another group e.g. Local Services Board.	No Change
	Sustainability Appraisal/Strategic Environmental Assessment: Landscape	As well as the AONB, there are other areas within the county that are of importance for their landscape. Site assessments should also consider the LANDMAP assessment of the site and how the proposed development would contribute or enhance the qualities identified in	Landmap is and will continue to be used.	No change

		LANDMAP.		
	Sustainability Appraisal/Strategic Environmental Assessment: Targets Landscape	Although sites within the AONB will not be automatically discounted, we advise that major development proposals would be very unlikely to avoid harmful impacts on the landscape.	No major developments are proposed for the AONB.	No change
	Sustainability Appraisal/Strategic Environmental Assessment Targets : Protected Habitats and Species	This criteria needs to address European protected species separately, so that an adverse effect that could not be avoided or mitigated would discount a proposed site.	European protected species are already afforded this protection through legislation. It is felt that there is no need to repeat legislation. The presence of species protected by international and UK legislation is a detailed matter to be considered at the planning application stage. It has also been considered when determining the suitability of candidate sites.	No change
		As well as species listed in Local Biodiversity Action Plans, site assessments will also need to pay particular attention to species protected by international and UK legislation.	The assessment of candidate sites has taken into account the presence of protected species and any potential impact of development on such species. Where development would have an unacceptable impact on protected species a site has not been taken forward.	No change
	Sustainability Appraisal/Strategic Environmental Assessment: Transport	Whilst appreciating that public transport will not be a viable option in the smaller rural settlements, given that the strategy is proposing concentrated growth at a small number of larger settlements, the provision of a good public	The infrastructure requirements of proposals have been considered during the assessment of candidate sites.	Where additional infrastructure is required in order to make a development acceptable this will be addressed through Policy BSC 3 – Securing infrastructure in new developments. Detailed guidance will be provided within Supplementary Planning Guidance.

		transport system should be a pre-requisite to the development of those settlements, and should be a key factor in the assessment of sites.		
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Pre-Deposit *initial* Sustainability Appraisal Report Consultation Responses:
Comments by Environment Agency Wales (EAW).

In relation to the *initial* Sustainable Appraisal Report.

Consultee / Reference Number	Local Development Plan Issue	Comment	Response	Action / Recommendation
	Sustainability Appraisal Appendix 1	Appendix 1 has not been included	Appendix 1 was included	No change
	Sustainability Appraisal Paragraph 3.83, page 45	The zero waste aspiration is at odds with national targets	The zero waste aspiration was contained within the County Vision, and is a long term goal.	No change
	Sustainability Appraisal Paragraph 3.91, page 47	It appears there is a lot of information that has been omitted - it is not clear how the summary was arrived at	The purpose of this is to provide an overview of the key issues for the Local Development Plan.	This has been expanded for the Deposit Local Development Plan.
	Sustainability Appraisal Flood risk, page 66	Within the description column there should be reference to Denbighshire's Strategic Flood Consequences Assessment	Noted	References have been included
	Sustainability Appraisal Flood Risk, page 66	The entry column in the 5th column should be amended to read 'Prevent development in areas of high flood risk, minimise vulnerability...'	Noted	Amended in line with suggestion
	Sustainability Appraisal Table 7	A key issue is the lack of waste recycling and disposal site provision which should be included in the table.	Noted	Amended in line with suggestion
	Sustainability	Suggest that reference	Noted	Reference has been made

	Appraisal Table of SA/SEA objectives Objective 9	should also be made to the need for satisfactory investigation and remediation of the site prior to development.		
	Sustainability Appraisal Objective 14	Should be reworded to read "Prevent development in areas of high flood risk and ensure new development does not increase flood risk on or off site". The order of the indicators should be reversed	Noted	Amended in line with suggestion
	Sustainability Appraisal Page 80	Table of compatibility of SA objectives and Local Development Plan objectives Query combinations of objectives	Noted	Table and analysis has been revised for Deposit Local Development Plan
	Sustainability Appraisal Section 4 Assessment of Strategic Options	It is difficult to see how the ratings have been decided Options 2 and 3 will result in a significant increase in potable water demand and increased effluent loading on sewage works.	Noted	It has been made clear how the ratings have been decided within the final report.
	Sustainability Appraisal Table 4.3	There is no listing of the specific issues and no conclusions drawn	Noted	Specific issues and conclusions will be included within the final report
	Sustainable Urban Drainage Systems	Recommend the use of Sustainable Urban Drainage Systems be promoted in the relevant Supplementary Planning Guidance	Noted	A policy requiring the use of Sustainable Urban Drainage System within new development is included within the Local Development Plan.
	Sustainability Appraisal Table 4.5	It is not clear how policy 10 has been assessed - section needs to be clarified	Noted	Section has been revised for Deposit Local Development Plan

	Policy 10, page 96			
	Sustainability Appraisal Table 4.5 Policy 14, page 98	Policy 14 - consideration should be given to problems experienced by deforestation as a result of wind farm construction	Noted	Consideration has been given to problems experienced by deforestation as a result of wind farm construction
	Sustainability Appraisal Proposed Mitigation measures	Reference should be made to the requirement for a flood consequences assessment to be submitted and approved before the northern part of Rhyl South East may be developed	Noted	Amended in line with suggestion
	Sustainability Appraisal Table 5.1 Objective 14	It should be added that applying the requirements of Technical Advice Note 15 will ensure that suitable mitigation measures are put in place	Noted	Amended in line with suggestion
	Sustainability Appraisal Table 6.1 Proposed Mitigation Measures	Proposed mitigation should include mitigation for the prevention of problems arising from deforestation	Noted	Amended in line with suggestion
	Sustainability Appraisal Appendix 3, Page 6, SA Objective 9	Options 2 and 3 have both been scored the same rating as option 1 although the former options both cause the loss of greenfield land whilst the latter does not.	Noted	The assessment has been reconsidered in light in this comment.
	Sustainability Appraisal, Appendix 3, Page 9, Objective 14	Technical Advice Note 15 should not be used as a tool to facilitate development on greenfield land and any development on greenfield land will have	Technical Advice Note 15 is not being used as a tool to facilitate development on greenfield land. Recommend the wording is changed to ensure that this assessment is not misinterpreted.	Wording has been amended.

		implications for the natural drainage of an area.		
	Sustainability Appraisal, Appendix 3, Page 22 SA Objective 14	Recommend Option 1 is rated less positively because development should not take place on a greenfield site if it is also in the flood plain.	greenfield land within the flood plain has not been identified for development.	No change
	Sustainability Appraisal, Appendix 3, Page 37 SA Objective 14	The first option should be rated less positively than option 2 and option 3 as the proposed development area includes flood plain in the north of the county.	greenfield land within the flood plain has not been identified for development.	No change
	Sustainability Appraisal, Appendix 3, Page 47 SA Objective 14	Flood alleviation schemes should only be permitted to protect existing development and not to facilitate new development.	Noted	Text amended to acknowledge that this will not apply to all developments.

Pre-Deposit *initial* Sustainability Appraisal Report Consultation Responses:**Comments by CADW.**In relation to the *initial* Sustainable Appraisal Report.

Consultee / Reference Number	Local Development Plan Issue	Comment	Response	Action / Recommendation
PDP 121	Initial SAR	<p>Policy Plans & Programmes: No reference to the need to protect the historic environment. Suggest inserting bullet point to International Summary: <i>Protection and enhancement of the historic environment particularly sites of international importance, for example, the candidate World Heritage Site of Pontcysyllte and its Canal.</i> Suggest inserting additional bullet point to analysis of PPP's: <i>Providing adequate protection for the historic environment including protected archaeological sites and landscapes and historic architecture (i.e. Listed Buildings, Conservation Areas, Scheduled Ancient Monuments, Registered Parks and Gardens and Historic Landscapes) and sites of local importance.</i></p>	Agree.	Insert suggested additional bullet points the relevant text and ensure context is incorporate into SA Framework.
	Denbighshire County Vision	Cadw suggests an additional aspiration for Denbighshire regarding historic environment.	Unfortunately the process for influencing the County Vision is not part of the LDP or SA/SEA consultation.	No change.
	Initial SAR	<p>Baseline Information:</p> <ul style="list-style-type: none"> • Para 3.53 should reference 	Agree.	Update the baseline information.

		<p>archaeological sites (scheduled or unscheduled) and have regard to SAM's and HL's in Figure 3.7.</p> <ul style="list-style-type: none"> • Contradiction between the number of HL's found in the county between paragraphs. • Create a separate bullet point to balance between archaeological sites and CA & LB's. 		
	Initial SAR	<p>SA Framework Table: Cadw suggest that a separate indicator is inserted: <i>"% features within the candidate WHS and buffer zone adversely affected by plan proposals".</i> Reconsider the indicators: <i>"number of SAM's and % of CA's demolished"</i></p>	Agree. Consider altering the indicators.	Alterations made.
	Initial SAR	<p>SA Objective Number 6: The objective makes no reference to Heritage Assets. Suggest that a separate objective is created for Heritage Assets. No suggested wording.</p>	<p>The original objective in the initial Scoping Report did not reference to Heritage Assets, and this was an oversight, however this was amended and the initial SAR considered the topic (see SA Objective 6. It is not considered necessary to separate the objectives as it is considered that the welsh language, culture and heritage assets are all encompassing.</p>	No change.

Pre-Deposit *initial* Sustainability Appraisal Report Consultation Responses:

Comments by the Welsh Assembly Government (WAG).

In relation to the *initial* Sustainable Appraisal Report.

1. Regarding the Test of Soundness (P2) “Not always clear how SA/SEA assessments have influenced the selections made”.
2. Regarding the Test of Soundness (C2) “Not clear how the finding of the SA/SEA, with particular regard to climate change and adaptation/ mitigation, has influenced the preparation of the Preferred Strategy”.
3. Regarding the Test of Soundness (C2) “Not clear how the wider spatial element of landscape protection and any linkages between landscape, tourism and business”.
4. Regarding the Test of Soundness (C2) “Need to give greater consideration to the historic environment in terms of its impact on the suitability and location of new development”.

Other comments:

In relation to the *initial* Sustainable Appraisal Report.

PDE 66: Does not agree that the non-technical summary statement meets the requirement of the EU Directive.

PDE 70: Concerned that assessment of Growth Option 1 places much emphasis on mitigation in order to achieve least impact on wildlife. Concerned that the level of growth will have significant impact on wildlife and that previous mitigation methods, through a S106, have not been monitored.

Minerals Officer: Suggested an alteration with the word “reserves” in Objective 17 to “resources” as it better reflect the aims of the TAN.

Denbighshire Local Development Plan
SA Report

Appendix 2

Deposit Sustainability Appraisal Report
Consultation Responses (2009)

May 2013

Appendix 2: Council responses to the Denbighshire LDP Sustainability Appraisal Report (October 2009)

Deposit Sustainability Appraisal Report (October 2009)			
Ref	Respondent	Summary	Draft Council Response
128/2/SAR/P2	Ms. Glynis Shaw, Welsh Historic Gardens Trust	The Welsh Historic Garden Trust does not believe the visual impact of a massive development at Bodelwyddan can be mitigated without destroying the views from Bodelwyddan Castle and the Marble Church contrary to the summary text on page 89, Table 8.5: Summary of Key Strategic Site Assessments of the Deposit LDP Sustainability Appraisal Report. PROPOSED CHANGES: None specified.	As acknowledged in Table 8.5, p 89 of the Sustainability Appraisal Report, the landscape impact cannot be avoided; it is considered that the impact on the historical context can be reduced. The Council will require sensitive, quality design in a masterplan of the Strategic Site. This will take into account key views to and from historic buildings and their setting, such as the castles at Bodelwyddan and Rhuddlan in the distance, including St Margaret's Church in the forefront view.
204/7/BSC8/P2	Eng Klaus Armstrong Braun, Envirowatch UK	Object because this [<i>Policy BSC8: Rural Exception Sites</i>] is unlawful under the SEA process and EU Directive. All plans and programmes have not been impact assessed. This exception is therefore unlawful. PROPOSED CHANGES: We want this deleted.	No specific sites have been identified or allocated in connection with this policy. If an application is made for an affordable housing development to meet local needs than the application would be considered on its merits and possible impacts considered. Policy BSC 8 (Rural Exceptions Site) has been assessed in the Sustainability Appraisal Report, summary of results seen in Table 9.4. The assessment recognises that the policy could detract slightly from the achievements of the Sustainability Appraisal Objectives (environmental) this is because there are no specific sites to assess. The Council is satisfied that there are sufficient measures in place through other LDP policies and national guidance to consider impacts of new developments at the planning application stage. No evidence has been submitted by the Representor with regards to his concerns. No change proposed.

Deposit Sustainability Appraisal Report (October 2009)

Ref	Respondent	Summary	Draft Council Response
247/2/BSC5/P2	<p>Mrs. Alice Jones (BDAG), Bodelwyddan Development Action Group Agent: PL Planning</p>	<p>In summary, allocation under Policy BSC 5 does not reflect SEA objectives 08, 09 and 10 therefore unsustainable as summarised here:</p> <ul style="list-style-type: none"> - Figure 3.9 in the June 2008 Sustainability Appraisal Report identifies the agricultural land grade as grade 2. - The development would be accessible principally by car as the site is not well served by rail and bus public transport modes. - It would deflect market investment away from Rhyl and Prestatyn, both identified for strategic regeneration. - Site acknowledged as being likely to contain European Protected Species. - No strategic assessment of the development on landscape, or historical/cultural environment as recommended. <p>PROPOSED CHANGES: Want the evidence base on which the plan has been prepared to be fully reconsidered and reviewed. Want alternative spatial options to be consulted on such that provide for proportionate and appropriate growth through the rural county.</p>	<p>LDP Policy BSC 5 (Key Strategic Site - Bodelwyddan) has been assessed against all the Sustainability Appraisal (SA) Objectives, see summary Table 9.4. The assessment acknowledges that the policy detracts from the achievements of SA Objectives 09 (<i>Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes</i>) and 10 (<i>Safeguard soil quality and function and maintain long term productivity of agricultural land</i>). However, the policy makes positive contribution to many of the other SA objectives, such as SA Objective 08: (<i>Maintain and enhance the vitality and viability of town and rural centres</i>). Where possible measures will be required to be in place to minimise the negative impact. The Councils decision will weigh up the balance of various studies, evidence and take into account consultation responses.</p> <p>Alternative spatial options proposed and consulted upon at the LDP Pre-Deposit stage have been assessed. The summary of those assessments are contained in Chapter 8 of the Sustainability Appraisal Report (SAR). The decision to support concentration of development on one or more large key site does not preclude growth in other/rural areas to reflect need.</p> <p>The baseline information, such as the Agricultural Land Classification, is reviewed throughout the plan preparation process. Any new information is reflected in the SA assessments. The Council is satisfied that due process has been followed.</p> <p>The SAR recommends a number of site specific surveys for the Key Strategic Site land allocation at Bodelwyddan. The Council will list these and others in the draft Development Brief for the site which will help shape the development masterplan.</p> <p>No change proposed.</p>

Deposit Sustainability Appraisal Report (October 2009)

Ref	Respondent	Summary	Draft Council Response
248/2/BSC5/P2	Mrs. Alice Jones, Agent: Berrys	<p>A credible evidence base should be available, a sound sustainability appraisal should be undertaken and a full policy review carried out.</p> <p>SA unsound because Council has not taken all social, economic and environmental issues into account. Consider the site to be in an unsustainable location, car-based and too large a scale.</p> <p>Not considered; Environmental issues - agricultural land, landscape importance, drainage, history; Social - feasibility and viability of creating employment and the effect it will have on larger main settlements. SA Report does not give clear recommendation for Bodelwyddan.</p> <p>PROPOSED CHANGES: Consider Rhyl and St Asaph to be more sustainable location.</p>	<p>The Council is satisfied that all LDP policies have been assessed using the Sustainability Appraisal (SA) Framework.</p> <p>The Council is also satisfied that the social, economic and environmental issues facing the County have been raised as SA Objectives.</p> <p>The Council have taken into account various studies and evidence base (including the SA Report) in coming to a decision on the preferred LDP Strategy. Support for Bodelwyddan as the location for the Key Strategic Site was made following consideration of two other options (Rhyl and St Asaph).</p> <p>No changes proposed.</p>
277/4/SAR/P2	Mr. Mike Pender, Anwyl Construction Co Ltd,	<p>In summary the Sustainability Appraisal Report fails to fully appraise the merits of the 3 Key Strategic Sites and policy PSE2.</p> <p>PROPOSED CHANGES: The SAR should fully appraise the respective merits of the 3 Key Strategic Development Sites set against national and regional policies.</p>	<p>Chapter 8.4 of the Sustainability Appraisal Report (SAR), page 86 discusses the Summary of Assessments for the location of Key Strategic Site(s). Appendix 4 of the SAR fully appraises the various options presented for the 3 proposed Key Strategic Sites.</p> <p>Both the LDP and SAR consider other international, national and regional plans, policies and programmes. The issues are listed in Chapter 3 of the SAR, page 14.</p> <p>The principle of LDP Policy PSE 2 (Land for employment uses) has been fully assessed in the SAR, a summary of which is contained in Table 9.5. Allocated site for employment are assessed through the Site Assessments.</p> <p>No change proposed.</p>

Deposit Sustainability Appraisal Report (October 2009)

Ref	Respondent	Summary	Draft Council Response
757/1/SAR/C2	Mrs. Raff Whitehead, Waterco Ltd	<p>SA objective 14 seeks to “Minimise the vulnerability to flooding and ensure new development does not increase flood risk”. This SA objective does not stress the need to reduce flood risk to new and existing development and adapt to climate change through holistic proposals as directed in the WAG ‘New Approach’ to flood risk management programme.</p> <p>PROPOSED CHANGES: Taking measures to reduce flood risk through a holistic approach should be included as part of objective 14. A possible indicator would be % of planning permission with holistic approaches to flood risk management (e.g. tree planting/ floodplain restoration) required as part of condition.</p>	<p>The Local Authority in association with the Environment Agency Wales have a role to work in partnership to minimise flood risk to existing settlements.</p> <p>*Discussions ongoing with staff at the EAW regarding the need for this Sustainability Objective to be amended*.</p>
277/16/SAR/P2	Mr. Mike Pender Anwyl Construction Co Ltd	<p>In summary, consider that the Sustainability Appraisal Report is flawed in several ways:</p> <ol style="list-style-type: none"> 1. Titles/numbers of each Appendix are mixed up. 2. There is no "Strategic Masterplan and Infrastructure Exercise Report" available/published 3. No recommendations that gave a clear preference to Bodelwyddan. 4. The SAR did not appraise the sustainability merits of the 3 Strategic Sites. <p>PROPOSED CHANGES: None specified.</p>	<p>Believe the respondent may have got the Appendices mixed up. There are a lot of tables and the Council will endeavour to keep reviewing communication when reporting to members of the public.</p> <p>All background evidence is publicly available on the Councils website or to view in hard copy by request.</p> <p>The Council have taken into account various studies and evidence base (including the Sustainability Appraisal Report) in coming to a decision on the LDP Strategy. Support for Bodelwyddan as the location for the Key Strategic Site was made following consideration of two other options (Rhyl and St Asaph).</p> <p>No changes proposed.</p>

Deposit Sustainability Appraisal Report (October 2009)

Ref	Respondent	Summary	Draft Council Response
77/17/SAR/P2	Mr. Mike Pender Anwyl Construction Co Ltd	Object to the Sustainability Appraisal Report under policy PSE1 - North Wales Coast Strategic Regeneration Area because it simply said that the Bodelwyddan Key Strategic Site can provide employment, but so can the other 2 sites at Rhyl and St Asaph.	<p>The Sustainability Appraisal (SA) assessment of LDP Policy PSE1 (North Wales Coast Strategic Regeneration Area) notes positive local benefits against SA Objectives 07 (<i>Support County economic development and regeneration, including the provision of opportunities for rural diversification</i>), 08 (<i>Maintain and enhance the vitality and viability of town and rural centres</i>) & 09 (<i>Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes</i>).</p> <p>A positive effect was noted on the above SA Objectives if either Key Strategic Site (KSS) Options 2 or 3 at Rhyl or Option 1 or 2 at Bodelwyddan were progressed in the LDP, see summary table 8.5, page 89+). The St Asaph options were to a lesser extent because of the scale of the site.</p> <p>The wording in the justification text for LDP Policy PSE 1 does reference the KSS at Bodelwyddan as it is the preferred KSS location. It does not dismiss the potential economic benefits of developing a KSS at Rhyl, simply doesn't reference it as it is not the preferred site.</p> <p>No change proposed.</p>
128/9/SAR/P2	Ms. Glynis Shaw Welsh Historic Gardens Trust	<p>In summary, object to the content of Table 5.8 – Landscape & Heritage, page 55 of the Deposit SAR.</p> <p>The table refers to 25 Historic Parks and Gardens which is actually misleading. Rug near Corwen and Nantclwyd Hall near Ruthin are of a Grade I (one) standard and should eventually be included on the ICOMOS/Cadw register. There are also other parks and gardens which are of historic and local interest which should also be afforded protection from inappropriate development and impacts from wind farms etc. WHGT are compiling lists of local parks and gardens of historic significance and interest in Denbighshire.</p> <p>PROPOSED CHANGES: None specified.</p>	<p>Cadw undertake comprehensive surveys of historic parks and gardens in Wales. Parks and gardens thought to be of national importance are included on the Cadw/ICOMOS Register of Parks and Gardens of Special Historic Interest in Wales. Cadw decide which sites make it onto the Register.</p> <p>Updates to the Register are given to the Council by Cadw when officially approved. The sites mentioned by WHGT are not on the official register (2/12/2010).</p> <p>Propose amending Table 5.8 in the SAR to reflect % of Grades (I, II*, II) in Denbighshire. Grade I sites are considered to be of International importance.</p>

Deposit Sustainability Appraisal Report (October 2009)

Ref	Respondent	Summary	Draft Council Response
204/35/SAR/P2	Eng Klaus Armstrong Braun Envirowatch UK	<p>Object to the inclusion of a 20% contingency in the housing trajectory.</p> <p>No contingency is required if the plan is reviewed at every step because annual monitoring will advise situation. The 20% contingency hasn't been considered in the SEA. It is not sustainable. Any zoned land which doesn't come to fruition should be De-Zoned.</p> <p>PROPOSED CHANGES: Delete the additional 500 dwellings.</p>	<p>The estimated housing requirement stems from nationally produced estimates of population and household growth.</p> <p>The level of growth proposed in the Local Development Plan is lower than that predicted in the 2006 based population and household projections but is considered reasonable and deliverable. A reduction in the proposed level of housing growth is likely to render the Plan unsound. It is considered necessary to include a contingency to ensure an adequate housing land supply should some of the allocated sites be delayed in their development.</p> <p>The 20% contingency is not in addition to the overall total growth figure, it is to provide flexibility in the delivery of the Plan. The contingency is expected to come forward within the existing development boundaries rather than the take up of greenfield land. LDP Policy BSC 1 (Growth Strategy for Denbighshire) has been SA assessed, a summary of which is contained in Table 9.4 of the SAR.</p> <p>Only the sites that accord with the strategy have been allocated and they are considered to be deliverable within the plan period. Any sites that have been granted planning permission are considered to be realistic and deliverable.</p> <p>No change proposed.</p>

204/36/SAR/P2	<p>Eng Klaus Armstrong Braun, Envirowatch UK, Agent:</p>	<p>We object to word 'housing growth' in hamlets unless it is defined number for each hamlet and assess impact then the SEA process otherwise it would be unlawful. This also applies to employment land identified.</p> <p>PROPOSED CHANGES: Housing growth in each of the hamlets must be assessed through the SEA process.</p>	<p>With reference to Policy BSC 6 (Local connections affordable housing in hamlets), for clarification each hamlet has a quota of housing growth (page 56 of the Deposit LDP). The principle of LDP Policy BSC 6 (Local connections affordable housing in hamlets) has been fully assessed in the SAR, a summary of which is contained in Table 9.4.</p> <p>The Sustainability Appraisal and Strategic Environmental Assessment (SA/SEA) assessment of the policy concluded that the policy was likely to have a positive effect overall and particularly in terms of social sustainability. Some negative impact may arise in relation to landscape and soil productivity.</p> <p>The principle of LDP Policy PSE 2 (Land for employment uses) has been fully assessed in the SAR, a summary of which is contained in Table 9.5. Allocated site for employment are assessed through the Site Assessments.</p> <p>No changes proposed.</p>
246/11/BSC5/P2	<p>Barwood Land and Estates Limited Agent: Boyer Planning Ltd</p>	<p>Supports the conclusion of Policy BSC5 assessment against the SA/SEA objectives.</p> <p>PROPOSED CHANGES: None specified.</p>	<p>Noted. Support welcomed.</p>

Deposit Sustainability Appraisal Report (October 2009)

Ref	Respondent	Summary	Draft Council Response
278/3/SAR/P2	Braidwater LTD Agent: GVA Grimley LTD	<p>In summary, object to the Sustainability Appraisal Report because no Sustainability Appraisal guidance to proponents has been made available to assist in the compilation of a Sustainability Appraisal for the land at Rhuddlan Road. There should be available to the proponent a clear methodology that is capable of being replicated in order to discern the decision making process of the Council, in accordance with its own appraisal against priorities.</p> <p>PROPOSED CHANGES: The land at Rhuddlan Road, Rhyl should be removed from the Green Barrier and allocated for employment use.</p>	<p>The Council did prompt those who made a representation relating to sites at the Deposit Consultation stage to submit further evidence based on the methodology outlined in the Candidate Site Assessment.</p> <p>The respondent have submitted a Sustainability Appraisal Assessment for the site in question on Rhuddlan Road, Rhyl a copy of which is available in the Council's Office or online through the LDP website.</p> <p>Any vetting of the SA assessment submitted by respondents will be done by the Inspector at the Examination in Public (LDP Manual, para 7.5.2).</p>
278/4/SAR/P2	Braidwater LTD Agent: GVA Grimley LTD	<p>In summary, consider that the Council has demonstrated a lack of transparency in the Sustainability Appraisal on its approach to site selection. The evidence upon which the Council's decision making for the site allocations is difficult to discern or otherwise not available. Object to not being able to comment on particular allocated employment sites, or the content of each of the Green Barrier designations. Object to the absence of individual evidence explaining why each site or area of land have been selected in the Deposit Plan, having regard to the overall development needs for the Plan period.</p> <p>PROPOSED CHANGES: The land at Rhuddlan Road, Rhyl should be removed from the Green Barrier and allocated for employment use.</p>	<p>The Candidate Site Assessment Report was published alongside the Deposit LDP. All site assessment information is contained in the Site Assessment Sheets which were available on request during the Deposit consultation.</p>

494/5/SAR/PP2	<p>The Kinmel Estate</p> <p>Agent: Strutt & Parker LLP</p>	<p>In summary, consider that the Sustainability Appraisal fails to adhere to the following objectives:</p> <p>Objective 1: Doesn't address key pockets of urban deprivation and requirements for new mixed housing stock Borough wide. Question deliverability.</p> <p>Objective 2: Fails to promote the health and well being of all existing settlements borough wide, instead encouraging people to relocate to Bodelwyddan thus failing to address deprivation and regeneration needs across the Borough.</p> <p>Objective 5: Current public transport offer at Bodelwyddan is poor, as is the level of service provision. Will lead to increased use of private car.</p> <p>Objective 7: 50 hectares of new employment allocations, 52% of which at key strategic site. Fails to support countywide economic regeneration.</p> <p>Objective 14: Key strategic site adjacent to flood risk area, likely to lead to increased flood risk.</p> <p>PROPOSED CHANGES: None specified</p>	<p>This objection seems to refer to the assessments of the spatial distribution of growth in the LDP (summaries in Table 8.2) and the Key Strategic Site options assessments (summarised in Table 8.5). The Council notes the following with regard to Sustainability Appraisal objectives:</p> <p>Sustainability Appraisal (SA) Obj 1: <i>(Ensuring the housing needs of the community are met)</i>, the assessment considers that communities away from the Strategic Site would be able to have some development, therefore localised need will still be addressed.</p> <p>Sustainability Appraisal (SA) Obj 2: <i>(Promote community health and well-being)</i> there are extremely high levels of multiple deprivation in some wards in Rhyl and high levels in Bodelwyddan. The Wales Spatial Plan and the Coastal Strategic Regeneration Area (regional documents) focuses investment and regeneration in a spatial hub which includes Rhyl, St Asaph, Bodelwyddan, Prestatyn and Kinmel Bay.</p> <p>Sustainability Appraisal (SA) Obj 5: <i>(Improve accessibility to education, employment, health, homes and community services for all sectors of the community through modes of transport other than the private car)</i> concentrating development along the coastal belt allows access to rail but fundamentally significant improvement can be made to the provision of public transport through development subsidy (buses to link the Vale of Clwyd and Rhyl/Prestatyn railway stations) and design (walking and cycling routes).</p> <p>Sustainability Appraisal (SA) Obj 7: <i>(Support County economic development and regeneration, including the provision of opportunities for rural diversification)</i> employment studies indicated that the demand for employment land is in the north of the County, thereby leading to greater chance of the employment land being developed to a high standard as seen at the St Asaph Business Park. Opportunity for rural employment is not overlooked and is encouraged through PPW, TAN 6 and LDP policy PSE 5 (subject to criteria and tests).</p> <p>Sustainability Appraisal (SA) Obj 14 <i>(Minimise the vulnerability to flooding and ensure new development does not increase flood risk)</i> Environment Agency Wales, a statutory consultee, raise no objections in principle to the spatial decision to allocate a Strategic Site at Bodelwyddan.</p>
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Deposit Sustainability Appraisal Report (October 2009)

Ref	Respondent	Summary	Draft Council Response
279/49/SAR/P2	Richard Ninnes Countryside Council for Wales	The SEA does not address sufficiently the potential conflict between water demand and environmental constraints on supply. PROPOSED CHANGES: None specified	Development could be phased to ensure capacity is available in the waste water treatment works and sewage network. This will give assurance that there will be no adverse effects on the environment, in particular to protect European sites. Similarly, increased recreational activities as a result of development should be monitored. *Discussions ongoing with staff at the CCW*.
279/48/SAR/P2	Richard Ninnes Countryside Council for Wales	Where the SEA relies on the Habitats Regulations Appraisal (HRA) to address impacts on Natura 2000 and Ramsar Sites, it fails on the points we identify in our response to the HRA. PROPOSED CHANGES: None specified	*Discussions regarding the Habitats Regulations Appraisal are ongoing with staff at the CCW*.
279/50/SAR/P2	Richard Ninnes Countryside Council for Wales	LDP Objective 2 (Economy and Jobs) - PPW 2002, Chapter 2 requires that the supply and spatial distribution of employment land should reflect sustainable development principles and not simply be located in areas of greatest demand. The supply and distribution of land should be informed by the SEA/SA process. PROPOSED CHANGES: Add the following to the end of LDP Objective 2: "and where they will support sustainable development."	Agree, amend LDP Objective 2 accordingly.
279/51/SAR/P2	Richard Ninnes Countryside Council for Wales	Policy BSC 3 is important for avoiding adverse effects on internationally designated areas (SPA, SAC, Ramsar sites) arising from reduced water quality or increased water demand. For the avoidance of doubt, CCW considers that BSC3 should state its purpose of applying as a test for all other policies in the plan. PROPOSED CHANGES: This change will help ensure the LDP is compliant with national policy and address the weaknesses we identified in the HRA and SA/SEA.	LDP Policy BSC3 (Securing infrastructure in new developments) clearly states that it will be applied whenever appropriate and as there may be developments that do not generate the need for any infrastructure contributions it would not be appropriate to apply it as a test to all other policies in the Plan. Impacts on the natural environment are tested by policies listed in LDP theme Valuing our Environment. For example, new developments requiring additional water supply would be tested by LDP policy VOE 6 (Water management). No change proposed. *New draft of LDP Policy BSC 3 to be discussed with staff at the CCW before Denbighshire Full Council meeting*.

Deposit Sustainability Appraisal Report (October 2009)

Ref	Respondent	Summary	Council Response
279/52/SAR/P2	Richard Ninnes Countryside Council for Wales	<p>For the avoidance of doubt, CCW considers that VOE1 should state its purpose of applying as a test for all other policies in the plan. The purpose of VOE1 in avoiding adverse effects on SAC, SPA and Ramsar sites is not sufficiently explicit in the wording to conclude that the deposit LDP is not likely to have a significant on a SAC, SPA or Ramsar site. Add to the end of section VOE1: "Permission will not be granted for development which would damage SSSIs, adversely affect the integrity of SAC, SPA and Ramsar sites (including candidate and proposed sites)."</p> <p>PROPOSED CHANGES: Add to the end of the policy VOE1: "This policy applies as a test to all other policies in this LDP", or text to that effect. The fact the policy relates to more than just environmental protection adds to the strong case for moving VOE1 to an earlier part of the policy sections in order to help emphasise its overarching nature.</p>	<p>Whilst this is not a direct objection or comment relating to the Sustainability Appraisal Report (SAR) it is prudent to note it and consider the overall implications in the SAR.</p> <p>Discussions with CCW staff are ongoing and the Council are considering the amendment to LDP Policy VOE 1 (Key Areas of Protection) to satisfy the concerns expressed.</p> <p><i>Council final response (279/33/VOE1/CE2): Agree to clarify and reword this policy. Policy VOE 1 & 5 have been reworded to protect the qualifying features of European sites (including proposed and candidates) and SSSIs from adverse effects in particular.</i></p> <p><i>Environmental protection policies VOE1 and VOE5 apply to all development proposals. The LDP avoids cross-reference between policies unless it is absolutely necessary.</i></p>
279/53/SAR/P2	Richard Ninnes Countryside Council for Wales	<p>To emphasise the importance of connectivity for wildlife, the justification section could refer to Regulation 37 of the Conservation (Natural Habitats, etc.) Regulations 1994 to encourage the appropriate management of landscape features. Policy VOE5 should state its purpose of applying as a test for all other policies in the plan.</p> <p>PROPOSED CHANGES: Add to the end of policy VOE5: "This policy applies as a test to all other policies in this LDP", or text to that effect. Add in policy justification: "...and helps implement Regulation 37 of the Conservation (Natural Habitats, etc.) Regulations 1994".</p>	<p>Whilst this is not a direct objection or comment relating to the Sustainability Appraisal Report (SAR) it is prudent to note it and consider the overall implications in the SAR.</p> <p>Discussions with CCW staff are ongoing and the Council are considering the amendment to LDP Policy VOE 5 (Protecting natural resources) to satisfy the concerns expressed.</p> <p><i>Council final response (279/35/VOE5/CE2): Agreed, we will include reference at the start of the Plan to emphasise that development proposals must satisfy all other relevant Local Development Plan policies.</i></p> <p><i>Agreed to amend policy justification to stress the importance of Regulation 39 of 'The Conservation of Habitats and Species Regulations 2010'.</i></p>

Denbighshire Local Development Plan
SA Report

Appendix 3

SA Full Assessment of the Key Strategic Sites

May 2013

SPATIAL DISTRIBUTION – Refined assessment of ST ASAPH WEST options (2009)

Sources of information:

ENTEC UK (2009) Strategic Masterplan Study.

		St Asaph West		St Asaph West
		OPTION 1 <ul style="list-style-type: none"> ▪ 70 Ha between the western fringe of St Asaph and the St Asaph Business Park. ▪ Potential mixed use site including employment land, housing, local centre facilities and open space. ▪ May provide link road between business park and Glascoed Road but will not provide the basis for a St Asaph by-pass. 		OPTION 2 Business as Usual 14 hectares of employment land. No housing or other allocations.
SA Objectives	SA	Comments/ Explanation	SA	Comments/ Explanation
Social				
1. Ensuring the housing needs of the community are met	+ M-T D L	This strategic site for large scale mixed use development offers opportunities to provide a variety of different types of housing. In addition, the economies of scale achievable on a large, masterplanned site should facilitate the inclusion of affordable housing provision within a commercially viable scheme.	-- M-T D L	This option would make no contribution towards meeting the overall housing need for the County.
2. Promote community health and well-being	-- S-T I L	The findings of the Entec report indicate that the level of housing proposed is insufficient to enable the development of dedicated community facilities such as a shop etc. This makes the site less sustainable as a community and likely to lead to negative impact on community health and well being for potential residents.	- S-T I L	Minor negative impact on community health and well being through a lack of provision of housing to meet community needs.

Key to symbols: +++ significantly positive, ++ moderately positive, + slightly positive, --- significantly negative, -- moderately negative, - slightly negative, 0 neutral. L-T = Long Term, M-T = Medium Term, S-T = Short Term D = Direct, I = indirect
 Level of uncertainty, H = High, M = Medium, L = Low.

SA Objectives	SA	Comments/ Explanation	SA	Comments/ Explanation
Social				
2. Promote community health and well-being (<i>continues</i>)		The site is also likely to result in the loss of green field land, which may have adverse effects in terms of reducing space for informal leisure and recreation.		
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime	-/+ S-T I L	The findings of the Entec report indicate that the level of housing proposed is insufficient to enable the development of dedicated community facilities such as a shop etc. This makes the site less sustainable as a community. This site could support a masterplanned approach, which offers some potential to ensure that crime minimisation is incorporated into design at the outset.	- S-T I L	Minor negative impact on community safety through a lack of provision of housing to meet community needs.
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the natural environment	-/+ L-T D L	This site may have some negative effects arising from the loss of accessible countryside. However, this may be offset to some degree by the potential to incorporate new greenspace into design through the use of a masterplanned approach to development. There isn't a significant underprovision of open space in St Asaph currently, but this is based on a relatively small population base. Developer contributions may also be used to increase formal leisure and recreation provision.	- L-T D L	Not developing this site will maintain the sites agricultural use. This does not improve the range of recreation facilities but will maintain the existing greenspace
5. Improve accessibility to education, employment, health, homes and community services for all sectors of the community through modes of transport other than the private car.	+/- S-T D L	The scale of this development offers the opportunity to improve linkages between the site and the A55 which may facilitate improved public transport services and cycle routes. The business park is currently separated from the town of St Asaph and unless linkages are improved any benefits may be limited.	+/- M-T D L	Positive impact in terms of providing land for employment uses. Likely negative impact on this objective as no other types of development will take place to meet the needs of the community.

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Level of uncertainty, H = High, M = Medium, L = Low.

SA Objectives	SA	Comments/ Explanation	SA	Comments/ Explanation
Social				
5. Improve accessibility to education, employment, health, homes and community services for all sectors of the community through modes of transport other than the private car. (continues)		The findings of the Entec report indicate that the level of housing proposed is insufficient to enable the development of dedicated community facilities such as a shop etc and that creating linkages with the existing town is difficult. This makes the site less sustainable in terms of being a community and future residents may feel isolated and lack access to facilities.		
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	+/- M-T I M	Large green field development will provide a significant amount of affordable housing for local people, helping to maintain community cohesion. Employment sites may also provide quality opportunities for local people .Area with relatively low level of Welsh speakers currently. No control over occupation of market housing may attract immigrants with unknown impact on traditional community.	--/+ S-T I M	Area with relatively low level of Welsh speakers currently. No control over occupation of market housing which may attract immigrants with unknown impact on traditional community. No change would maintain the current landscape.
Economic				
7. Support County economic development and regeneration, including the provision of opportunities for rural diversification.	++ M-T D L	The development of this strategic mixed use site should have considerable benefits in terms of increasing the economic potential in the area through the delivery of a broad range of purpose built serviced employment sites. The St Asaph Business Park is successful and demand is high for additional serviced employment land in the area. There is also an expanding opto-electronics cluster here. The findings of the Entec report indicate that employment use based on the existing business park footprint is the most appropriate option in this area.	++ M-T D L	This option maintains the employment land allocation at the St Asaph Business park which serves to accommodate and attract high quality job opportunities.

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SA Objectives	SA	Comments/ Explanation	SA	Comments/ Explanation
Economic				
8. Maintain and enhance the vitality and viability of town and rural centres	+/- M-T I M	St Asaph is currently a poorly performing town centre. The site borders the western fringes of the town and may have a beneficial effect on the town centre. The findings of the Entec report indicate that the level of housing proposed is insufficient to enable the development of dedicated community facilities such as a shop etc and that creating linkages with the existing town is difficult. This makes the site less sustainable in terms of being a community and future residents may feel isolated and lack access to facilities.	-- M-T I M	This option is unlikely to have any positive effect upon the viability and vitality of the town centre.
9. Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes	- M-T D L	A site of this scale could not be accommodated on a brown field site in the St Asaph area. Green field sites may come forward in advance of brown field sites due to their relatively unconstrained nature. Opportunity to integrate public transport routes	0	No obvious effect as the site is currently allocated for employment use.
10. Safeguard soil quality and function and maintain long term productivity of agricultural land.	- M-T D L	There is no land of high agricultural value affected by this site.	- M-T D L	There is no land of high agricultural value affected by this site.
Environmental				
11. Protect and enhance all international, national and locally designated nature conservation sites and protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.	-- M-T D L	This site may lead to some disruption of habitats and species. The master planned approach does however offer the opportunity to more actively manage habitats and improve their conservation status. However, the site density would make it difficult to intergrate biodiversity and greenspace through the development. Evidence of GCN in area, possible badger, bat and water vole presence. Some DLBAP habitats within site.	- M-T D M	Biodiversity is likely to remain the same or decline. The rate of which depends on the quantity and quality of the existing variety of habitats.

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SA Objectives	SA	Comments/ Explanation	SA	Comments/ Explanation
Environmental				
12. Preserve and enhance landscape character across the County, particularly the AONB.	- M-T D L	This site has considerable potential for effects. Whilst the masterplan may result in environment and landscape enhancement it is likely that the loss of land to development will result in adverse effects including the loss of historic boundaries and field patterns. LANDMAP visual and sensory layer moderate.	+ S-T D L	The development site option would maintain the landscape character as identified in LANDMAP (moderate classification under the Visual and sensory themes). As this land was allocated in 2002 prior to the LANDMAP assessment.
13. Protect and improve the water quantity and quality of inland and coastal waters.	- M-T I M	This site will involve the introduction of significant new areas of built development on formerly undeveloped land. This will increase demand for water, as well as presenting an increased risk of polluted run off entering surface and groundwater systems. However, the use of a masterplanned approach to development, coupled with the economies of scale possible a larger scale site, offers opportunities to integrate water saving devices into the overall design, which would have some benefits against the objective.	+/- L-T D/i L	Greenfield run-off rate maintained in the long term. Soil compaction by agricultural practices could cause water filtration issues.
14. Minimise the vulnerability to flooding and ensure new development does not increase flood risk.	--/+ M-T D L	This site will introduce a considerably greater amount of impermeable surfaces into the landscape. This will increase the risk of accelerated run-off in some locations (potentially St Asaph), which can contribute to an increased flood risk. However, the masterplanned approach to the design of sites should help to increase opportunities to ensure that new development incorporates water saving technologies and is safeguarded against flood risk. The site is not subject to flood risk	0	No obvious effects

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SA Objectives	SA	Comments/ Explanation	SA	Comments/ Explanation
Environmental				
15. Protect and improve air quality.	+ L-T I L	This site will increase the amount of traffic and building derived pollutants. In addition, the development of greenfield land is likely to result in a reduction in vegetation and open space, which will have adverse effects on the carbon sink. This may be offset to some degree, however, by the potential that the masterplanned approach offers in terms of securing access by sustainable modes.	+ L-T I L	Current levels of air quality are likely to be maintained in the County.
16. Contribute to a reduction in greenhouse gas emissions (especially CO₂) by increasing energy conservation and efficiency in development and supporting increased provision and use of renewable energy.	- M-T D L	This site, offers opportunities to maximise the benefits of economies of scale in the inclusion of energy efficient design and technologies, access by sustainable transport modes and the inclusion of small scale renewable energy technologies. There is a risk, however, that beneficial effects may be offset by the scale of development, which will increase energy requirements for the County as well as the development of a greenfield site, which may increase the need to travel for existing and prospective residents to access facilities and services.	+++ S-T D L	In the short term the green field site could be used to grow energy crops.
17. Protect mineral reserves from development that would preclude extraction.	0 L-T D L	Consideration has been given to the presence of subsurface mineral resource on the development site. No presence of commercial minerals.	0	No obvious effects
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	+ L-T D L	Will depend upon implementation. The masterplanned approach to site design and development does however offer considerable potential to ensure that sustainable waste management arrangements are in place in association with site development.	+ L-T D L	Developing the site will not give rise to domestic waste only commercial waste in terms of the employment sites and agricultural activity.

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SPATIAL DISTRIBUTION – Refined assessment of RHYL SOUTH/SOUTH EAST options (2009)

Sources of information:

ENTEC UK (2009) Strategic Masterplan Study.

NB research carried out as part of the above report has highlighted that the essential north/south relief road for the major mixed use options cannot be delivered without public subsidy. There is currently no funding secured to provide a relief road and the strategic site option is not considered deliverable. With a view that funding may become available for subsequent Local Development Plans the assessment of the options has assumed that the non-delivery of the relief road is not an issue when looking at the merits of the options.

		S/SE Rhyl		S/SE Rhyl		S/SE Rhyl		S/SE Rhyl
		OPTION 1 100 new homes New estate access only No employment		OPTION 2 1,200 new homes 5 ha to accommodate employment New link road between A548 and A525 main roads Associated community facilities		OPTION 3 2,000 new homes 20 ha to accommodate employment. New link road between A548 and A525 main roads Associated community facilities		OPTION 4 Business as Usual
SA Objectives	SA	Comments/ Explanation	SA	Comments/ Explanation	SA	Comments/ Explanation	SA	Comments/ Explanation
Social								
1. Ensuring the housing needs of the community are met	+ M-T D L	This option would make a small contribution towards meeting the overall housing need for the coastal area.	+++ M-T D L	This strategic site for large scale mixed use development offers opportunities to provide a variety of different types of housing. In addition, the economies of scale achievable on a large, masterplanned site should facilitate the inclusion of affordable housing provision within a commercially viable scheme. This site alone could help to meet a significant proportion of the County's housing needs.	+++ M-T D L	This strategic site for large scale mixed use development offers opportunities to provide a variety of different types of housing. In addition, the economies of scale achievable on a large, masterplanned site should facilitate the inclusion of affordable housing provision within a commercially viable scheme. This site alone could help to meet a significant proportion of the County's housing needs.	-- M-T D L	This option would make no contribution towards meeting the overall housing need for the coastal area.

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SA Objectives	SA	Comments/ Explanation	SA	Comments/ Explanation	SA	Comments/ Explanation	SA	Comments/ Explanation
Social								
2. Promote community health and well-being	+ S-T I L	Minor positive impact on community health and well being through the provision of housing.	++/- S-T I L	High levels of multiple deprivation in some wards in Rhyl. This site offers the potential to deliver economies of scale in terms of developer-funded community facilities and infrastructure, which could include additional health, leisure and recreational facilities. The masterplanned approach also offers the opportunity to ensure that new development is served by walking and cycling routes, which may lead to an increase in use of these modes. However, the site is likely to result in the loss of green field land, which may have adverse effects in terms of reducing space for informal leisure and recreation.	++/- S-T I L	High levels of multiple deprivation in some wards in Rhyl. This site offers the potential to deliver economies of scale in terms of developer-funded community facilities and infrastructure, which could include additional health, leisure and recreational facilities. The masterplanned approach also offers the opportunity to ensure that new development is served by walking and cycling routes, which may lead to an increase in use of these modes. However, the site is likely to result in the loss of green field land, which may have adverse effects in terms of reducing space for informal leisure and recreation.	- S-T I L	Minor negative impact on community health and well being through a lack of provision of housing to meet community needs.
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime	+ S-T I L	Minor positive impact on community health and well being through the provision of housing.	+++ L-T I L	This site supports a masterplanned approach, which offers considerable potential to ensure that crime minimisation is incorporated into design at the outset. In addition, this site offers the greatest potential to deliver additional community facilities and services through developer funding, which may offer some benefits in terms of providing additional	+++ L-T I L	This site supports a masterplanned approach, which offers considerable potential to ensure that crime minimisation is incorporated into design at the outset. In addition, this site offers the greatest potential to deliver additional community facilities and services through developer funding,	- S-T I L	Minor negative impact on community health and well being through a lack of provision of housing to meet community needs.

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SA Objectives	SA	Comments/ Explanation	SA	Comments/ Explanation	SA	Comments/ Explanation	SA	Comments/ Explanation
Social								
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime (continues)				community based activities and reinforcing a sense of community identity and ownership.		which may offer some benefits in terms of providing additional community based activities and reinforcing a sense of community identity and ownership.		
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the natural environment	-/+ L-T D L	Developing this small site will maintain much of the areas agricultural use. This is unlikely to improve the range of recreation facilities but will maintain the existing greenspace	++/- L-T D L	This option may have some negative effects arising from the loss of accessible countryside. There is a lack of suitable playing fields and pitches in Rhyl with changing facilities and a large site such as this, offers the potential to incorporate new greenspace into design through the use of a masterplanned approach to development. Developer contributions may also be used to increase formal leisure and recreation provision.	++/- L-T D L	This option may have some negative effects arising from the loss of accessible countryside. There is a lack of suitable playing fields and pitches in Rhyl with changing facilities and a large site such as this, offers the potential to incorporate new greenspace into design through the use of a masterplanned approach to development. Developer contributions may also be used to increase formal leisure and recreation provision.	- L-T D L	Not developing this site will maintain the sites agricultural use. This does not improve the range of recreation facilities but will maintain the existing greenspace
5. Improve accessibility to education, employment, health, homes and community services for all sectors of the private car...	+/- S-T D L	Minor positive impact on community health and well being through the provision of housing. Negative effect due to the non delivery of employment, education or other community benefits.	++/- L-T D L	The scale of the option necessitates a new north south link road. This offers opportunities for integrating walking and cycling routes with the exiting urban area and also linkages for public transport. Local facilities can be located centrally to reduce car use. New road may lead to increased car use as congestion eases. This large scale mixed use site offers opportunities for housing to	++/- L-T D L	The scale of the option necessitates a new north south link road. This offers opportunities for integrating walking and cycling routes with the exiting urban area and also linkages for public transport. Local facilities can be located centrally to reduce car use. New road may lead to increased car use as congestion eases.	-- M-T D L	Likely negative impact on this objective as no development will take place to meet the needs of the community.

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SA Objectives	SA	Comments/ Explanation	SA	Comments/ Explanation	SA	Comments/ Explanation	SA	Comments/ Explanation
Social								
...community through modes of transport other than the				enable the provision of a range of employment and community facilities. Use of a green field site maximises the potential level of developer contributions due to reduced site costs.		This large scale mixed use site offers opportunities for housing to enable the provision of a range of employment and community facilities. Use of a green field site maximises the potential level of developer contributions due to reduced site costs.		
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	+/- M-T I M	Small green field development will provide an amount of affordable housing for local people, helping to maintain community cohesion. Area with relatively low level of Welsh speakers currently. No control over occupation of market housing may attract immigrants with unknown impact on traditional community.	++/- L-T I M	Large green field development will provide a significant amount of affordable housing for local people, helping to maintain community cohesion. Employment sites may also provide quality opportunities for local people .Area with relatively low level of Welsh speakers currently. No control over occupation of market housing may attract immigrants with unknown impact on traditional community.	++/- L-T I M	Large green field development will provide a significant amount of affordable housing for local people, helping to maintain community cohesion. Employment sites may also provide quality opportunities for local people .Area with relatively low level of Welsh speakers currently. No control over occupation of market housing may attract immigrants with unknown impact on traditional community.	--/+ S-T I M	Area with relatively low level of Welsh speakers currently. No control over occupation of market housing which may attract immigrants with unknown impact on traditional community. No change would maintain the current landscape.
Economic								
7. Support County economic development and regeneration...	-- M-T D L	This option will make no positive provision for employment opportunities in the Rhyl area.	+++ L-T D L	The development of this strategic mixed use option should have considerable benefits in terms of increasing the economic potential in the area through the delivery of a broad range of purpose built	+++ L-T D L	The development of this strategic mixed use option should have considerable benefits in terms of increasing the economic potential in the area through the delivery of a	-- M-T D L	This option will make no positive provision for employment opportunities in

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SA Objectives	SA	Comments/ Explanation	SA	Comments/ Explanation	SA	Comments/ Explanation	SA	Comments/ Explanation
Economic								
...including the provision of opportunities for rural diversification.				serviced employment sites and increased support for additional services, retail and facilities. There is significant demand for serviced employment land in Rhyl which this development could address.		broad range of purpose built serviced employment sites and increased support for additional services, retail and facilities. There is significant demand for serviced employment land in Rhyl which this development could address.		the Rhyl area.
8. Maintain and enhance the vitality and viability of town and rural centres	+ M-T I M	This option may have a minor positive effect upon the viability and vitality of the town centre through increased patronage.	++/- L-T I M	Rhyl functions as a sub regional shopping centre but is experiencing decline. Option may include provision for a local centre which may have a minor negative effect on the existing town centre. Increased residential growth will increase the market for the town centre and may lead to increased usage.	++/- L-T I M	Rhyl functions as a sub regional shopping centre but is experiencing decline. Option may include provision for a local centre which may have a minor negative effect on the existing town centre. Increased residential growth will increase the market for the town centre and may lead to increased usage.	-- M-T I M	This option is unlikely to have any positive effect upon the viability and vitality of the town centre.
9. Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes	- M-T D L	This option will have minor negative effect through the use of green field land.	-- L-T D H	An option of this scale could not be accommodated on a brown field site in the Rhyl area. Green field sites may come forward in advance of brown field sites due to their relatively unconstrained nature. Opportunity to integrate public transport routes.	-- L-T D H	An option of this scale could not be accommodated on a brown field site in the Rhyl area. Green field sites may come forward in advance of brown field sites due to their relatively unconstrained nature. Opportunity to integrate public transport routes.	++ M-T D L	This option will have a positive effect in encouraging the use of brown field sites by restricting the allocation of green field land.
10. Safeguard soil quality and function and maintain long term...	- M-T D L	This option will have minor negative effect through the use of agricultural land.	-- L-T D H	A significant proportion of this option is of high agricultural value, there is a considerable likelihood that this site will have an adverse effect in terms of the irreversible loss of productive soils to	-- L-T D H	A significant proportion of this option is of high agricultural value, there is a considerable likelihood that this site will have an adverse effect in terms of the irreversible loss of	++ M-T D L	This option will not lead to the use of any agricultural land. A part of the site has Grade 2

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SA Objectives	SA	Comments/ Explanation	SA	Comments/ Explanation	SA	Comments/ Explanation	SA	Comments/ Explanation
Economic								
...productivity of agricultural land.				development.		productive soils to development.		agricultural classification and therefore considered Best and Most Versatile.
Environmental								
11. Protect and enhance all international, national and locally designated nature conservation sites and protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.	- M-T D L	This option may lead to minor disruption of habitats and species. No designated sites present but ponds on site which may indicate the presence of Great Crested Newts.	--/+ L-T D L	This option may lead to some disruption of habitats and species. The master planned approach does however offer the opportunity to more actively manage habitats and improve their conservation status. 2 local wildlife sites, GCN and possible badger and water vole presence. Some DLBAP habitats within site.	--/+ L-T D L	This option may lead to some disruption of habitats and species. The master planned approach does however offer the opportunity to more actively manage habitats and improve their conservation status. 2 local wildlife sites, GCN and possible badger and water vole presence. Some DLBAP habitats within site.	0	Not developing this site will maintain the sites nature conservation value. Biodiversity is likely to remain the same or decline the rate of which depends on the quantity and quality of the existing variety of habitats.

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SA Objectives	SA	Comments/ Explanation	SA	Comments/ Explanation	SA	Comments/ Explanation	SA	Comments/ Explanation
Environmental								
12. Preserve and enhance landscape character across the County, particularly the AONB.	- M-T D L	This option would have a minor impact on the landscape character as identified in LANDMAP (moderate and high classification under the Visual and sensory themes).	+/- L-T D L	This site has considerable potential for effects. Whilst the masterplanned may result in environment and landscape enhancement it is likely that the loss of land to development will result in adverse effects including the loss of historic boundaries and field patterns. Site is some distance from the AONB and unlikely to effect views from it. LANDMAP Visual and sensory layer moderate and high.	+/- L-T D L	This site has considerable potential for effects. Whilst the masterplanned may result in environment and landscape enhancement it is likely that the loss of land to development will result in adverse effects including the loss of historic boundaries and field patterns. Site is some distance from the AONB and unlikely to effect views from it. LANDMAP Visual and sensory layer moderate and high.	0	The no development option would maintain the landscape character as identified in LANDMAP (moderate and high classification under the Visual and sensory themes). No new substantial tree or hedge planting is expected to take place.
13. Protect and improve the water quantity and quality of inland and coastal waters.	- M-T I M	Development is likely to result in potential pressures through increased surface run-off, sewerage and waste water, all of which could present an increased risk of pollution incidences affecting water quality.	+/- L-T I M	This option will involve the introduction of significant new areas of built development on formerly undeveloped land. This will increase demand for water, as well as presenting an increased risk of polluted run off entering surface and groundwater systems. However, the use of a masterplanned approach to development, coupled with the economies of scale possible a larger scale site, offers opportunities to integrate water saving devices into the overall design, which would have some benefits against the objective.	+/- L-T I M	This option will involve the introduction of significant new areas of built development on formerly undeveloped land. This will increase demand for water, as well as presenting an increased risk of polluted run off entering surface and groundwater systems. However, the use of a masterplanned approach to development, coupled with the economies of scale possible a larger scale site, offers opportunities to integrate water saving devices into the overall	+/- L-T D/i L	Greenfield run-off rate maintained in the long term. Soil compaction by agricultural practices could cause water filtration issues. The L-T water quantity trend would be negative as existing homes in Rhyl are less likely to have

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SA Objectives	SA	Comments/ Explanation	SA	Comments/ Explanation	SA	Comments/ Explanation	SA	Comments/ Explanation
Environmental								
13. (continues)						design, which would have some benefits against the objective.		water saving appliances.
14. Minimise the vulnerability to flooding and ensure new development does not increase flood risk.	+ M-T D L	As parts of Denbighshire have been identified as having a lack of sewerage capacity, potential pressures on the drainage system could potentially increase the risk of localised flooding; however there is the opportunity to upgrade with new development. Any new development should be assessed in terms of potential flood risk using TAN15 guidance.	+/-- L-T D L	This option will introduce a considerably greater amount of impermeable surfaces into the landscape. This will increase the risk of accelerated run-off in some locations, which can contribute to an increased flood risk. However, the masterplanned approach to the design of sites should help to increase opportunities to ensure that new development incorporates water saving technologies and is safeguarded against flood risk. The northern portion of the site is subject to flood risk and the design of the site will take this into account when allocating land uses. Recommend: Undertaking a Flood Consequence Assessment.	+/-- L-T D L	This option will introduce a considerably greater amount of impermeable surfaces into the landscape. This will increase the risk of accelerated run-off in some locations, which can contribute to an increased flood risk. However, the masterplanned approach to the design of sites should help to increase opportunities to ensure that new development incorporates water saving technologies and is safeguarded against flood risk. The northern portion of the site is subject to flood risk and the design of the site will take this into account when allocating land uses. Recommend: Undertaking a Flood Consequence Assessment.	0	No obvious effects
15. Protect and improve air quality.	+ L-T I L	Current levels of air quality are likely to be maintained in the County.	+/- L-T I L	This option will increase the amount of traffic and building derived pollutants. In addition, the development of greenfield land is likely to result in a reduction in vegetation and open space, which will have adverse effects on the carbon sink. This may be offset to some degree, however,	+/- L-T I L	This option will increase the amount of traffic and building derived pollutants. In addition, the development of greenfield land is likely to result in a reduction in vegetation and open space, which will have adverse effects on the carbon sink. This may be offset to	+ L-T I L	Current levels of air quality are likely to be maintained in the County.

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SA Objectives	SA	Comments/ Explanation	SA	Comments/ Explanation	SA	Comments/ Explanation	SA	Comments/ Explanation
Environmental								
15. Protect and improve air quality. <i>(continues)</i>				by the potential that the masterplanned approach offers in terms of securing access by sustainable modes. The introduction of a relief road around Rhyl to serve the new development may have a beneficial effect on some existing urban area that suffer from poorer air quality due to traffic congestion.		some degree, however, by the potential that the master-planned approach offers in terms of securing access by sustainable modes. The introduction of a relief road around Rhyl to serve the new development may have a beneficial effect on some existing urban area that suffer from poorer air quality due to traffic congestion.		
16. Contribute to a reduction in greenhouse gas emissions (especially CO₂) by increasing energy conservation and efficiency in development and supporting increased provision and use of renewable energy.	- M-T D L	This option is likely to have a negative effect through increasing emissions from new development and the associated increase in the traffic volumes.	++/- M-T D L	This site, offers opportunities to maximise the benefits of economies of scale in the inclusion of energy efficient design and technologies, access by sustainable transport modes and the inclusion of small scale renewable energy technologies. There is a risk, however, that beneficial effects may be offset by the scale of development, which will increase energy requirements for the County as well as the development of a greenfield site, which may increase the need to travel for existing and prospective residents to access facilities and services.	++/- M-T D L	This site, offers opportunities to maximise the benefits of economies of scale in the inclusion of energy efficient design and technologies, access by sustainable transport modes and the inclusion of small scale renewable energy technologies. There is a risk, however, that beneficial effects may be offset by the scale of development, which will increase energy requirements for the County as well as the development of a greenfield site, which may increase the need to travel for existing and prospective residents to access facilities and services.	+++ M-T D L	A green field site could be used to grow energy crops.

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SA Objectives	SA	Comments/ Explanation	SA	Comments/ Explanation	SA	Comments/ Explanation	SA	Comments/ Explanation
Environmental								
17. Protect mineral reserves from development that would preclude extraction.	0 L-T D L	Consideration has been given to the presence of subsurface mineral resource on the development site. No presence of commercial minerals.	0 L-T D L	Consideration has been given to the presence of subsurface mineral resource on the development site. No presence of commercial minerals.	0 L-T D L	Consideration has been given to the presence of subsurface mineral resource on the development site. No presence of commercial minerals.	0	No obvious effects
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	- L-T D L	Levels of growth sought under this option are likely to lead to a minor increase waste production and generate additional demand for waste management over the existing baseline.	+ L-T D L	Will depend upon implementation. The masterplanned approach to site design and development does however offer considerable potential to ensure that sustainable waste management arrangements are in place in association with site development.	+ L-T D L	Will depend upon implementation. The masterplanned approach to site design and development does however offer considerable potential to ensure that sustainable waste management arrangements are in place in association with site development.	+ L-T D L	Not developing the site will not give rise to domestic waste only commercial waste in terms of the agricultural activity.

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SPATIAL DISTRIBUTION – Refined assessment of **BODELWYDDAN** options (July 2009)

Sources of information:

ENTEC UK (2009) Strategic Masterplan Study.

TEP (2008) EIA for Gwynt Y Mor Onshore Infrastructure 31/2008/1123/PF

		Bodelwyddan		Bodelwyddan		Business as Usual Scenario
Site Description		<ul style="list-style-type: none"> • OPTION 1 • 2,105 new homes • 26ha of employment land • Community facilities and school • Spine road through the site from Junction 26 of the A55 (T) to Sarn Road at Glan Clwyd Hospital. 		<ul style="list-style-type: none"> • OPTION 2 • 1,700 new homes • 26 ha of employment land • Community facilities and school • Spine road through the site from Junction 26 of the A55 (T) to Sarn Road at Glan Clwyd Hospital. 		<ul style="list-style-type: none"> • Green field land use for agricultural grazing and cropping • Village/town • Limited employment opportunities within the existing UDP boundary. • Recent closure of Hotpoint factory (brownfield land). • Population 1991 - 1,712 • Population 2001 - 2,106
SA/SEA Objective	SA	Comments/Explanation	SA	Comments/Explanation	SA	Comments/Explanation
Social						
1. Ensure the housing needs of the community are met	+ L-T D L	Development offers opportunities to provide a variety of different types of housing on site. In addition, the economies of scale achievable on a large, masterplanned site should facilitate the inclusion of affordable housing provision within a commercially viable scheme. Increasing the housing figure on one site increases the risk of plan failure.	++ L-T D L	Development offers opportunities to provide a variety of different types of housing on site. In addition, the economies of scale achievable on a large, masterplanned site should facilitate the inclusion of affordable housing provision within a commercially viable scheme. The reduced homes figure on the key site allows the other settlements to make up the residual housing figure reducing the risk of plan failure.	--- L-T D L	Maintaining the status quo will not deliver the supply of homes needed for the County. No other feasible sites to bring forward to meet the housing need. Not delivering the regional apportionment for homes within the County would lead to increase pressure cross boundary which would result in negative impact on SA objectives.

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SA/SEA Objective	SA	Comments/ Explanation	SA	Comments/ Explanation	SA	Comments/ Explanation
Social						
2. Promote community health and well-being	+ L-T D M	There is limited health facility in Bodelwyddan currently. Increasing the population with the new development will create division within the existing community in the S-T, however it will justify requiring a new facilities, directly improving access to services. A well designed masterplan development of this scale provides opportunity for long-term health benefits directly (facilities) and indirectly (walking and cycling routes through the site which currently has limited public access).	+ L-T D M	There is limited health facility in Bodelwyddan currently. Increasing the population with the new development will create division within the existing community in the S-T, however it will justify requiring a new facilities, directly improving access to services. A well designed masterplan development of this scale provides opportunity for long-term health benefits directly (facilities) and indirectly (walking and cycling routes through the site which currently has limited public access).	+/- S-T D/i L	Not developing green field land will maintain the current well-being for the S-T. However a well designed masterplan development of this scale provides opportunity for long-term health benefits directly and indirectly.
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime	+ L-T D L	The site will support a masterplanned approach, which offers considerable potential to ensure that community safety is incorporated into the design at the outset. In addition, this site offers the potential to deliver additional community facilities and services through developer funding, which may offer some benefits in terms of providing additional community based activities and reinforcing a sense of community identity and ownership.	+ L-T D L	The site will support a masterplanned approach, which offers considerable potential to ensure that community safety is incorporated into the design at the outset. In addition, this site offers the potential to deliver additional community facilities and services through developer funding, which may offer some benefits in terms of providing additional community based activities and reinforcing a sense of community identity and ownership.	- L-T D L	Maintain the status quo will not provide direct measures to reduce the fear of crime and a sense of safety.
4. Enhance existing and promote the development of high quality recreation...	++/ - L-T D L	This site may have some negative effects arising from the temporary loss of public footpaths and parts of the accessible countryside during the construction phase.	++/ - L-T D L	This site may have some negative effects arising from the temporary loss of public footpaths and parts of the accessible countryside during the construction phase.	- L-T D L	Not developing this site will maintain the sites agricultural use. This does not improve the range of recreation facilities but will maintain the existing greenspace

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SA/SEA Objective	SA	Comments/ Explanation	SA	Comments/ Explanation	SA	Comments/ Explanation
Social						
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the natural environment <i>(continues)</i>		However, this can be offset by the potential to incorporate new green open space into design through the use of a masterplanned approach to development. There isn't a significant under provision of open space in Bodelwyddan currently, but this is based on a relatively small population base. Developer contributions may also be used to increase formal leisure and recreation provision off site. In the short term the overall benefits will be limited, however when development has commenced the open space will become available.		However, this can be offset by the potential to incorporate new green open space into design through the use of a masterplanned approach to development. There isn't a significant under provision of open space in Bodelwyddan currently, but this is based on a relatively small population base. Developer contributions may also be used to increase formal leisure and recreation provision off site. In the short term the overall benefits will be limited, however when development has commenced the open space will become available.		
5. Improve accessibility to education, employment, health, homes and community services for all sectors of the community through modes of transport other than the private car.	++ L-T D L	This large scale mixed use site offers opportunities for housing to enable the provision of a range of employment and community facilities. Use of a green field site maximises the potential level of developer contributions due to reduced site costs. The scale of this development offers the opportunity to improve sustainable transport, road alignments and linkages between the site and Rhuddlan/Rhyl, St Asaph and Kinmel Bay.	++ L-T D L	This large scale mixed use site offers opportunities for housing to enable the provision of a range of employment and community facilities. Use of a green field site maximises the potential level of developer contributions due to reduced site costs. The scale of this development offers the opportunity to improve road alignments and linkages between the site and Rhuddlan/Rhyl, St Asaph and Kinmel Bay. This development proposal will make a positive contribution towards anti-poverty in children and adults by improving access to facilities and services.	-- L-T D L	Current public transport is limited despite a regional hospital being located adjoining the site. The current primary school has very limited surplus capacity. The current Community Centre is dated and under perceived threat from vandalism.

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SA/SEA Objective	SA	Comments/ Explanation	SA	Comments/ Explanation	SA	Comments/ Explanation
Social						
5. Improve accessibility to education, employment, health, homes and community services for all sectors of the community through modes of transport other than the private car. <i>(continues)</i>		This development proposal will make a positive contribution towards anti-poverty in children and adults by improving access to facilities and services. Recommend: Consider the following in the Masterplan; Facilitate improved public transport services and cycle routes which are to be in place prior to occupation of the first homes/employment. The inclusion of a local community centre accessible to the whole community to help reduce car use. Provision of a new primary school and public transport links with St Asaph/Abergele/Rhyl will allow access to a choice of secondary schools and further education college.		Recommend: Consider the following in the Masterplan; Facilitate improved public transport services and cycle routes which are to be in place prior to occupation of the first homes/employment. The inclusion of a local community centre accessible to the whole community to help reduce car use. Provision of a new primary school and public transport links with St Asaph/Abergele/Rhyl will allow access to a choice of secondary schools and further education college.		
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	++/ -- L-T I H	Large development will provide a significant amount of affordable housing for local people, helping to maintain community cohesion. Employment site may also provide quality job opportunities for local people. Area with relatively low level of Welsh speakers currently. No control over occupation of market housing which may attract in migrants with unknown impact on traditional community.	++/ -- L-T I H	Large development will provide a significant amount of affordable housing for local people, helping to maintain community cohesion. Employment site may also provide quality job opportunities for local people. Area with relatively low level of Welsh speakers currently. No control over occupation of market housing which may attract in migrants with unknown impact on traditional community.	--/+ S-T I M	Area with relatively low level of Welsh speakers currently. No control over occupation of market housing which may attract immigrants with unknown impact on traditional community. No change would maintain the current landscape surrounding the Mable Church and conservation area.

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SA/SEA Objective	SA	Comments/ Explanation	SA	Comments/ Explanation	SA	Comments/ Explanation
Social						
6. Protect and enhance the Welsh language and culture, including the County's heritage assets. <i>(continues)</i>		Recommend: study to consider how best to mitigate any negative impact on the Welsh language and any improvements in its use by the community. Improvements to parking at Marble Church and traffic through the conservation area need to be considered but opportunity for positive improvements.		Recommend: study to consider how best to mitigate any negative impact on the Welsh language and any improvements in its use by the community. Improvements to parking at Marble Church and traffic through the conservation area need to be considered but opportunity for positive improvements.		
Economic						
7. Support County economic development and regeneration, including the provision of opportunities for rural diversification.	++ L-T D L	The development of this strategic mixed use site should have considerable benefits in terms of increasing the economic potential of the area through the delivery of a broad range of purpose built serviced employment sites (offices and light industry) and increased support for additional services, retail and facilities. The presence of the regional hospital offers opportunities for ancillary health care industries. The site is in an accessible location experiencing high demand for serviced sites. The development will help link the employment opportunities at St Asaph Business Park with existing employment land on the Bodelwyddan side of the A55. Recommend: Walking and cycling links between the development site and the employment opportunities within the existing settlement and the	++ L-T D L	The development of this strategic mixed use site should have considerable benefits in terms of increasing the economic potential of the area through the delivery of a broad range of purpose built serviced employment sites (offices and light industry) and increased support for additional services, retail and facilities. The presence of the regional hospital offers opportunities for ancillary health care industries. The site is in an accessible location experiencing high demand for serviced sites. The development will help link the employment opportunities at St Asaph Business Park with existing employment land on the Bodelwyddan side of the A55. Recommend: Walking and cycling links between the development site and the employment opportunities within the existing settlement and the	+/- L-T D L	With the recent closure of the Hotpoint/Indesit manufacturing factory, new industries will have an opportunity to recycle the large building and make use of the workforce in the area. Finding an alternative use to the factory site is likely to be a long-term issue. The presence of the regional hospital offers opportunities for ancillary health care industries. Bodelwyddan is in an accessible location experiencing high demand for serviced sites. Current high quality employment opportunities at St Asaph Business Park is relatively inaccessible to the residents of Bodelwyddan because there is no direct public access across the A55.

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St Asaph Business Park.			St Asaph Business Park.			
SA/SEA Objective	SA	Comments/ Explanation	SA	Comments/ Explanation	SA	Comments/ Explanation
Economic						
8. Maintain and enhance the vitality and viability of town and rural centres	++ L-T I M	The current local service provision in Bodelwyddan is limited. The development of a masterplan could set out improvements to the existing physical environment with the aim of encouraging the range and quality of offer in the settlement. Indirectly this could help attract visitors to extend their stay in the area.	++ L-T I M	The current local service provision in Bodelwyddan is limited. The development of a masterplan could set out improvements to the existing physical environment with the aim of encouraging the range and quality of offer in the settlement. Indirectly this could help attract visitors to extend their stay in the area.	- L-T I M	The current local service provision in Bodelwyddan is limited. Without investment the physical environmental quality in the area could deteriorate.
9. Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes	--/+ L-T D H	A site of this scale could not be accommodated on a brownfield site in the Bodelwyddan area. Green field sites may come forward in advance of brown field sites due to their relatively unconstrained nature which is less sustainable. Masterplanning the site in conjunction with the existing facilities at Bodelwyddan allows opportunities to make improvements, i.e Community Centre	--/+ L-T D H	A site of this scale could not be accommodated on a brown field site in the Bodelwyddan area. Green field sites may come forward in advance of brown field sites due to their relatively unconstrained nature which is less sustainable. Masterplanning the site in conjunction with the existing facilities at Bodelwyddan allows opportunities to make improvements, i.e Community Centre	+ S-T D H	The recent closure of the Hotpoint/Indesit factory in Bodelwyddan does increase the amount of brownfield land for employment purposes in the settlement. The total area of brownfield land in Bodelwyddan is; former garage site on Abergele Road (0.46ha), Hotpoint/Indesit Factory (9ha).
10. Safeguard soil quality and function and maintain long term productivity of agricultural land.	--/+ L-T D L	The site lies within an area of Grade 3a & 3b agricultural land; there is a considerable likelihood that this site will have an adverse S-T & M-T effect because of the irreversible loss of productive soils to development. In the L-T concentrating development in one major mixed use site helps maintain overall soil function.	--/+ L-T D L	The site lies within an area of Grade 3a & 3b agricultural land; there is a considerable likelihood that this site will have an adverse S-T & M-T effect because of the irreversible loss of productive soils to development. In the L-T concentrating development in one major mixed use site helps maintain overall soil function.	++ L-T D H	The site lies within an area of Grade 3a & 3b agricultural land. Maintaining the status quo would not impact on soil quality, unless the agricultural practice changes.

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SA/SEA Objective	SA	Comments/ Explanation	SA	Comments/ Explanation	SA	Comments/ Explanation
Economic						
10. Safeguard soil quality and function and maintain long term productivity of agricultural land. <i>(continues)</i>		Recommend: Construction management is considered when developing the site to restore and re-use topsoil.		Recommend: Construction management is considered when developing the site to restore and re-use topsoil.		
Environmental						
11. Protect and enhance all international, national and locally designated nature conservation sites and protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing	-- /++ L-T I M	This site may lead to some disruption of woodland /hedgerow /arable and grazing /water ditch habitats and species. The master planned approach does however offer the opportunity to actively manage habitats and improve their conservation status and diversity. No statutory or local wildlife sites within the site allocation but known protected species locally. Development could have an impact on Liverpool Bay SAC and Elwy Woods SAC in terms of water quality & quantity and air pollution. Recommendation: Assess impact on SAC's through the HRA.	-- /++ L-T I M	This site may lead to some disruption of woodland /hedgerow /arable and grazing /water ditch habitats and species. The master planned approach does however offer the opportunity to actively manage habitats and improve their conservation status and diversity. No statutory or local wildlife sites within the site allocation but known protected species locally. Development could have an impact on Liverpool Bay SAC and Elwy Woods SAC in terms of water quality & quantity and air pollution. Recommendation: Assess impact on SAC's through the HRA.	+/-- L-T I M	No statutory or local wildlife sites within the site allocation but known protected species locally. Biodiversity is likely to remain the same or decline the rate of which depends on the quantity and quality of the existing variety of habitats. Access to the enjoyment of the land is unlikely.

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L-T = Long Term, M-T = Medium Term, S-T = Short Term

D = Direct, I = indirect

Level of uncertainty, H = High, M = Medium, L = Low.

biodiversity.						
SA/SEA Objective	SA	Comments/ Explanation	SA	Comments/ Explanation	SA	Comments/ Explanation
Environmental						
12. Preserve and enhance landscape character across the County, particularly the AONB.	+/- L-T D M	This site has considerable potential impacts. Whilst the masterplan may result in local environment and landscape enhancement the loss of land to development will result in changes to the landscape character including the loss of historic boundaries and field patterns. Recommend: Landscape study to evaluate the impact on Historic Park at Bodelwyddan Castle. Consider the possibility of improving the setting of the Marble Church and incorporate existing field patterns into the overall design layout through the masterplan.	+/- L-T D M	This site has considerable potential impacts. Whilst the masterplan may result in local environment and landscape enhancement the loss of land to development will result in changes to the landscape character including the loss of historic boundaries and field patterns. Recommend: Landscape study to evaluate the impact on Historic Park at Bodelwyddan Castle. Consider the possibility of improving the setting of the Marble Church and incorporate existing field patterns into the overall design layout through the masterplan.	+ L-T D L	No development on the site would maintain the landscape character as identified in LANDMAP (moderate classification under the Visual and sensory themes). Partial disturbance is likely in the short term with the under grounding of electricity cables. No new substantial tree or hedge planting is expected to take place.
13. Protect and improve the water quantity and quality of inland and coastal waters.	--/+ L-T D/i M	This site will involve the introduction of significant new areas of built development on formerly undeveloped land. This will increase demand for water, as well as presenting an increased risk of polluted run off entering surface and groundwater systems. However, the use of a masterplanned approach to development, coupled with the economies of scale possible a larger scale site, offers opportunities to integrate water saving devices into the overall design, which would have some benefits against the objective.	--/+ L-T D/i M	This site will involve the introduction of significant new areas of built development on formerly undeveloped land. This will increase demand for water, as well as presenting an increased risk of polluted run off entering surface and groundwater systems. However, the use of a masterplanned approach to development, coupled with the economies of scale possible a larger scale site, offers opportunities to integrate water saving devices into the overall design, which would have some benefits against the objective.	+/- L-T D/i L	Greenfield run-off rate maintained in the long term. Soil compaction by agricultural practices and they laying down of the electricity cable could cause water filtration issues. The L-T water quantity trend would be negative as existing homes in Bodelwyddan would not have water saving appliances.

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SA/SEA Objective	SA	Comments/ Explanation	SA	Comments/ Explanation	SA	Comments/ Explanation
Environmental						
13. Protect and improve the water quantity and quality of inland and coastal waters. (continues)		Dwr Cymru /Welsh Water raise no objection to water quantity but require developer contribution for improvements to the Kinmel Bay WWTW. Recommend: water management policy.		Dwr Cymru /Welsh Water raise no objection to water quantity but require developer contribution for improvements to the Kinmel Bay WWTW. Recommend: water management policy.		
14. Prevent development in areas of high flood risk and ensure new development does not increase flood risk on or off site	++ L-T D/i M	The site is not subject to flood risk This site will introduce a considerably greater amount of impermeable surfaces into the landscape. This will increase the risk of accelerated run-off in some locations, which can contribute to an increased flood risk. However, the masterplanned approach to the design of sites should help to increase opportunities to ensure that new development incorporates water saving technologies and is safeguarded against flood risk. Recommend: Maintain green field land run-off rate from site. Highlight the need to use SUDs or similar in the design. Mitigation of the long term climate change effects may result in a need to store water within the site.	++ L-T D/i M	The site is not subject to flood risk This site will introduce a considerably greater amount of impermeable surfaces into the landscape. This will increase the risk of accelerated run-off in some locations, which can contribute to an increased flood risk. However, the masterplanned approach to the design of sites should help to increase opportunities to ensure that new development incorporates water saving technologies and is safeguarded against flood risk. Recommend: Maintain green field land run-off rate from site. Highlight the need to use SUDs or similar in the design. Mitigation of the long term climate change effects may result in a need to store water within the site.	+/- L-T D/i H	The site is not subject to flood risk. The continued use of the site for arable crops and agricultural grazing could result in sedimentation of ditches and watercourses downstream from surface run-off. Increased occurrence of 'flash floods' could exacerbate the problem.
15. Protect and		Inevitable, by the scale of		Inevitable, by the scale of		Greenfield land and soil acts as a

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improve air quality.		development, that an increase in the amount of traffic and building derived		development, that an increase in the amount of traffic and building derived		carbon sink to air borne pollutants.
SA/SEA Objective	SA	Comments/ Explanation	SA	Comments/ Explanation	SA	Comments/ Explanation
Environmental						
15. Protect and improve air quality. (continues)	-/++ L-T D/i M	pollutants will occur. In addition, the development of greenfield land is likely to result in a reduction in vegetation and soil exposure, which will have adverse effects on the carbon sink. This may be offset to some degree, however, by the potential that the masterplanned approach offers in terms of securing access by sustainable modes. The provision of local employment opportunities will encourage the use of walking or cycling reducing the reliance on the private car which contributes to poor air quality. Recommend: Public transport arrangements are secured in phase 1 of the development. Tree planting helps to refresh and cool the air and removes dust and metal particles.	-/++ L-T D/i M	pollutants will occur. In addition, the development of greenfield land is likely to result in a reduction in vegetation and soil exposure, which will have adverse effects on the carbon sink. This may be offset to some degree, however, by the potential that the masterplanned approach offers in terms of securing access by sustainable modes. The provision of local employment opportunities will encourage the use of walking or cycling reducing the reliance on the private car which contributes to poor air quality. Recommend: Public transport arrangements are secured in phase 1 of the development. Tree planting helps to refresh and cool the air and removes dust and metal particles.	+/- L-T D/i L	The overall trend is that more and more people choose to commute to work at Bodelwyddan and St Asaph Business Park by private car. Failing to provide homes and jobs in close proximity may increase commuting and lead to a decrease in air quality.
16. Contribute to a reduction in greenhouse gas emissions (especially CO₂) by increasing energy conservation and efficiency in development and	-/+ L-T D/i M/ H	This site, offers opportunities to maximise the benefits of economies of scale in the inclusion of energy efficient design and technologies, access by sustainable transport modes and the inclusion of small scale renewable energy technologies. There is a risk, however, that beneficial effects may be offset by the scale of development, which will	-/+ L-T D/i M/ H	This site, offers opportunities to maximise the benefits of economies of scale in the inclusion of energy efficient design and technologies, access by sustainable transport modes and the inclusion of small scale renewable energy technologies. There is a risk, however, that beneficial effects may be offset by the scale of development, which will	+++ M-T D L	A green field site could be used to grow energy crops.

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provision and ...		increase energy requirements for the		increase energy requirements for the		
SA/SEA Objective	SA	Comments/ Explanation	SA	Comments/ Explanation	SA	Comments/ Explanation
Environmental						
16. Contribute to a reduction in greenhouse gas emissions (especially CO₂) by increasing energy conservation and efficiency in development and supporting increased provision and use of renewable energy. <i>(continues)</i>		County as well as the development of a greenfield site, which may increase the need to travel for existing and prospective residents to access facilities and services. Recommend: Energy efficient design to all homes and employment sites within the masterplan. Energy Strategy to be undertaken to realise linkages between existing providers of renewable energy in the vicinity.		County as well as the development of a greenfield site, which may increase the need to travel for existing and prospective residents to access facilities and services. Recommend: Energy efficient design to all homes and employment sites within the masterplan. Energy Strategy to be undertaken to realise linkages between existing providers of renewable energy in the vicinity.		
17. Protect mineral reserves from development that would preclude extraction.	++ L-T D L	Consideration has been given to the presence of subsurface mineral resource on the development site. No presence of commercial minerals.	++ L-T D L	Consideration has been given to the presence of subsurface mineral resource on the development site. No presence of commercial minerals.	0 L-T D L	Consideration has been given to the presence of subsurface mineral resource on the development site. No presence of commercial minerals. Retaining a greenfield site maintains this status quo.
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	+ S-T & L-T D L	The masterplanned approach to site design and development does offer considerable potential to ensure that sustainable waste management arrangements are in place in association with site development. Recommend: Short term	+ S-T & L-T D L	The masterplanned approach to site design and development does offer considerable potential to ensure that sustainable waste management arrangements are in place in association with site development. Recommend: Short term	+ L-T D L	Not developing the site does not give rise to domestic waste only commercial waste in terms of the agricultural activity.

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Appendix 3 - Bodelwyddan

		construction management to address waste, re-use and recycling		construction management to address waste, re-use and recycling		
--	--	--	--	--	--	--

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Denbighshire Local Development Plan
SA Report

Appendix 4

SA Full Assessment of the LDP Policies

October 2009

Assessment of 'Business as Usual' Scenario

Business as Usual Scenario												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T			
Social												
1. Ensuring that the housing needs of the community are met.	0	--	---	0	--	---	0	--	---	Temporary* (* likely that National Planning Policy would step in).	L	The adopted UDP runs until 2011. The majority of sites allocated in the UDP for housing have been taken up. The decline in the housing market currently is delaying those few remaining sites from being completed. Without a current development plan to take over from 2011, housing development would face long delays through the planning and appeals system. In addition the right level of public scrutiny of alternative sites would not occur. There are also issues relating to housing affordability in Denbighshire which in the L-T would lead to permanent loss of young people out of the County if new housing provision is not generated.
2. Promote community health and well-being.	0	--	---	0	--	---	0	0	0	Permanent	M	A lack of housing, employment and community provision as a result of no new allocations being made is likely to lead to a decline in community health and well being in the medium to long term.

Business as Usual Scenario												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	0	0	-	0	0	-	0	0	0	Permanent	H	Failure to raise design standards through more stringent policy could lead to poorer quality developments being built. Poor quality development does not take account of natural surveillance and the need to maintain community facilities.
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the natural environment.	0	0	--	0	0	--	0	0	--	Permanent	M	The UDP has a threshold of 10 units before open space requirements can be implemented. This means that only a proportion of all residential developments make a contribution to open space, either on site or via a commuted sum. Rural areas are particularly disadvantaged as the vast majority of new developments fall below 10 units. Access to quality spaces could decline with reduced economic prosperity. The reliance on the natural environment for recreation could be increased which could be to the detriment by over exposure to sensitively designated natural environment. However, in the S and M term it is not expected that there would be significant changes.
5. Improve accessibility to education, employment, health, homes and community	0	0	-	0	0	-	0	0	-	Permanent	M	Without the provision of new development it is unlikely that diversity and appropriate quantity of services will be available in Denbighshire. The reliance on cross boundary facilities

Business as Usual Scenario												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
services for all sectors of the community through modes of transport other than the private car.												could be seen to be to the detriment of those current users and congestion would worsen with over reliance on the private car. Could lead to further poverty. However, in the S and M term it is not expected that there would be significant changes.
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	-	-	-	0	0	-	0	0	0	Permanent	M	Not replacing the UDP is unlikely to result in any further loss of protection to heritage resources which are protected at the national level. Deterioration or indeed increased of use of the Welsh language can be addressed by other national measures, i.e. Language Act. There is no policy relating specifically to the World Heritage Site (Pontcysyllte and Canal), however a suitably worded Supplementary Planning Guide could be hooked to the historic and built environment chapters of the UDP. The UDP policy on barn conversions does not specify the need to distinguish which buildings are worthy of retention in the landscape.

Business as Usual Scenario												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Economic												
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	0	--	--	0	--	--	0	-	-	Permanent	M	Without the active promotion and allocation of further employment land there is likely to be a decline in availability of employment land and business opportunities. Failure to deliver serviced sites through mixed developments will also hinder economic progress.
8. Maintain and enhance the vitality and viability of town and rural centres.	0	-	-	0	-	-	0	0	0			The current economic climate is suppressing the viability of many town and rural centres. In the medium term this depression will pass. What maintains vitality and viability is people and fair competition. The current UDP has a suite of policies that protects the aim of this objective. However, the UDP severely limits the amount of housing growth in rural areas which reduces on-going support for community facilities such as village shops.
9. Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes.	0	+/-	+/--	0	+/-	+/--	0	0	0	Permanent	L	Whilst it's national policy to prioritise the use of brownfield land there is a limited amount of brownfield land opportunities in Denbighshire. Whilst a lack of new green field allocations would make brown field sites more attractive to develop in the short term, the supply is limited as the County has little in the way of a history of industrial development on any scale. Once the

Business as Usual Scenario												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
												supply of sites was used up the housing, employment and other needs of the communities would be unlikely to be met. Previously developed land is concentrated in the north of the County which would severely restrict development opportunities away from this area. Fewer smaller PDL sites can be found to the south of the County
10. Safeguard soil quality and function and maintain long term productivity of agricultural land.	0	-/+	-/+	0	-/+	-/+	0	-/+	-/+	Permanent	L	Development of allocated greenfield development under this option may result in negative effects on areas of valuable agricultural land that may be permanently lost through development. Development will be limited in the longer term as allocations are used up and no further land will be lost and soil quality will be maintained.
Environmental												
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create	+	+	+	+	+	+	+	+	+	Permanent	L	International and National designations are protected at a higher level than development plans in Wales. It is not considered that a negative impact would happen with this legislations in place. A number of recent studies have been undertaken, such as the River Basin Management Plans which will improve understanding of the influences and improve the status of the designations over time. With regard to

Business as Usual Scenario												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.												locally designated sites, there are sufficient policies in the UDP to protect and enhance the habitats.
12. Preserve and enhance landscape character across the County, particularly the AONB.	+/-	+/-	+/-	+	+	+	+	+	+	Permanent	L	The current UPD has a suite of policies that meet the aim of this objective. There is no policy relating specifically to the World Heritage Site (Pontcysyllte and Canal), however a suitably worded Supplementary Planning Guide could be hooked to the historic and built environment chapters of the UDP. A weakness of the UDP policy on barn conversions is that it does not specify the need to distinguish which buildings are worthy, because of their historical or architectural merits, of retention in the landscape.
13. Protect and improve the water quantity and quality of inland and coastal waters.	-	--	--	-	--	--	-	--	--	Permanent	M	Throughout the life of the UDP the policies on water quality and quantity have been given greater priority through the Water Framework Directive. It is considered that the current UDP policies are insufficient in their reference to the need to meet the aim of this objective.
14. Minimise the vulnerability to flooding and ensure new development does not increase flood risk on	-	--	--	-	--	--	-	--	--	Permanent	M	Throughout the life of the UDP the policies on flood risk and management have been given greater priority through TAN 15 (2004) and the Water Framework Directive. It is considered

Business as Usual Scenario												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
or off site.												that the current UDP policies are insufficient in their reference to the need to protect the aim of this objective and consider the cumulative effect of development. In addition the UDP contains allocations within the flood plain that would be deleted in the LDP.
15. Protect and improve air quality.	?	?	?	?	?	?	?	?	?		L	The A55 Trunk Road is a potential polluter of air at peak times. It is difficult to predict if congestion on the A55 will worsen with the business as usual scenario as much depends on the cost of fuel.
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation and efficiency in development and supporting increased provision and use of renewable energy.	++	++	++	++	++	++	++	++	++	Permanent	L	Throughout the life of the UDP the policies on energy efficiency and promoting the use of renewable energy have been given greater priority through amendments to TAN 8 (2005) and the introduction of MIPPS 01/2009 and the forthcoming draft TAN 22 (2009). Current UDP policies on their own would not be sufficient to meet the aims of this objective but overriding National Policy would ensure that the aims of the objective is met.
17. Protect mineral reserves from development that would preclude extraction.	0	-	-	0	-	-	0	-	-	Permanent	L	Throughout the life of the UDP the policies on mineral safeguarding and buffering zones around existing mineral workings have been introduced through amendments to MTAN 1 (2004) and

Business as Usual Scenario												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
												MTAN 2 (2007) and the introduction of a number of mineral position statements and the MIMPPS 01/2009. The UDP contains no mineral safeguarding or buffer zones which are now a requirement.
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	-	-	-	-	-	-	-	-	-	Permanent	L	Throughout the life of the UDP the policies on waste efficiency (reduce, reuse and recycle) have been given greater priority through the Welsh Assembly Government funded review of the Regional Waste Plan.

Policy RD 1 – Sustainable and good standard design

Policy RD 1 – Sustainable and good standard design

SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Social												
1. Ensuring that the housing needs of the community are met.	+	+	++	+	+	++	0	0	0	P	M	Whilst the policy does not deal with the supply of homes it does influence the standard/quality of development. There is clear commitment in the policy to improve the standard of design to reflect sustainability issues. On a regional scale the policy is unlikely to have any impact and hence has been assessed as neutral.
2. Promote community health and well-being.	+	+	++	+	+	++	0	0	0	P	M	The policy is likely to have a positive indirect effect on health and well-being by ensuring homes are of a high quality design and construction standard and reduce fuel poverty. The policy also promotes positive secondary effect such as access to safe walking and cycling routes and greenspace from the development which help improve health and well-being.
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	+	0	0	0	0	0	0	0	0	P	H	The policy makes no direct reference to crime and fear of crime. Through design some measures could be incorporated into development schemes however, this maybe weakened. Recommendation: Inserting additional criteria to ensure development directly considers how they can make a

Policy RD 1 – Sustainable and good standard design												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
												<i>contribution to improving this objective.</i>
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the natural environment.	+	++	++	+	+	+	0	0	0	P	M	This policy will indirectly improve the quality of the greenspace and access to natural environment through design principles. Policy BSC 3 & BSC 11 will do this directly. This policy due to its general nature is only likely to have a local impact rather than Countywide or Regional impact.
5. Improve accessibility to education, employment, health, homes and community services for all sectors of the community through modes of transport other than the private car.	+	++	++	+	+	+	0	0	0	P	M	This policy will indirectly improve the transport issue by considering development effect on local highway network and seeking alternative modes of transport if significant traffic is generated. This policy due to its general nature is only likely to have a local impact rather than Countywide or Regional impact.
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	+	+	+	+	+	+	0	0	0	P	M	Criteria xiii, refers to the need to consider the landscape features that reflect local character and a 'sense of place'. However, this policy due to its general nature is only likely to have a local impact rather than Countryside or Regional impact. There is no mention of the Welsh language in this policy as it is referred to in Policy RD4. Recommend:

Policy RD 1 – Sustainable and good standard design												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
												<i>that reference is made to enhancing the historic environment.</i>
Economic												
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	0	0	0	0	0	0	0	0	0		L	This policy does not address the promotion of economic development and regeneration so effects have been assessed as neutral.
8. Maintain and enhance the vitality and viability of town and rural centres.	+	+	+	0	0	0	0	0	0	T	M	The vitality and viability of a town centres are reliant on the economic market, therefore only a temporary assessment can be predicted. Only indirectly though the design, access, security and amenity issues would this policy has a slight positive effect on the overall objective.
9. Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes.	0	0	0	0	0	0	0	0	0		L	National policy promotes the re-use of PDL and there is no need to repeat national policy. Criteria i, does require consideration of site and surroundings in terms of existing land/use and spaces around but so general in nature that the predicted assessment would be vague and slight.
10. Safeguard soil quality and function and maintain long term productivity of	+	+	+	0	0	0	0	0	0	Permanent during construction	M	This policy due to its general nature is only likely to have a local impact rather than Countryside or Regional impact. Criteria vi, does reference protecting the

Policy RD 1 – Sustainable and good standard design												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
agricultural land.												amenity of neighbouring residents from pollution.
Environmental												
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.	++	++	++	0	0	0	0	0	0		L	There is National Policy to preserve, protect and enhance nature conservation designations. Policies VOE 1 & VOE 2 deal directly with this SA Objective. However, the measures in the policy which include avoiding dust, noise, fumes, litter could also have benefits on biodiversity
12. Preserve and enhance landscape character across the County, particularly the AONB.	++	++	++	0	0	0	0	0	0	P	L	Again Policy VOE 2 deals directly with this issue of protection however, good design standard considerations are assessed using this policy. Developments respecting the scale, design, form and materials of those existing in the AONB will have a positive effect on preserving its status.
13. Protect and improve the water quantity and quality of inland and	0	0	0	0	0	0	0	0	0		L	This policy does not address the water quality and quantity consideration as it is done so as Policy VOE 6.

Policy RD 1 – Sustainable and good standard design												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
coastal waters.												
14. Minimise the vulnerability to flooding and ensure new development does not increase flood risk on or off site.	+	++	++	0	0	0	0	0	0	P	L	This policy due to its general nature is only likely to have a local impact rather than Countryside or Regional impact. Through criteria xiii, the soft landscaping of a development site is evaluated for its protection and enhancement of green corridors which could act as water attenuation space. Policy VOE deals directly with water run-off. TAN 15 deals with the statutory need to include a Flood Consequence Assessment on any development proposal fits the criteria.
15. Protect and improve air quality.	+	+	+	0	0	0	0	0	0	Temporary during construction	M	This policy due to its general nature is only likely to have a local impact rather than Countryside or Regional impact. Criteria vi, does reference protecting the amenity of neighbouring residents from pollution.
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation and efficiency in development and supporting increased provision and use of	+	++	++	+	+	+	+	+	+	P	L	This policy due to its general nature is only likely to have a local impact rather than Countryside or Regional impact. However when in combination with the National Policy (MIPPS 01/09) the impact is likely to be seen across the County and Region.

Policy RD 1 – Sustainable and good standard design												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
renewable energy.												
17. Protect mineral resources from development that would preclude extraction.	0	0	0	0	0	0	0	0	0		L	This policy does not address issues of minerals. Please refer to policy PSE 15 & 16 & 17.
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	+	+	+	0	0	0	0	0	0	P	L	Criteria xiv, does reference the need to have regard to waste from development proposal to end user. Due to the policy's general nature is only likely to have a local impact rather than Countryside or Regional impact. Policy VOE 7 & 8 gives more detail consideration.

Policy RD 2 – Green Barriers

Policy RD 2 – Green Barriers												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Social												
1. Ensuring that the housing needs of the community are met.	0	-	-	0	-	-	0	-	-	A degree of permanence but subject to review.*	M	Green barriers act to prevent coalescence of settlements and to preserve the historic setting of towns. In this respect they may restrict development over time as brownfield opportunities are taken up putting increasing pressure on green field sites adjacent to development boundaries. Green barriers do not have the same permanence as Green Belts and are subject to regular review which may alter their extent and permanence over time.
2. Promote community health and well-being.	++	++	++	++	++	++	+	+	+	A degree of permanence but subject to review*	M	Green barriers can provide important green spaces around settlements. Where public rights of way exist they can allow ready access to open countryside. In helping to define settlement limits, green barriers can help to create a sense of community identity.
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	+	+	+	+	+	+	0	0	0	A degree of permanence but subject to review*	M	In helping to define settlement limits, green barriers can help to create a sense of community identity which may lead to the creating of safer neighbourhoods.
4. Enhance existing and promote the	++	++	++	++	++	++	+	+	+	A degree of permanence	M	Green barriers can provide important green spaces around settlements.

Policy RD 2 – Green Barriers												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
development of high quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the natural environment.										but subject to review*		Where public rights of way exist they can allow ready access to open countryside.
5. Improve accessibility to education, employment, health, homes and community services for all sectors of the community through modes of transport other than the private car.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	++	++	++	++	++	++	+	+	+	A degree of permanence but subject to review*	M	Green barriers act to prevent coalescence of settlements and to preserve the historic setting of towns.
Economic												
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	-	-	-	-	-	-	0	0	0	A degree of permanence but subject to review*	M	Green barriers act to prevent coalescence of settlements and to preserve the historic setting of towns. In this respect they may restrict development over time as brownfield opportunities are taken up putting increasing pressure on green field sites adjacent to development boundaries.

Policy RD 2 – Green Barriers												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
8. Maintain and enhance the vitality and viability of town and rural centres.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.
9. Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes.	+++	+++	+++	+++	+++	+++	+	+	+	A degree of permanence but subject to review*	M	Green barriers act to prevent coalescence of settlements and to preserve the historic setting of towns. In this respect they may restrict development opportunities and promote the take up of brownfield opportunities.
10. Safeguard soil quality and function and maintain long term productivity of agricultural land.	+	+	+	+	+	+	+	+	+	A degree of permanence but subject to review*	M	A number of green barriers in the north of the county coincide with Best and Most Versatile land.
Environmental												
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.	+	+	+	0	0	0	0	0	0	P	L	This policy safeguards land which adjoining urban areas. Undoubtedly there are biodiversity benefits locally as wildlife such as foxes and hedgehogs and garden birds are often viewed by urban dwellers.

Policy RD 2 – Green Barriers												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
12. Preserve and enhance landscape character across the County, particularly the AONB.	++	++	++	++	++	++	++	++	++	A degree of permanence but subject to review*	M	None of the green barriers are within the Clwydian Range AONB but some are connected with areas of high landscape value.
13. Protect and improve the water quantity and quality of inland and coastal waters.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.
14. Minimise the vulnerability to flooding and ensure new development does not increase flood risk on or off site.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.
15. Protect and improve air quality.	+	+	+	+	+	+	0	0	0	A degree of permanence but subject to review*	M	Maintaining open areas around settlements will have a minor positive impact upon air quality by limiting potentially polluting developments.
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation and efficiency in development and supporting increased provision and use of renewable energy.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.
17. Protect mineral	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy

Policy RD 2 – Green Barriers												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
resource from development that would preclude extraction.												and the objective.
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.

* - Green belts designation would have more permanency than green barriers.

Policy RD 3 – Extensions, Alterations and Replacement of Existing Dwellings.

Policy RD 3 – Extensions, Alterations and Replacement of Existing Dwellings.												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Social												
1. Ensuring that the housing needs of the community are met.	+	+	+	+	+	+	0	0	0	P	L	The policy allows householders the flexibility to alter their properties to fit their local needs. If the policy was too restrictive householder may choose to move out of the county to satisfy their housing requirements.
2. Promote community health and well-being.	+	+	+	0	0	0	0	0	0	T	M	Allowing flexibility to the householder indirectly improves health overall.
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	0	0	0	0	0	0	0	0	0		L	The general design considerations for the alteration are considered in policy RD 1.
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the natural environment.	+	+	+	0	0	0	0	0	0	P	L	Although the policy refers to the need to respect the character, appearance and amenity standards it is unlikely to make improvements to the quality or quality of recreational facilities beyond supporting local use.
5. Improve accessibility to education, employment, health, homes and community services for all sectors	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.

Policy RD 3 – Extensions, Alterations and Replacement of Existing Dwellings.												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
of the community through modes of transport other than the private car.												
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	+	+	+	0	0	0	0	0	0	P	L	There is opportunity for the policy on replacement dwelling to acknowledge the historical importance of some dwellings within the community/ settlement layout. Recommendation: to consider the historical importance of dwelling prior to its demolition.
Economic												
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.
8. Maintain and enhance the vitality and viability of town and rural centres.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.
9. Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes.	+	+	+	0	0	0	0	0	0	P	L	Making alterations to an existing dwelling and/or replacing the poor standard dwelling with an improvement has a link with the objective for re-use of PDL. The policy is assessed to have a slightly positive impact on the local scale.
10. Safeguard soil	0	0	0	0	0	0	0	0	0		L	There is no link between this policy and

Policy RD 3 – Extensions, Alterations and Replacement of Existing Dwellings.												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
quality and function and maintain long term productivity of agricultural land.												the objective.
Environmental												
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.	-	-	-	0	0	0	0	0	0	T	L	The policy does not directly mention biodiversity, however, if and existing building is to be demolished there could be a direct negative effect on bat populations (protected species) or garden birds. Recommendation: that the policy justification makes links between reading this policy in conjunction with Policy RD 1, which covers biodiversity within design.
12. Preserve and enhance landscape character across the County, particularly the AONB.	++	++	++	0	0	0	0	0	0	P	L	Again Policy VOE 2 deals directly with this issue of protection however, good design standard considerations are assessed using this policy. Developments respecting the scale, design, form and materials of those existing in the AONB will have a positive effect on preserving its status.
13. Protect and improve the water quantity and quality of inland and	+	+	+	0	0	0	0	0	0	P	L	Replacing an existing dwelling brings opportunity for improvement in good standard design. Criteria iii, provides

Policy RD 3 – Extensions, Alterations and Replacement of Existing Dwellings.												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
coastal waters.												positive effect to local water use.
14. Minimise the vulnerability to flooding and ensure new development does not increase flood risk on or off site.	0	0	0	0	0	0	0	0	0		L	Nation Policy TAN 15 gives guidance on when an extension or replacement dwelling would be acceptable in an area of floodrisk. There is no need to reproduce national policy.
15. Protect and improve air quality.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation and efficiency in development and supporting increased provision and use of renewable energy.	+	++	++	+	+	+	+	+	+	P	L	This policy, due to its general nature is only likely to have a local impact rather than Countryside or Regional impact. However when in combination with the National Policy (MIPPS 01/09) and Policy RD 1 the positive impacts (reduction in energy demand) are likely to be seen across the County and Region.
17. Protect mineral resources from development that would preclude extraction.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.

Policy RD 4 – Welsh language and the social and cultural fabric of communities.

Policy RD 4 – Welsh language and the social and cultural fabric of communities.												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Social												
1. Ensuring that the housing needs of the community are met.	+	+	+	0	0	0	0	0	0	P	L	Allowing small scale development to satisfy local needs allows Welsh language communities to adapt without negative harm.
2. Promote community health and well-being.	++	++	++	0	0	0	0	0	0	T	L	Maintaining community balance has an indirect effect on the well-being of residents.
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	+	+	+	0	0	0	0	0	0	T	L	Maintaining community balance has an indirect effect on the perception of crime and fear of crime.
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the natural environment.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.
5. Improve accessibility to education, employment, health, homes and community services for all sectors of the community	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.

Policy RD 4 – Welsh language and the social and cultural fabric of communities.												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
through modes of transport other than the private car.												
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	+++	+++	+++	++	++	++	+	+	+	P	H* policy is positive in theory but how much in practice.	The policy fulfils every aspect of this objective. The policy makes a commitment to the promotion and enhancement of the Welsh language within the County that is central to the cultural heritage.
Economic												
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	+	+	+	++	++	++	+	+	+	P	L	With the right emphasis, this policy could make a positive contribution to the objective, especially in rural areas where the Welsh language and cultural identity is stronger. Promoting the cultural heritage will improve the attractiveness of the area.
8. Maintain and enhance the vitality and viability of town and rural centres.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.
9. Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.
10. Safeguard soil quality and function and maintain long term productivity of	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.

Policy RD 4 – Welsh language and the social and cultural fabric of communities.												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
agricultural land.												
Environmental												
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.
12. Preserve and enhance landscape character across the County, particularly the AONB.	++	++	++	+	+	+	0	0	0	P	L	This policy aim to promote the use of cultural identity and not just language to promote local distinctiveness. When considering new development this policy could promote the restoration of local distinctiveness, which includes the historical cultural landscapes quality.
13. Protect and improve the water quantity and quality of inland and coastal waters.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.
14. Minimise the vulnerability to flooding and ensure new	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.

Policy RD 4 – Welsh language and the social and cultural fabric of communities.												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
development does not increase flood risk on or off site.												
15. Protect and improve air quality.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation and efficiency in development and supporting increased provision and use of renewable energy.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.
17. Protect mineral resources from development that would preclude extraction.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.

Policy BSC 1 – Growth Strategy

Policy BSC 1 – Growth Strategy												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Social												
1. Ensuring that the housing needs of the community are met.	++	+++	+++	++	+++	+++	++	++	++	T	M	<p>By aiming to meet the existing and predicted population change demands for housing this option is likely to have a significant positive effect on meeting housing needs. It is also likely that through the levels of housing allocations that a higher amount of affordable housing will be provided over the lifetime of the LDP which will have a positive effect on meetings the County's demand for affordable housing.</p> <p>In the short term, until the LDP is adopted, the County will be reliant upon the UDP housing allocations and windfalls. LDP housing allocations have been made in areas of greatest need which will address the local and countywide need for housing; the growth levels in the LDP have been agreed on a regional basis with other north Wales authorities and therefore contribute to the cross border/regional need for housing also.</p> <p>Housing need is continually arising and changing and the need is only ever likely to be met on a temporary basis. The uncertainty lies around the current economic climate and how long the depressed housing market continues.</p>

Policy BSC 1 – Growth Strategy												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
2. Promote community health and well-being.	-/+	-/++	-/++	-/+	-/++	-/++	-/+	-/+	-/+	P	M	Potential decreases in air quality due to development may have a slight negative effect on levels of health; however increased growth may lead to the provision of additional community facilities with a positive effect. The provision of sufficient quality housing to meet the needs of the population will have a significant positive effect upon community well being.
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	+	+	+	+	+	+	+	+	+	P	H	It is likely that under this policy a range of new community facilities will be provided, as part of mixed-use development and stand alone. This has the potential to have a slight positive secondary effect by providing ‘things to do’ for young people which may reduce instances of crime.
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the natural environment.	++	++	++	+	+	+	+/0	+/0	+/0	P	M	This policy is likely to deliver a range of new recreation, leisure and open space, as part of mixed-use and general residential developments, which would enable benefits to arise from economies of scale associated with the level of growth. This option is also likely to ensure that sites, which may include community facilities, will be more likely to be delivered than under the existing UDP. Effects are likely to be primarily local in their effect. Open space created will

Policy BSC 1 – Growth Strategy												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
												receive protection and therefore the effect should be permanent. Deliverability of open space will to some extent be dependent upon the rate of housing development and the economic climate.
5. Improve accessibility to education, employment, health, homes and community services for all sectors of the community through modes of transport other than the private car.	+	++	++	+	+	+	+/0	+/0	+/0	P	M	There is potential under this policy that a range of new facilities will be provided (including education, employment, health, homes and community services), possibly as part of developments.
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	H	There is potential for both positive and negative effects from this policy. The effects will be dependent upon implementation and the Council has little control over occupation of dwellings. Recommendation: ensure that the welsh language and culture policy requires impact assessments.
Economic												
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	++	++	++	++	++	++	+	+	+	0	M	By making provision to appropriate to what can be delivered in terms of projected population growth, there is the potential to support a greater cross-section of the community, including rural areas. The use of higher than previous

Policy BSC 1 – Growth Strategy												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
												levels of residential development to ‘enable’ the provision of employment land (which may otherwise be uneconomic to bring forward) may also lead to greater rates of economic development.
8. Maintain and enhance the vitality and viability of town and rural centres.	+++	+++	+++	++	++	++	+	+	+	P	L	The growth allowed under this policy is likely to have a significant positive effect on enhancing the vitality and viability of the County’s town centres, particularly Rhyl since additional resident and working population will generate increased demand for services and facilities, centred on the key growth hub around Bodelwyddan, Rhyl and Prestatyn. Additional housing provision and employment opportunities are likely to have secondary effects on increasing vitality and viability of town centres, again through creating additional demand for facilities and services.
9. Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes.	-/+	-/+	-	-/+	-/+	-	-/+	-/+	-	P	M	The growth allowed under this policy will result in additional development of Greenfield land. The majority of PDL identified in the Urban Capacity Study is in Rhyl and Prestatyn both of which have good rail and bus access. Limited green field sites have been proposed in these areas in order to promote the take up of

Policy BSC 1 – Growth Strategy												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
												brown field sites. Over time the availability of brown field sites may decrease as redevelopment occurs.
10. Safeguard soil quality and function and maintain long term productivity of agricultural land.	--	--	--	--	--	--	-	-	-	P	M	The growth allowed under this policy will result in some negative effects on areas of valuable agricultural land that will be permanently lost through development. The key strategic site at Bodelwyddan will develop some grade 3a land but it is considered that the need for housing and employment land in this area outweighs the loss of BMV land. Site selection criteria for all development sites have included BMV land as a constraint. The loss of BMV land to development is likely to be permanent.
Environmental												
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and	-	-	-	-	-	-	-	-	-	P	L	The growth allowed under this policy is inevitably likely to result in additional development of Greenfield land. Although unlikely to result in negative effects on internationally designated sites, there is the potential for negative effects on nationally and locally designated sites and protected species and non-designated habitats and species of importance.

Policy BSC 1 – Growth Strategy												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.												<i>Recommendation: General design policy to include reference to respecting and enhancing natural environment. All levels of nature conservation sites to be considered in site assessment criteria.</i>
12. Preserve and enhance landscape character across the County, particularly the AONB.	-	-	-	-	-	-	-	-	-	P	M	The growth allowed under this policy could result in negative effects on areas of local landscape importance and the AONB, depending upon implementation. <i>Recommendation: site selection criteria to include landscape in general and the AONB in particular as a constraint which should prevent inappropriate sites being selected.</i>
13. Protect and improve the water quantity and quality of inland and coastal waters.	-/+	-/+	-/++	-/+	-/+	-/++	-/+	-/+	+++	0	M	The growth allowed under this policy is likely to considerably increase the demand for water, thus affecting water quantity. The scale and spatial concentration of growth in the key strategic site at Bodelwyddan may increase the potential for holistic water management including STW, water conservation and sewerage infrastructure. Development is likely to result in potential pressures through increased

Policy BSC 1 – Growth Strategy												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
												<p>surface run-off, sewerage and waste water, all of which could present an increased risk of pollution incidences affecting water quality.</p> <p>Developments should be required to minimise water consumption and manage run off. Effects on water consumption should reduce over time as the Code for Sustainable Homes levels required by National Policy increase.</p> <p>A degree of uncertainty exists over the viability of developments are the Code levels required increases, this may have secondary effects upon the ability to deliver other infrastructure and community benefits.</p> <p>Recommendation: Suggest including a policy on Water Management in Deposit LDP.</p>
14. Minimise the vulnerability to flooding and ensure new development does not increase flood risk on or	++/-	++/-	++/-	++/-	++/-	++/-	++/-	++/-	++/-	P	L	All new housing site allocations have been assessed in terms of potential flood risk using TAN15 guidance. No new allocations on green field sites within the flood plain have been made.

Policy BSC 1 – Growth Strategy												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
off site.												<i>Recommendation: Existing green field allocations within the C1 flood plain should be de-allocated at the Deposit stage ie Cefndy, Rhyl employment site.</i>
15. Protect and improve air quality.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	P/T	H	There is the potential that the growth under this Policy could lead to higher levels of car usage and subsequent deteriorations in air quality. However, there is also the potential to generate more local jobs and better link housing and employment provision through masterplanned development, which may reduce the level of out commuting from the County with secondary positive effects on air quality, as well as increasing the likelihood that an increased share of commuter trips will be made by walking, cycling or public transport.
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation and efficiency in development and supporting increased provision and use of renewable energy.	++/-	++/-	++/-	++/-	++/-	++/-	+/-	+/-	+/-	P	M	The level of growth is likely to have a negative effect through increasing emissions from new development and the associated increase in the traffic volumes. There will however be opportunities to improve public transport services and provision for walking and cycling. <i>Recommendation: include a policy</i>

Policy BSC 1 – Growth Strategy												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
												<i>relating to renewable energy technologies in the Deposit LDP. Ensure that these principles are written into the development brief for the Bodelwyddan Key strategic Site.</i>
17. Protect mineral resources from development that would preclude extraction.	+	+	+	+	+	+	+	+	+	P	L	All potential development sites should be assessed in terms of possible impact on this aspect. Recommendation: <i>do not allocate any sites within mineral reserve or buffer zones.</i>
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	+/-	+/-	++/-	+/-	+/-	++/-	+/-	+/-	++/-	P	M	Considerably increased levels of growth sought under this policy are likely to increase waste production and generate additional demand for waste management over the existing baseline. However, growth may create opportunities to make certain waste management facilities commercially viable. Recommendation: <i>include policies identifying sites and establishing criteria for waste management facilities.</i>

Policy BSC 2 – Brownfield Development Priority

Policy BSC 2 – Brownfield Development Priority												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Social												
1. Ensuring that the housing needs of the community are met.	+/-	+/-	0	-	-	0	0	0	0	P	M	Denbighshire has a limited supply of brownfield land and Rhyl has a significant proportion of the Countywide total. The most accessible sites will most likely deliver the higher value land use (homes), they may or may not be in the right location.
2. Promote community health and well-being.	+	+	0	0	0	0	0	0	0	T	M	The policy itself does not directly address this issue. However, regeneration of previously used sites or contaminated sites can bring health benefits and overall well-being benefits. As there is no great supply of PDL in Denbighshire and what is here is limited to key towns there is no clear link long-term and so the policy is assessed as neutral.
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	+	+	+	0	0	0	0	0	0	P	L	Derelict land can quickly become visually downgrading. The unkempt appearance of land has links with fear of crime and disorder. Redeveloping brownfield land could reduce the fear of crime locally and so has been assessed as positive.
4. Enhance existing and promote the development of high quality recreation, leisure and open space	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and objective.

Policy BSC 2 – Brownfield Development Priority												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
and provide opportunities for people to experience and respect the value of the natural environment.												
5. Improve accessibility to education, employment, health, homes and community services for all sectors of the community through modes of transport other than the private car.	+	+	+	0	0	0	0	0	0	P	L	More often than not land for redevelopment is located within easy walking cycling reach to the majority of the population. Promoting the redevelopment of brownfield land could direct services to communities.
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and objective.
Economic												
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	--/+	--/+	--/+	0	0	0	0	0	0		M	Significant new employment allocations are on greenfield sites however, under this policy only a limited amount of new greenfield land have been allocated in three key towns to favour the redevelopment of brownfield land.
8. Maintain and enhance the vitality and viability of town and rural centres.	++	++	++	+	+	+	0	0	0	P	L	By directing development to previously developed land in urban and town centres the vitality and viability is prioritised. Because of the limited amount of land the benefits can only be

Policy BSC 2 – Brownfield Development Priority												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
												moderate at the local scale and an indirect impact on the County scale.
9. Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes.	+++	+++	+++	+++	+++	+++	0	0	0	P	L	This policy directly addressed the issue raised in the objective. It is unlikely that the policy will have a regional effect.
10. Safeguard soil quality and function and maintain long term productivity of agricultural land.	+	+	+	+	+	+	0	0	0	P	L	This policy encourages the redevelopment of brownfield land which directly reduces the pressure to take up greenfield land. The principle is positive however, in reality the limited amount of brownfield land available will result in development on Greenfield land.
Environmental												
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.	+/-	+/-	+/-	+/-	+/-	+/-	0	0	0	P	M	Developing greenfield land will lead to fragmentation of wildlife corridors unless carefully planned. Promoting the redevelopment of brownfield land reduces the pressure on greenfield land development. The policy has been assessed as slightly positive. The other aspect is that brownfield land can be reclaimed over years by wildlife and its development could displace this wildlife resource in town centres. Recommend: Reference to biodiversity consideration should be made in the justification for this policy.

Policy BSC 2 – Brownfield Development Priority												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
12. Preserve and enhance landscape character across the County, particularly the AONB.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and objective.
13. Protect and improve the water quantity and quality of inland and coastal waters.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and objective.
14. Minimise the vulnerability to flooding and ensure new development does not increase flood risk on or off site.	+/-	+/-	+/-	0	0	0	0	0	0		M	Depending on the redevelopment detail any new development on previously used land should not be designed without consideration of the flood risk issues on site and off site. Recommend: Reference to floodrisk consideration should be made in the justification for this policy.
15. Protect and improve air quality.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and objective.
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation and efficiency in development and supporting increased provision and use of renewable energy.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and objective.

Policy BSC 2 – Brownfield Development Priority												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
17. Protect mineral resources from development that would preclude extraction.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and objective. Majority of mineral resources are on/under greenfield land.
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and objective. The reuse of land is not a direct link with the rationale behind this objective.

Policy BSC 3 – Securing Infrastructure in New Developments

Policy BSC 3 – Securing Infrastructure in New Developments												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Social												
1. Ensuring that the housing needs of the community are met.	+++	+++	+++	+++	+++	+++	++	++	++	T	L	This policy states that all new development will be expected to make a contribution (on site whenever possible) to social, physical, environmental or economical infrastructure within the County. The policy should therefore, positively work towards targets. Recommend: <i>Instead of listing the endless possibilities for contributions link policy justification to the County Council list of priority as they reflect current issues.</i>
2. Promote community health and well-being.	+	+	+	+	+	+	0	0	0	P	L	The policy states new development will/may be expected to make a contribution towards education provision, community facilities, access to open space etc. The policy therefore indirectly contributes to the promotion and facilitation of sustainable communities and so impacts have been assessed as positive.
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	+	+	+	+	+	+	0	0	0	P	M	Contributions could be sought for crime reducing design features should there be a local priority to address the issue.
4. Enhance existing and promote the development of high	+	+	+	+	+	+	0	0	0	P	M	The policy could directly increase the amount of recreation, leisure or open space or improve the quality of the

Policy BSC 3 – Securing Infrastructure in New Developments												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the natural environment.												existing depending on the local evidence for need at the time of development.
5. Improve accessibility to education, employment, health, homes and community services for all sectors of the community through modes of transport other than the private car.	++	++	++	++	++	++	0	0	0	P	M	The policy states new development will/may be expected to make a contribution towards education provision, community facilities, access to open space etc. The policy therefore directly contributes to the promotion and facilitation of sustainable communities and so impacts have been assessed as positive. The success of the policy much depends on the development market.
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
Economic												
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	+/?	+/?	+/?	+/?	+/?	+/?	0	0	0	P	M	There is scope within the policy for development contributions to support maintaining and extending a range of public wealth generating activities. Much dependant on implementation.
8. Maintain and enhance the vitality and	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.

Policy BSC 3 – Securing Infrastructure in New Developments												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
viability of town and rural centres.												
9. Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
10. Safeguard soil quality and function and maintain long term productivity of agricultural land.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
Environmental												
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.	+	+	+	+	+	+	0	0	0	P	L	The policy states that all new development will be expected to make a contribution (on site wherever possible) to environmental infrastructure. Green corridors are essential for wildlife to adapt to climate change and therefore the policy has been assessed positive.
12. Preserve and enhance landscape	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.

Policy BSC 3 – Securing Infrastructure in New Developments												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
character across the County, particularly the AONB.												
13. Protect and improve the water quantity and quality of inland and coastal waters.	+	+	+	+	+	+	+	+	+	P	M	Where applicable all new development will be expected to make a contribution to sustainable surface water disposal. Therefore this policy has been assessed as positive.
14. Minimise the vulnerability to flooding and ensure new development does not increase flood risk on or off site.	+/?	+/?	+/?	0	0	0	0	0	0	P	M	Local flood alleviation scheme may be identified as a priority in some towns (such as Prestatyn & Rhyl) and development proposals will be expected to make contributions. Therefore the policy has been assessed as positive.
15. Protect and improve air quality.	0	+	+	0	+	+	0	+	+	P	L	If sustainable transport schemes are a County or local priority then contributions from new development will have an indirect long-term positive effect on air quality. Effects have been assessed as positive in the long term as changes to travel habits as a result of the provision of sustainable transport are likely to occur in the medium to long term. Air quality does not have regard to County boundaries.
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation	0	+	+	0	+	+	0	+	+	P	L	If renewable energy and energy conservation are a County or local priority then contributions from new development will have an indirect long-term positive effect on reducing greenhouse gases. Effects have been

Policy BSC 3 – Securing Infrastructure in New Developments												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
and efficiency in development and supporting increased provision and use of renewable energy.												assessed as positive in the long term as changes to habits as a result of new technology are likely to occur in the medium to long term. Energy sources may not have regard to County boundaries.
17. Protect mineral resources from development that would preclude extraction.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.

Policy BSC 4 – Affordable Housing

Policy BSC 4 – Affordable Housing												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Social												
1. Ensuring that the housing needs of the community are met.	+	++	+++	+	++	+++	+	++	+++	P	M	By providing affordable housing the needs of those unable to access market housing will be met. Such housing will be retained as affordable in perpetuity. The certainty of the impacts will be reduced as the current economic climate improves and house-building increases.
2. Promote community health and well-being.	+	+	++	+	+	++	+	+	++	P	M	The provision of affordable housing doesn't directly influence health but meeting the accommodation needs of the community will have an indirect positive impact upon well-being. Uncertainty arises from the currently low levels of delivery due to the economic climate.
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	+	+	++	+	+	++	+	+	++	P	M	Well planned new developments providing an element of affordable housing offer the opportunity to incorporate 'designing out crime' principles. Uncertainty arises from the currently low levels of delivery due to the economic climate.
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide	+	+	+	+	+	+	+	+	+	P	M	Affordable housing will be provided along with recreation and open space. Uncertainty arises from the currently low levels of delivery due to the economic climate.

Policy BSC 4 – Affordable Housing												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
opportunities for people to experience and respect the value of the natural environment.												
5. Improve accessibility to education, employment, health, homes and community services for all sectors of the community through modes of transport other than the private car.	+	+	+	+	+	+	+	+	+	P	M	The provision of affordable housing within housing developments will ensure all sectors of the community can access facilities. Uncertainty arises from the currently low levels of delivery due to the economic climate.
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	+	++	++	+	++	++	+	++	++	P	M	The provision of affordable housing will be for those with local connections. In areas with greater levels of Welsh-speakers, this may result in retaining Welsh-speakers in the community, who might otherwise be forced out by high property prices. Uncertainty arises from the currently low levels of delivery due to the economic climate.
Economic												
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	+	++	++	+	++	++	+	++	++	P	M	The provision of affordable housing will help to sustain communities by supporting existing facilities and the provision of employment opportunities. Uncertainty arises from the currently low levels of delivery due to the economic climate.
8. Maintain and	+	+	+	+	+	+	+	+	+	P	M	The provision of affordable housing will

Policy BSC 4 – Affordable Housing												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
enhance the vitality and viability of town and rural centres.												help maintain, particularly rural, communities thus supporting the shops and facilities within centres. Uncertainty arises from the currently low levels of delivery due to the economic climate.
9. Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes.	0	0	0	0	0	0	0	0	0		L	There is no clear links between this policy and objective.
10. Safeguard soil quality and function and maintain long term productivity of agricultural land.	-	-	-	-	-	-	-	-	-	P	M	Any built development on greenfield land will lead to the loss of areas of land. However, the majority of new development will be located within existing towns and villages.
Environmental												
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	P	H	New development will not be located so as to cause harm to designated sites. However, the development of new housing sites may lead to loss of wildlife habitats but conversely may also incorporate or enhance existing habitats. The resulting impacts could therefore be positive or negative depending upon implementation.

Policy BSC 4 – Affordable Housing												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
biodiversity.												
12. Preserve and enhance landscape character across the County, particularly the AONB.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	P	H	Development will not be located where there may be harm to designated landscapes. However, there may be some negative effects upon other landscapes due to the increase in built development. Conversely, there may also be the opportunity to enhance existing views and landscapes through new development. The resulting impacts could therefore be positive or negative depending upon implementation.
13. Protect and improve the water quantity and quality of inland and coastal waters.	0	0	0	0	0	0	0	0	0		L	There is no clear links between this policy and objective.
14. Minimise the vulnerability to flooding and ensure new development does not increase flood risk on or off site.	0	0	0	0	0	0	0	0	0		L	There is no clear links between this policy and objective.
15. Protect and improve air quality.	0	0	0	0	0	0	0	0	0		L	There is no clear links between this policy and objective.
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation	+/0	+/0	+/0	+/0	+/0	+/0	+/0	+/0	+/0	P	L	Any developments certain thresholds will have to comply with national planning guidance relating to carbon emissions reductions and energy efficiency. Therefore, the effects depend upon whether the scale of the

Policy BSC 4 – Affordable Housing												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
and efficiency in development and supporting increased provision and use of renewable energy.												development meets these thresholds.
17. Protect mineral resources from development that would preclude extraction.	0	0	0	0	0	0	0	0	0		L	There is no clear links between this policy and objective.
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	0	0	0	0	0	0	0	0	0		L	There is no clear links between this policy and objective.

Policy BSC 5 – Key Strategic Site – Bodelwyddan (more detail in Table X Spatial Distribution Assessment Table for Bodelwyddan)

Policy BSC 5 – Key Strategic Site – Bodelwyddan.												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Social												
1. Ensuring that the housing needs of the community are met.	+++	+++	+++	+++	+++	+++	+	++	++	P	L	Development offers opportunity to provide a variety of different house types on site.
2. Promote community health and well-being.	-/+	+++	+++	-/+	++	++	+	+	+	P	L	There is no local health facility in Bodelwyddan currently. Increasing the population with development will create division within the existing community in the S-T, however it will justify requiring new facilities, directly improving access to health services.
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	0	?/+	?/++	0	0	0	0	0	0	P	L	Policy offers considerable potential to ensure that crime minimisation is incorporated into the design at the outset.
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the natural environment.	0	++	++	0	++	++	0	0	0	P	L	This policy is likely to have a positive medium and long term benefits. In the short term the overall benefits will be limited, however when development has commenced the open space will become available.
5. Improve accessibility to education, employment, health, homes and community	0	++	++	0	+	+	0	+	+	P	L	This large scale mixed use site offers opportunities for housing to enable the provision of a range of employment and community facilities

Policy BSC 5 – Key Strategic Site – Bodelwyddan.												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
services for all sectors of the community through modes of transport other than the private car.												<i>Recommend:</i> Consider the following in the Masterplan; Facilitate improved public transport services and cycle routes which are to be in place prior to occupation of the first homes/employment.
6. Protect and enhance the Welsh language and culture, including the County’s heritage assets.	-/+?	-- /+++?	-- /+++?	-/+?	-/+?	-/+?	-/+?	-/+?	-/+?	T	L	Large development will provide a significant amount of affordable housing for local people, helping to maintain community cohesion. Area with relatively low level of Welsh speakers currently. No control over occupation of market housing which may attract in migrants with unknown impact on traditional community. <i>Recommend:</i> study to consider how best to mitigate any negative impact on the Welsh language use of the community. Improvements to parking at Marble Church and traffic through the conservation area need to be considered but opportunity for positive improvements.
Economic												
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	0	++	++	0	++	++	0	+	+	P	L	The development of this strategic mixed use site should have considerable benefits in terms of increasing the economic potential of the area through the delivery of a broad range of purpose built serviced employment sites.
8. Maintain and	+	+	+	+	+	+	+	+	+	P	L	The current local service provision in

Policy BSC 5 – Key Strategic Site – Bodelwyddan.												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
enhance the vitality and viability of town and rural centres.												Bodelwyddan is limited. The development of a masterplan could set out improvements to the existing physical environment with the aim of encouraging the range and quality of offer in the settlement. Indirectly this could help attract visitors to extend their stay in the area.
9. Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes.	--	--	--	--	--	--	--	--	--	P	L	A site of this scale could not be accommodated on a brown field site in the Bodelwyddan area.
10. Safeguard soil quality and function and maintain long term productivity of agricultural land.	--	--	-	--	--	-	--	--	-			The site lies within an area of Grade 3a & 3b agricultural land; there is a considerable likelihood that this site will have an adverse S-T & M-T effect because of the irreversible loss of productive soils to development. In the L-T concentrating development in one major mixed use site helps maintain overall soil function Recommend: <i>Construction management is considered when developing the site to restore and re-use topsoil.</i>
Environmental												
11. Protect and enhance all international, national	-?/+	-?/+	-?/++	+	+	+	+	+	+	P	L	This site may lead to some disruption of woodland /hedgerow /arable and grazing /water ditch habitats and

Policy BSC 5 – Key Strategic Site – Bodelwyddan.												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.												species. The master planned approach does however offer the opportunity to actively manage habitats and improve their conservation status and diversity. Concentrating development on one key site reduces the pressure of fragmentation of green corridors, into and out, a combination of smaller growth towns. Recommend: <i>Further investigation into the environmental diversity of the site.</i>
12. Preserve and enhance landscape character across the County, particularly the AONB.	-/?	-/?	-/?	0	0	0	0	0	0	P	M	Development will result in changes to the landscape character including the loss of historic boundaries and field patterns unless they are worked into the development design.
13. Protect and improve the water quantity and quality of inland and coastal waters.	-/+	--/+	--/+	--/+	--/+	--/+	--/+	--/+	--/+	P	L	This site will involve the introduction of significant new areas of built development on formerly undeveloped land. This will increase demand for water, as well as presenting an increased risk of polluted run off entering surface and groundwater systems.
14. Minimise the vulnerability to flooding and ensure new development does not increase flood risk on or off site.	+/--	+/--	+/--	0	0	0	0	0	0	P	L	The site is not subject to flood risk This site will introduce a considerably greater amount of impermeable surfaces into the landscape. Recommend: <i>Maintain green field land run-off rate from site. Highlight the need</i>

Policy BSC 5 – Key Strategic Site – Bodelwyddan.												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
												<i>to use SUDs or similar in the design.</i>
15. Protect and improve air quality.	0	-	-/+	0	0	0	0	-	-/+	T * congestion and weather dependant.	M	Inevitable, by the scale of development, that an increase in the amount of traffic and building derived pollutants will occur. Recommend: <i>Public transport arrangements should be secured for the development. Tree and vegetation planting helps to refresh and cool the air and removes dust and metal particles.</i>
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation and efficiency in development and supporting increased provision and use of renewable energy.	0	++	++	0	++	++	0	++	++	P	L	This site, offers opportunities to maximise the benefits of economies of scale in the inclusion of energy efficient design and technologies, access by sustainable transport modes and the inclusion of small scale renewable energy technologies. This policy takes this into consideration and therefore has been assessed positively.
17. Protect mineral resource from development that would preclude extraction.	+	+	+	+	0	0	0	0	0		L	Diamictin (a non-economic mineral) was the only resource found on the preliminary search of the site. It is considered unlikely that this KSS development will preclude future extraction.

Policy BSC 5 – Key Strategic Site – Bodelwyddan.												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	-/+?	-/+?	-/+?	-/+?	-/+?	-/+?	-/+?	-/+?	-/+?	P	M	The policy does give rise to potential waste generation. Recommend: <i>Assessment is undertaken of the potential waste reduction, re-use, recycling and recovery from development.</i>

Policy BSC 6 – Local Connections Affordable Housing in Hamlets

Policy BSC 6 – Local Connections Affordable Housing in Hamlets												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Social												
1. Ensuring that the housing needs of the community are met.	+	++	+++	+	+	++	+	+	++	P	M	By providing affordable housing the needs of those unable to access market housing will be met. Such housing will be retained as affordable in perpetuity. As the scale of this development will be very small, the effects will be mostly local. The certainty of the impacts will be reduced as the current economic climate improves and house-building increases.
2. Promote community health and well-being.	+	+	++	+	+	+	+	+	+	P	M	The provision of affordable housing doesn't directly influence health but meeting the accommodation needs of the community will have an indirect positive impact upon well-being. As the scale of this development will be very small, the effects will be mostly local. Uncertainty arises from the currently low levels of delivery due to the economic climate.
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	+	+	++	+	+	+	+	+	+	P	M	Well planned new developments providing an element of affordable housing offer the opportunity to incorporate 'designing out crime' principles. As the scale of this development will be very small, the effects will be mostly local. Uncertainty arises from the currently low levels of delivery due to the economic climate.

Policy BSC 6 – Local Connections Affordable Housing in Hamlets												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the natural environment.	+	+	++	+	+	+	+	+	+	P	M	All housing developments will be required to provide open space, preferably on-site, which will support the provision of recreation space. As this will be proportionate to the size of the development and rural exception sites are anticipated to be small scale, it is likely that this positive impact will be mostly experienced locally. Uncertainty arises from the currently low levels of delivery due to the economic climate.
5. Improve accessibility to education, employment, health, homes and community services for all sectors of the community through modes of transport other than the private car.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	P	M	The provision of affordable housing will assist all sectors of the community can access facilities. Depending upon the settlement, however, there may not be any alternative form of transport available. Therefore, impacts will depend upon the specific location of the development. Uncertainty arises from the currently low levels of delivery due to the economic climate.
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	+	+	++	+	+	+	+	+	+	P	M	The provision of affordable housing will be for those with local connections. In areas with greater levels of Welsh-speakers, this may result in retaining Welsh-speakers in the community, who might otherwise be forced out by high property prices. As the scale of this development will be very small, the effects will be mostly local. Uncertainty arises from the currently low levels of

Policy BSC 6 – Local Connections Affordable Housing in Hamlets												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
												delivery due to the economic climate.
Economic												
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	+	+	++	+	+	+	+	+	+	P	M	The provision of affordable housing will help to sustain communities by supporting existing facilities and the provision of employment opportunities. As the scale of this development will be very small, the effects will be mostly local. Uncertainty arises from the currently low levels of delivery due to the economic climate.
8. Maintain and enhance the vitality and viability of town and rural centres.	+/0	+/0	+/0	+/0	+/0	+/0	+/0	+/0	+/0	P	M	The provision of affordable housing will help maintain, particularly rural, communities thus supporting the shops and facilities within centres. However, there may be no impact in hamlets without existing facilities. Uncertainty arises from the currently low levels of delivery due to the economic climate.
9. Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes.	0	0	0	0	0	0	0	0	0		L	There is no clear links between this policy and objective.
10. Safeguard soil quality and function and maintain long term productivity of agricultural land.	-	-	-	-	-	-	-	-	-	P	M	Any built development on greenfield land will lead to the loss of areas of land. However, the majority of new development will be located within existing towns and villages.
Environmental												

Policy BSC 6 – Local Connections Affordable Housing in Hamlets												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	P	M	New development will not be located so as to cause harm to designated sites. However, the development of new housing sites may lead to loss of wildlife habitats but conversely may also incorporate or enhance existing habitats. The resulting impacts could therefore be positive or negative depending upon implementation.
12. Preserve and enhance landscape character across the County, particularly the AONB.	-/0	-/0	-/0	-/0	-/0	-/0	-/0	-/0	-/0	P	M	Development will not be located where there may be harm to designated landscapes. However, there may be some negative effects upon other landscapes due to the increase in built development. The resulting impacts could therefore be positive or negative depending upon implementation.
13. Protect and improve the water quantity and quality of inland and coastal waters.	0	0	0	0	0	0	0	0	0		L	There is no clear links between this policy and objective.
14. Minimise the vulnerability to flooding and ensure new development does not	0	0	0	0	0	0	0	0	0		L	There is no clear links between this policy and objective.

Policy BSC 6 – Local Connections Affordable Housing in Hamlets												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
increase flood risk on or off site.												
15. Protect and improve air quality.	0	0	0	0	0	0	0	0	0		L	There is no clear links between this policy and objective.
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation and efficiency in development and supporting increased provision and use of renewable energy.	+/0	+/0	+/0	+/0	+/0	+/0	+/0	+/0	+/0	P	L	Any developments certain thresholds will have to comply with national planning guidance relating to carbon emissions reductions and energy efficiency. Therefore, the effects depend upon whether the scale of the development meets these thresholds.
17. Protect mineral resources from development that would preclude extraction.	0	0	0	0	0	0	0	0	0		L	There is no clear links between this policy and objective.
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	0	0	0	0	0	0	0	0	0		L	There is no clear links between this policy and objective.

Policy BSC 7 – Houses in Multiple Occupation & Self-Contained Flats

Policy BSC 7 – Houses in Multiple Occupation & Self-Contained Flats												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Social												
1. Ensuring that the housing needs of the community are met.	+	++	++	+	++	++	+	++	++	P	L	Ensuring that poor-quality housing is not allowed will enable the community to have access only to housing which is of good quality and meets there needs in terms of space and environment.
2. Promote community health and well-being.	+	++	++	+	++	++	+	++	++	P	L	Resisting the creation of further HMO's and small, poor-quality flats will improve living conditions for residents, including the surrounding environment. This will have positive effects upon the health and well-being of residents as well as improving conditions for the wider community.
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	+	+	+	+	+	+	+	+	+	P	L	Improving the standard of accommodation and creating more mixed communities will reduce the fear crime. Re-development of areas with high concentrations of HMOs (eg as part of the West Rhyl Masterplan) will also allow for the incorporation of 'designing out crime' principles.
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people to experience and	0	0	0	0	0	0	0	0	0		L	There is no clear links between this policy and objective.

Policy BSC 7 – Houses in Multiple Occupation & Self-Contained Flats												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
respect the value of the natural environment.												
5. Improve accessibility to education, employment, health, homes and community services for all sectors of the community through modes of transport other than the private car.	0	0	0	0	0	0	0	0	0		L	There is no clear links between this policy and objective.
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	+	+	+	+	+	+	+	+	+	P	L	Preventing the creation of HMOs and small flats will encourage owner-occupation of new accommodation which is traditionally conversion of old, large dwellings. This will indirectly assist the upkeep of the fabric of some of the County's heritage assets.
Economic												
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	+	+	++	+	+	++	+	+	++	P	L	Preventing the creation of HMOs and small flats will aid in the creation of more mixed communities, lower density development and, indirectly, improvement of the local environment, all of which will have positive impacts upon regeneration of those communities already with a proliferation of such developments.
8. Maintain and enhance the vitality and viability of town and	+	+	+	+	+	+	+	+	+	P	L	Preventing the creation of HMOs and small flats will aid in the creation of more mixed communities, lower density

Policy BSC 7 – Houses in Multiple Occupation & Self-Contained Flats												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
rural centres.												development and, indirectly, improvement of the local environment, all of which will have positive impacts upon regeneration of those communities already with a proliferation of such developments. This will then have a positive impact upon the vitality of town centres.
9. Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes.	+	+	+	+	+	+	+	+	+	P	L	The policy will have an indirectly positive impact upon this objective as it supports the sub-division of existing premises into good quality flats.
10. Safeguard soil quality and function and maintain long term productivity of agricultural land.	0	0	0	0	0	0	0	0	0		L	There is no clear links between this policy and objective.
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate	0	0	0	0	0	0	0	0	0		L	There is no clear links between this policy and objective.

Policy BSC 7 – Houses in Multiple Occupation & Self-Contained Flats												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
wildlife habitats in urban and rural areas thus enhancing biodiversity.												
12. Preserve and enhance landscape character across the County, particularly the AONB.	0	0	0	0	0	0	0	0	0		L	There is no clear links between this policy and objective.
13. Protect and improve the water quantity and quality of inland and coastal waters.	0	0	0	0	0	0	0	0	0		L	There is no clear links between this policy and objective.
14. Minimise the vulnerability to flooding and ensure new development does not increase flood risk on or off site.	0	0	0	0	0	0	0	0	0		L	There is no clear links between this policy and objective.
15. Protect and improve air quality.	0	0	0	0	0	0	0	0	0		L	There is no clear links between this policy and objective.
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation and efficiency in development and supporting increased provision and use of	+	+	++	+	+	++	+	+	++	P	L	Any developments relating to HMOs and self-contained flats will have to comply with national planning guidance relating to carbon emissions reductions and energy efficiency.

Policy BSC 7 – Houses in Multiple Occupation & Self-Contained Flats												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
renewable energy.												
17. Protect mineral resources from development that would preclude extraction.	0	0	0	0	0	0	0	0	0		L	There is no clear links between this policy and objective.
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	0	0	0	0	0	0	0	0	0		L	There is no clear links between this policy and objective.

Policy BSC 8 – Rural Exception Sites

Policy BSC 8 – Rural Exception Sites												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Social												
1. Ensuring that the housing needs of the community are met.	+	++	+++	+	++	++	+	++	++	P	M	By providing affordable housing the needs of those unable to access market housing will be met. Such housing will be retained as affordable in perpetuity. As the scale of this development will be very small, the effects will be mostly local. The certainty of the impacts will be reduced as the current economic climate improves and house-building increases.
2. Promote community health and well-being.	+	+	++	+	+	+	+	+	+	P	M	The provision of affordable housing doesn't directly influence health but meeting the accommodation needs of the community will have an indirect positive impact upon well-being. As the scale of this development will be very small, the effects will be mostly local. Uncertainty arises from the currently low levels of delivery due to the economic climate.
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	+	+	++	+	+	+	+	+	+	P	M	Well planned new developments providing an element of affordable housing offer the opportunity to incorporate 'designing out crime' principles. As the scale of this development is likely to be small, the effects will be mostly local. Uncertainty arises from the currently low levels of delivery due to the economic climate.

Policy BSC 8 – Rural Exception Sites												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the natural environment.	+	+	++	+	+	+	+	+	+	P	M	All housing developments will be required to provide open space, preferably on-site, which will support the provision of recreation space. As this will be proportionate to the size of the development and rural exception sites are anticipated to be small scale, it is likely that this positive impact will be mostly experienced locally. Uncertainty arises from the currently low levels of delivery due to the economic climate.
5. Improve accessibility to education, employment, health, homes and community services for all sectors of the community through modes of transport other than the private car.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	P	M	The provision of affordable housing will assist all sectors of the community can access facilities. Depending upon the settlement, however, there may not be any alternative form of transport available. Therefore, impacts will depend upon the specific location of the development. Uncertainty arises from the currently low levels of delivery due to the economic climate.
6. Protect and enhance the Welsh language and culture, including the County’s heritage assets.	+	+	++	+	+	+	+	+	+	P	M	The provision of affordable housing will be for those with local connections. In areas with greater levels of Welsh-speakers, this may result in retaining Welsh-speakers in the community, who might otherwise be forced out by high property prices. As the scale of this development will be very small, the effects will be mostly local. Uncertainty arises from the currently low levels of

Policy BSC 8 – Rural Exception Sites												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
												delivery due to the economic climate.
Economic												
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	+	+	++	+	+	+	+	+	+	P	M	The provision of affordable housing will help to sustain communities by supporting existing facilities and the provision of employment opportunities. As the scale of this development is anticipated to be small, the effects will be mostly local. Uncertainty arises from the currently low levels of delivery due to the economic climate.
8. Maintain and enhance the vitality and viability of town and rural centres.	+/0	+/0	+/0	+/0	+/0	+/0	+/0	+/0	+/0	P	M	The provision of affordable housing will help maintain, particularly rural, communities thus supporting the shops and facilities within centres. However, there may be no impact in villages without existing facilities. Uncertainty arises from the currently low levels of delivery due to the economic climate.
9. Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes.	0	0	0	0	0	0	0	0	0		L	There are no clear links between this policy and objective.
10. Safeguard soil quality and function and maintain long term productivity of agricultural land.	-	-	-	-	-	-	-	-	-	P	M	Any built development on greenfield land will lead to the loss of areas of land. However, the majority of new development will be located within existing towns and village development boundaries.

Policy BSC 8 – Rural Exception Sites												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Environmental												
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	P	M	New development will not be located so as to cause harm to designated sites. However, the development of new housing sites may lead to loss of wildlife habitats but conversely may also incorporate or enhance existing habitats. The resulting impacts could therefore be positive or negative depending upon implementation.
12. Preserve and enhance landscape character across the County, particularly the AONB.	-/0	-/0	-/0	-/0	-/0	-/0	-/0	-/0	-/0	P	M	Development will not be located where there may be harm to designated landscapes. However, there may be some negative effects upon other landscapes due to the increase in built development. The resulting impacts could therefore be positive or negative depending upon implementation.
13. Protect and improve the water quantity and quality of inland and coastal waters.	0	0	0	0	0	0	0	0	0		L	There are no clear links between this policy and objective.
14. Minimise the vulnerability to flooding and ensure new	0	0	0	0	0	0	0	0	0		L	There are no clear links between this policy and objective.

Policy BSC 8 – Rural Exception Sites												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
development does not increase flood risk on or off site.												
15. Protect and improve air quality.	0	0	0	0	0	0	0	0	0		L	There are no clear links between this policy and objective.
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation and efficiency in development and supporting increased provision and use of renewable energy.	+/0	+/0	+/0	+/0	+/0	+/0	+/0	+/0	+/0	P	L	Any developments certain thresholds will have to comply with national planning guidance relating to carbon emissions reductions and energy efficiency. Therefore, the effects depend upon whether the scale of the development meets these thresholds.
17. Protect mineral resources from development that would preclude extraction.	0	0	0	0	0	0	0	0	0		L	There are no clear links between this policy and objective.
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	0	0	0	0	0	0	0	0	0		L	There are no clear links between this policy and objective.

Policy BSC 9 – Local Connections Affordable Housing within Small Groups or Clusters

Policy BSC 9 – Local Connections Affordable Housing within Small Groups or Clusters												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Social												
1. Ensuring that the housing needs of the community are met.	+++	++	+	+++	++	+	0	0	0	P	L	The policy is a short term measure to address the local connections affordable housing needs. Once the majority of infill gaps have been developed there will be fewer opportunities for any positive benefits.
2. Promote community health and well-being.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	+	+	+	0	0	0	0	0	0	P	L	Small groups of dwellings are often isolated in rural countryside. An additional dwelling, for a local person is likely to increase the opportunity for natural surveillance.
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the natural environment.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
5. Improve accessibility to education, employment, health, homes and community services for all sectors	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.

Policy BSC 9 – Local Connections Affordable Housing within Small Groups or Clusters												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
of the community through modes of transport other than the private car.												
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	++	++	+	++	++	+	0	0	0	P	L	This policy makes a positive contribution to the organic growth of rural communities and so has been assessed positively.
Economic												
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	+	+	+	+	+	+	0	0	0	P	L	Providing small development opportunities in rural communities can help retain young entrepreneurs in the area. This could make a small, but positive, contribution to the labour and business start ups.
8. Maintain and enhance the vitality and viability of town and rural centres.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
9. Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective. Majority of sites will be on Greenfield land.
10. Safeguard soil quality and function and maintain long term productivity of agricultural land.	-	-	-	0	0	0	0	0	0	P	L	The site of a small gap between existing dwellings is often found to be unproductive where agriculture is concerned. It can, however, be the access point into a field retained by the

Policy BSC 9 – Local Connections Affordable Housing within Small Groups or Clusters												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
												landowner from previous developments.
Environmental												
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.	-/+	-/+	-/+	0	0	0	0	0	0	P	L	Development in open countryside can without further consideration have a long-term negative effect on biodiversity. In particular bats (a protected species) like to travel along field boundaries to look for food. <i>Recommend: That a caveat is attached to the policy or justification wording which highlight the need to consider Policy VOE 5.</i>
12. Preserve and enhance landscape character across the County, particularly the AONB.	?	?	?	?	?	?	0	0	0	P	H	Depending of implementation and design. The small infilling of a gap adjoining other residential dwellings, if built sympathetically, is unlikely to have a negative effect on the integrity of the AONB, AOB status. <i>Recommend: That a caveat is attached to the policy or justification wording which highlight the need to consider Policy RD 1.</i>
13. Protect and improve the water quantity and quality of inland and	+/-	+/-	+/--	0	0	-	0	0	0	P	H	The growth allowed under this policy is unlikely to considerably increase the demand for water, thus affecting water

Policy BSC 9 – Local Connections Affordable Housing within Small Groups or Clusters												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
coastal waters.												quantity. However, in the rural area the availability of connection to a public sewer system can be disperse. Private sewer treatment could prove to be an environmental threat. With climatic changes the situation could worsen in the long term.
14. Minimise the vulnerability to flooding and ensure new development does not increase flood risk on or off site.	0	0	0	0	0	0	0	0	0		L	National planning policy restricts residential development in areas of floodrisk. Therefore, it is unlikely that development would directly or indirectly affect this objective.
15. Protect and improve air quality.	-	-	-	0	0	0	0	0	0	P	L	Due to the nature of this policy the reliance on private car is inevitable in more cases of infilling in open countryside.
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation and efficiency in development and supporting increased provision and use of renewable energy.	+	++	++	+	+	+	+	+	+	P	L	The level of growth is unlikely to have a significant negative effect through increasing emissions from new residential development and the associated increase in the traffic volumes. From September 2010 all new residential dwelling will be built to Code for Sustainable Homes Level 3+ which will achieve the aim of this objective. Countywide these new dwellings will be positive examples.
17. Protect mineral resources from	?	?	?	?	?	?	?	?	?	P	M	Depending on the location of development. Mineral resources are

Policy BSC 9 – Local Connections Affordable Housing within Small Groups or Clusters												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
development that would preclude extraction.												often found in rural areas and the erection of a new residential dwelling could preclude mineral extraction.
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	--	-	-	0	0	0	0	0	0	T	M	Until recycling collections are rolled out to all residential dwellings in the County the short-term effect of new dwellings could be negative. <i>Recommend: That an additional criteria is added to policy RD 1 to cover waste management.</i>

Policy BSC 10 – Gypsy & Traveller Sites

Policy BSC 10 – Gypsy & Traveller Sites												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Social												
1. Ensuring that the housing needs of the community are met.	+	++	+++	+	++	+++	+	+	+++	P	M	Providing criteria (and identifying a site if a need is identified) for a site will provide certainty for the gypsy and traveller community in meeting their housing needs. Uncertainty arises from uncertainty over whether any sites will be brought forward by the travelling community or whether a need will be identified.
2. Promote community health and well-being.	++	++	++	++	++	++	++	++	++	P	M	Providing appropriate criteria for sites (and identifying a site if necessary) will ensure accommodation is provided in suitable locations.
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	?	?	?	?	?	?	?	?	?	P	M	Depending upon implementation and site location, there could be positive or negative effects on the perception of crime and community safety.
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the natural environment.	+/-	+/-	+/-	0	0	0	0	0	0	? Permanency depends on the nature of the need, permanent site or transient site	M	Depending upon specific location, a site/sites could involve the loss of greenfield land but could also be directed to brownfield land. Open/play space should also be provided as part of any site.

Policy BSC 10 – Gypsy & Traveller Sites												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
5. Improve accessibility to education, employment, health, homes and community services for all sectors of the community through modes of transport other than the private car.	++	++	++	++	++	++	0	0	0	P	M	The policy states that a site should be located within an established settlement within reasonable access to a range of services and facilities, public transport and main transport routes. If there is access to essential services then this could be seen as having positive effects.
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.
Economic												
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.
8. Maintain and enhance the vitality and viability of town and rural centres.	?	?	?	?	?	?	?	?	?	P	M	Depending upon implementation and the eventual location of individual sites, there is potential for positive or negative impacts upon town and village centres.
9. Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes.	+	+	+	+	+	+	+	+	+	P	M	The policy criteria (and any eventual allocation) directs sites towards existing centres, where the majority of previously developed land is located and sustainable transport modes are most available.

Policy BSC 10 – Gypsy & Traveller Sites												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
10. Safeguard soil quality and function and maintain long term productivity of agricultural land.	?	?	?	?	?	?	?	?	?	P	M	Depending upon the location of any eventual site, there may be a loss of greenfield (agricultural) land.
Environmental												
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	P	M	In line with national guidance, development will not be allowed where it has a significant detrimental on designated sites. However, depending upon the specific location, there may be indirect negative effects arising from land-take and/or increased pedestrian/motor traffic. There may also be potential positive impacts through the opportunity to improve or create new/existing habitats.
12. Preserve and enhance landscape character across the County, particularly the AONB.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	P	M	The policy criteria does not allow sites to be located where there would be harm to the AONB, however, any sites located on the edge of centres or rural areas may have an impact upon non-designated landscapes. Conversely, there may the opportunity to enhance existing landscapes through implementation.
13. Protect and improve	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy

Policy BSC 10 – Gypsy & Traveller Sites												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
the water quantity and quality of inland and coastal waters.												and the objective.
14. Minimise the vulnerability to flooding and ensure new development does not increase flood risk on or off site.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective. In line with national guidance, sites will not be located within areas of flood risk.
15. Protect and improve air quality.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation and efficiency in development and supporting increased provision and use of renewable energy.	?	?	?	?	?	?	?	?	?	?	?	The development of caravan sites is unlikely to bring about much building. However, there may be the opportunity to incorporate energy efficient measures as part of auxiliary buildings at the planning permission stage.
17. Protect mineral resources from development that would preclude extraction.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	0	0	0	0	0	0	0	0	0		L	

Policy BSC 11 – Recreation and Open Space

Policy BSC 11 – Recreation and Open Space												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Social												
1. Ensuring that the housing needs of the community are met.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.
2. Promote community health and well-being.	+	++	+++	+	++	+++	+	++	+++	P`	M	By protecting existing open space and requiring all new residential developments to make a contribution to open space it is likely that greater provision can be made which is likely to have a beneficial effect upon community health and well being. The effect is likely to be greatest locally. In the short term less open space may be provided as fewer sites come forward due to the current economic climate. Recommendation: That the policy wording be strengthened to ensure that commuted sums for open space are only acceptable in exceptional circumstances. This should increase the amount of open space provided across the County.
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	++	++	++	++	++	++	++	++	++	P	M	Providing access to sufficient open space may have a beneficial effect on community safety. Recommendation: that the policy wording be strengthened to ensure that commuted sums for open space are

Policy BSC 11 – Recreation and Open Space												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
												<i>only acceptable in exceptional circumstances. This should increase the amount of open space provided across the County.</i>
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the natural environment.	++	+++	+++	++	+++	+++	+	++	++	P	M	<p>By protecting existing and requiring all new residential developments to make a contribution to open space it is likely that greater provision can be made and more funding generated to improve existing open spaces. Impact will be greatest in rural areas where very few developments have previously contributed to open space requirements due to threshold of 10 units. In the short term less open space may be provided as fewer sites come forward due to the current economic climate.</p> <p>Recommendation: <i>that the policy wording be strengthened to ensure that commuted sums for open space are only acceptable in exceptional circumstances. This should increase the amount of open space provided across the County.</i></p>
5. Improve accessibility to education, employment, health, homes and community services for all sectors of the community	++	+++	+++	++	+++	+++	+	++	++	P	M	<p>By protecting existing and requiring all new residential developments to make a contribution to open space it is likely that greater provision can be made which is likely to improve accessibility and reduce the need to travel to access</p>

Policy BSC 11 – Recreation and Open Space												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
through modes of transport other than the private car.												open space. Impact will be greatest in rural areas where very few developments have previously contributed to open space requirements due to threshold of 10 units. In the short term less open space may be provided as fewer sites come forward due to the current economic climate. <i>Recommendation: that the policy wording be strengthened to ensure that commuted sums for open space are only acceptable in exceptional circumstances. This should increase the amount of open space provided across the County.</i>
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.
8. Maintain and enhance the vitality and	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.

Policy BSC 11 – Recreation and Open Space												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
viability of town and rural centres.												
9. Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.
10. Safeguard soil quality and function and maintain long term productivity of agricultural land.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.
Environmental												
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.	+	+	+	+	+	+	+	+	+	P	M	Increased provision of open space in relation to all new residential developments provides some opportunity to create wildlife habitats and corridors and thus enhance biodiversity. Recommendation: that the policy wording be strengthened to ensure that commuted sums for open space are only acceptable in exceptional circumstances. This should increase the amount of open space provided across the County.
12. Preserve and enhance landscape	++	++	++	++	++	++	++	++	++	P	L	Increased provision of open space in relation to all new residential

Policy BSC 11 – Recreation and Open Space												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
character across the County, particularly the AONB.												developments provides some opportunity to mitigate the impacts of development on landscape through ensuring the incorporation of green spaces within developments. <i>Recommendation: that the policy wording be strengthened to ensure that commuted sums for open space are only acceptable in exceptional circumstances. This should increase the amount of open space provided across the County.</i>
13. Protect and improve the water quantity and quality of inland and coastal waters.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.
14. Minimise the vulnerability to flooding and ensure new development does not increase flood risk on or off site.	++	++	++	++	++	++	++	++	++	P	M	Increased provision of open space in relation to all new residential developments provides some opportunity to mitigate the impacts of development on flood risk through ensuring greater permeable areas within developments. <i>Recommendation: that the policy wording be strengthened to ensure that commuted sums for open space are only acceptable in exceptional circumstances. This should increase the amount of open space provided across the County.</i>
15. Protect and improve	++	++	++	++	++	++	++	++	++	P	M	Increased provision of open space in

Policy BSC 11 – Recreation and Open Space												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
air quality.												relation to all new residential developments provides some opportunity to mitigate the impacts of development on air quality. Recommendation: <i>that the policy wording be strengthened to ensure that commuted sums for open space are only acceptable in exceptional circumstances. This should increase the amount of open space provided across the County.</i>
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation and efficiency in development and supporting increased provision and use of renewable energy.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.
17. Protect mineral resources from development that would preclude extraction.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.

Policy BSC 12 – Community Facilities

Policy BSC 12 – Community Facilities												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Social												
1. Ensuring that the housing needs of the community are met.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the objective and policy.
2. Promote community health and well-being.	+++	+++	+++	++	++	++	+	+	+	P	L	A policy to support the provision of new community facilities and to protect existing ones will have a positive impact on this aspect. The greatest impacts will be generated at the local and countywide level as the facilities will generally serve local communities.
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	+++	+++	+++	++	++	++	+	+	+	P	L	Community facilities can provide valuable meeting places and venues for community events. This may lead to a reduction in crime levels. The greatest impacts will be generated at the local and countywide level as the facilities will generally serve local communities.
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the	++	++	++	+	+	+	+	+	+	P	L	Community facilities can provide valuable meeting places and venues for community events.

Policy BSC 12 – Community Facilities												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
natural environment.												
5. Improve accessibility to education, employment, health, homes and community services for all sectors of the community through modes of transport other than the private car.	++	++	++	++	++	++	+	+	+	P	L	Community facilities can provide valuable meeting places and venues for community events close to where people live. <i>Recommendation: allow for development of community facilities outside of development boundaries in rural areas to ensure good distribution of facilities accessible by modes other than the private car.</i>
6. Protect and enhance the Welsh language and culture, including the County’s heritage assets.	++	++	++	++	++	++	+	+	+	P	L	Community facilities can provide valuable meeting places and venues for community events close to where people live. Language, culture and heritage can all be promoted and enhanced through the provision of appropriate local venues for events.
Economic												
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the objective and policy.
8. Maintain and enhance the vitality and viability of town and rural centres.	+	+	+	0	0	0	0	0	0	P	L	The policy focuses community facilities towards town centres. Having a diversity of services and facilities in town centres help maintain the vitality and viability.

Policy BSC 12 – Community Facilities												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
9. Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the objective and policy.
10. Safeguard soil quality and function and maintain long term productivity of agricultural land.	0/-	0/-	0/-	0/-	0/-	0/-	0/-	0/-	0/-	P	L	Additional greenfield development under this option may result in negative effects on areas of valuable agricultural land that may be permanently lost through development. The scale of this effect is dependent on the scale and location of future development.
Environmental												
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the objective and policy.

Policy BSC 12 – Community Facilities												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
12. Preserve and enhance landscape character across the County, particularly the AONB.	-/+	-/+	-/+	-/+	-/+	-/+	-/+	-/+	-/+	P	L	Development in open countryside allowed under this option may result in negative effects on areas of local landscape importance. The design of buildings and landscaping impacts will be dealt with under other policies to ensure that any impacts are minimised. The scale of this effect is dependent on the scale and location of future development.
13. Protect and improve the water quantity and quality of inland and coastal waters.	-	-	-	-	-	-	-	-	-	P	L	The scale of development likely to be permitted under this policy is small. Development is likely to result in potential pressures through increased surface run-off, sewerage and waste water, all of which could present an increased risk of pollution incidences affecting water quality.
14. Minimise the vulnerability to flooding and ensure new development does not increase flood risk on or off site.	0/-	0/-	0/-	0/-	0/-	0/-	0/-	0/-	0/-	P	L	As parts of Denbighshire have been identified as having a lack of sewerage capacity, potential pressures on the drainage system could potentially increase the risk of localised flooding; however there is the opportunity to upgrade with new development. Any new development will be assessed in terms of potential flood risk using TAN15 guidance.
15. Protect and improve	+	+	+	+	+	+	+	+	+	P	L	Current levels of air quality are likely to

Policy BSC 12 – Community Facilities												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
air quality.												be maintained in the County.
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation and efficiency in development and supporting increased provision and use of renewable energy.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the objective and policy.
17. Protect mineral resources development that would preclude extraction.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the objective and policy.
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the objective and policy.

Policy PSE 1 – North Wales Coastal Strategic Regeneration Area

Policy PSE 1 – North Wales Coastal Strategic Regeneration Area												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Social												
1. Ensuring that the housing needs of the community are met.	+++	++	++	++	0	0	+	0	0	P	L	This policy will have a direct effect on the quality of housing appropriate to the local needs and affordability within the SRA boundary.
2. Promote community health and well-being.	+++	+++	+++	0	0	0	+	0	0	P	L	This policy will allow new health facilities to be developed tailored to the community through SRA objectives. Creating family priority residential space will indirectly improve long-term well-being benefits for the SRA.
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	+++	+++	+++	++	++	+	+	0	0	P	L	This policy will serve to address deprivation in the SRA which has a direct link to crime and fear of crime. The long term benefits of the SRA objectives will be positive.
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the natural environment.	+++	+++	+++	++	++	++	+	0	0	P	L	Due to the specific focus on tackling crime and deprivation in the SRA there will be significant scope improve the range of facilities within the communities. Use of the facilities will bring long term benefits to the area.
5. Improve accessibility to education, employment, health,	++	++	++	++	++	++	+	+	+	P	M	Communities within the SRA has access to the north Wales railway link, the coastal cycle track and numerous bus

Policy PSE 1 – North Wales Coastal Strategic Regeneration Area												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
homes and community services for all sectors of the community through modes of transport other than the private car.												journeys. Tackling deprivation through and SRA focus is more likely to succeed in improving educational needs of the community.
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	-	+	+	0	0	0	0	0	0	P	H	Development within the SRA need to consider how it can highlight the Welsh language and culture of the area without diluting the deprivation improvement targets. Recommend: Policy or policy justification to reference the aims of RD 4.
Economic												
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	+	+	+	0	0	0	0	0	0	P	M	It is unlikely that the SRA will bring many economic benefits to the County as a whole, but will go some way to regenerate the immediate towns.
8. Maintain and enhance the vitality and viability of town and rural centres.	++	++	++	0	0	0	0	0	0	P	L	This policy fulfils the requirement of the objective for the local area. The SRA will bring long term benefits to the main retail town of Rhyl and so assessment is positive.
9. Make the best use of previously developed land and existing buildings in locations served by sustainable	++	++	++	0	0	0	0	0	0	P	L	Strategic regeneration looks at promoting existing built up areas and renewing previous redundant uses in urban areas. The SRA is served by sustainable transport modes.

Policy PSE 1 – North Wales Coastal Strategic Regeneration Area												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
transport modes.												
10. Safeguard soil quality and function and maintain long term productivity of agricultural land.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
Environmental												
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.	-	-	-	0	0	0	0	0	0	T	M	The policy itself does not directly address this issue. However, biodiversity does have an indirect effect on health and well-being of communities short-term and long-term. The policy does not reference biodiversity or nature conservation. <i>Recommend: Policy or policy justification to reference the aims of VOE 5.</i>
12. Preserve and enhance landscape character across the County, particularly the AONB.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
13. Protect and improve the water quantity and quality of inland and coastal waters.	+	+	+	0	0	0	0	0	0	P	L	There is scope through this policy to see improvement in the water management arrangements. Surface run-off and efficiency of water use should be

Policy PSE 1 – North Wales Coastal Strategic Regeneration Area												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
												considered when assessing development in the SRA. Recommend: Policy or policy justification to reference the aims of VOE 6.
14. Minimise the vulnerability to flooding and ensure new development does not increase flood risk on or off site.	+	+	+	0	0	0	0	0	0	P	L	Regeneration priorities override TAN 15 guidelines. However, there is scope through this policy to see improvement in the water management arrangements. Surface run-off and efficiency of water use should be considered when assessing development in the SRA. Recommend: Policy or policy justification to reference the aims of VOE 1 & VOE 6.
15. Protect and improve air quality.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation and efficiency in development and supporting increased provision and use of renewable energy.	++	++	++	0	0	0	0	0	0	P	L	Much of the redevelopment schemes will be supported by WAG funding. The schemes will therefore comply with the Energy Strategy and Low and Zero Carbon Targets.
17. Protect mineral resources from	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.

Policy PSE 1 – North Wales Coastal Strategic Regeneration Area												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
development that would preclude extraction.												
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.

Policy PSE 2 – Land for Employment Uses

Policy PSE 2 – Land for Employment Uses												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Social												
1. Ensuring that the housing needs of the community are met.	0	0	0	0	0	0	0	0	0		L	There is no clear links between this objective and policy.
2. Promote community health and well-being.	+	++	+++	+	++	+++	+	+	++	P	M	The provision of sufficient additional employment land is likely to have a positive effect upon community health and well being. This policy provides for a range of employment types. A significant amount of the newly designated employment land forms part of the Key Strategic Site at Bodelwyddan, phasing of this site will need to be carefully managed to ensure that employment land is delivered alongside housing. Recommendation: that phasing of the Key Strategic site at Bodelwyddan is included in the site development brief for the site.
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	0	0	0	0	0	0	0	0	0		L	There is no clear links between this objective and policy.
4. Enhance existing and promote the development of high quality recreation, leisure and open space	0	0	0	0	0	0	0	0	0		L	There is no clear links between this objective and policy.

Policy PSE 2 – Land for Employment Uses												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
and provide opportunities for people to experience and respect the value of the natural environment.												
5. Improve accessibility to education, employment, health, homes and community services for all sectors of the community through modes of transport other than the private car.	+	++	++	+	++	++	+	+	+	P	M	<p>Access to employment is likely to be improved in key areas. The allocation of a key strategic site may help to ensure that serviced employment land, houses, and community facilities can all be provided in a manner that promotes accessible transport and walking/cycling. By ensuring that there is a spread of employment land to meet both strategic and local needs, accessibility should be maximised.</p> <p>Recommendation: <i>There is a need to ensure that public transport links as well as walking and cycling routes are improved to link the major employment allocations along the A55 corridor to the coastal areas and the south of the County.</i></p>
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	0	0	0	0	0	0	0	0	0		L	There is no clear links between this objective and policy.
Economic												
7. Support county economic development	++	++	++	++	++	++	+	+	+	P	M	Sufficient land has been allocated to meet both strategic and local needs.

Policy PSE 2 – Land for Employment Uses												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
and regeneration, including the provision of opportunities for rural diversification.												Major allocations along main transport routes in line with Wales Spatial Plan strategy. A significant amount of the newly designated employment land forms part of the Key Strategic Site at Bodelwyddan, phasing of this site will need to be carefully managed to ensure that employment land is delivered alongside housing. Recommendation: that phasing of the Key Strategic site at Bodelwyddan is included in the site development brief for the site.
8. Maintain and enhance the vitality and viability of town and rural centres.	0	0	0	0	0	0	0	0	0		L	There is no clear links between this objective and policy.
9. Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes.	++/-	++/-	++/-	++/-	++/-	++/-	+/-	+/-	+/-	P	M	Existing employment sites are protected to ensure they remain available for employment use. This will help to ensure that brownfield sites are re-used. Green field allocations are still required to meet demand along the A55 corridor which will have a negative impact on this aspect.
10. Safeguard soil quality and function and maintain long term productivity of agricultural land.	--	--	--	--	--	--	--	--	--	P	M	Additional greenfield development under this policy may result in negative effects on areas of valuable agricultural land that may be permanently lost through development.

Policy PSE 2 – Land for Employment Uses												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
												<p>The key strategic site at Bodelwyddan will develop some grade 3a land but it is considered that the need for housing and employment land in this area outweighs the loss of BMV land. Site selection criteria for all development sites have included BMV land as a constraint.</p> <p>The loss of BMV land to development is likely to be permanent.</p>
Environmental												
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.	-	-	-	-	-	-	-	-	-	P	M	<p>The growth allowed under this policy is inevitably likely to result in additional development of Greenfield land. Although unlikely to result in negative effects on internationally designated sites, there is the potential for negative effects on nationally and locally designated sites and protected species and non-designated habitats and species of importance.</p> <p>Recommendation: General design policy to include reference to respecting and enhancing natural environment. All levels of nature conservation sites to be considered in site assessment criteria.</p>
12. Preserve and	-	-	-	-	-	-	-	-	-	P	M	The growth allowed under this policy

Policy PSE 2 – Land for Employment Uses												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
enhance landscape character across the County, particularly the AONB.												could result in negative effects on areas of local landscape importance and the AONB, depending upon implementation. <i>Recommendation: site selection criteria to include landscape in general and the AONB in particular as a constraint which should prevent inappropriate sites being selected.</i>
13. Protect and improve the water quantity and quality of inland and coastal waters.	-/+	-/+	-/++	-/+	-/+	-/++	-/+	-/+	-++	0	M	Development is likely to result in potential pressures through increased surface run-off, sewerage and waste water, all of which could present an increased risk of pollution incidences affecting water quality. <i>Recommendation: include a policy on Water Management to require water conservation measures and statements.</i>
14. Minimise the vulnerability to flooding and ensure new development does not increase flood risk on or off site.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-		M	As parts of Denbighshire have been identified as having a lack of sewerage capacity, potential pressures on the drainage system could potentially increase the risk of localised flooding; however there is the opportunity to upgrade with new development. Any new development should be assessed in terms of potential flood risk using TAN15 guidance. <i>Recommendation: Existing green field allocations within the C1 flood plain</i>

Policy PSE 2 – Land for Employment Uses												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
												<i>should be de-allocated at the Deposit stage ie Cefndy, Rhyl employment site.</i>
15. Protect and improve air quality.	+	+	+	+	+	+	+	+	+	P	M	Current levels of air quality are likely to be maintained in the County.
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation and efficiency in development and supporting increased provision and use of renewable energy.	--	--	-	--	--	-	--	--	-	T	M	Increased levels of economic growth may have a negative effect through increasing emissions from new development and the associated increase in the traffic volumes. National policy requires increasing levels of energy efficiency in development. As the levels required increase the potentially negative impact of developments should reduce. Recommendation: include a policy encouraging use of renewable energy technologies.
17. Protect mineral resources from development that would preclude extraction.	0	0	0	0	0	0	0	0	0		L	There is no clear links between this objective and policy.
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	0	0	0	0	0	0	0	0	0		L	There is no clear links between this objective and policy.

Policy PSE 3 – Protection of Employment Land and Buildings

Policy PSE 3 – Protection of Employment Land and Buildings												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Social												
1. Ensuring that the housing needs of the community are met.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the objective and policy.
2. Promote community health and well-being.	+	++	+++	+	++	+++	+	+	++	P	M	The protection of existing employment land is likely to have a positive effect upon community health and well being.
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the objective and policy.
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the natural environment.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the objective and policy.
5. Improve accessibility to education, employment, health, homes and community services for all sectors of the community through modes of	+	++	++	+	++	++	+	+	+	P	M	Access to employment is likely to be maintained in key areas. By ensuring that there is a spread of employment land to meet both strategic and local needs, accessibility should be maximised.

Policy PSE 3 – Protection of Employment Land and Buildings												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
transport other than the private car.												<i>Recommendation: There is a need to ensure that public transport links as well as walking and cycling routes are improved to link the existing employment allocations along the A55 corridor to the coastal areas and the south of the County.</i>
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the objective and policy.
Economic												
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	++	++	++	++	++	++	+	+	+	P	M	Existing employment land has been protected to help meet both strategic and local needs.
8. Maintain and enhance the vitality and viability of town and rural centres.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the objective and policy.
9. Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes.	++/-	++/-	++/-	++/-	++/-	++/-	+/-	+/-	+/-	P	M	Existing employment sites are protected to ensure they remain available for employment use. This will help to ensure that brownfield sites are re-used.
10. Safeguard soil quality and function and	+++/-	++/-	++/-	+++/-	++/-	++/-	+++/-	++/-	++/-	P	M	By protecting existing employment sites the amount of green field land required

Policy PSE 3 – Protection of Employment Land and Buildings												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
maintain long term productivity of agricultural land.												<p>is reduced thus protecting BMV land. This effect may decline over time if the amount of brownfield land reduces through redevelopment.</p> <p>Additional greenfield site developments protected under this policy may result in negative effects on areas of valuable agricultural land that may be permanently lost through development.</p> <p>The key strategic site at Bodelwyddan will develop some grade 3a land but it is considered that the need for employment land in this area outweighs the loss of BMV land. Site selection criteria for all development sites have included BMV land as a constraint.</p> <p>The loss of BMV land to development is likely to be permanent.</p>
Environmental												
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and	0	0	0	0	0	0	0	0	0		KL	There is no clear link between the objective and policy.

Policy PSE 3 – Protection of Employment Land and Buildings												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.												
12. Preserve and enhance landscape character across the County, particularly the AONB.	+++/-	++/-	++/-	+++/-	++/-	++/-	+++/-	++/-	++/-	P	M	By protecting existing employment sites the amount of green field land required is reduced thus protecting landscape. This effect may decline over time if the amount of brownfield land reduces through redevelopment. Additional greenfield site developments protected under this policy may result in negative effects on landscape subject to implementation. Recommendation: <i>site selection criteria to include landscape in general and the AONB in particular as a constraint which should prevent inappropriate sites being selected.</i>
13. Protect and improve the water quantity and quality of inland and coastal waters.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the objective and policy.
14. Minimise the vulnerability to flooding and ensure new development does not increase flood risk on or off site.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the objective and policy.

Policy PSE 3 – Protection of Employment Land and Buildings												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
15. Protect and improve air quality.	+	+	+	+	+	+	+	+	+	P	M	Current levels of air quality are likely to be maintained in the County.
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation and efficiency in development and supporting increased provision and use of renewable energy.	--	--	-	--	--	-	--	--	-	T	M	Protection of employment land and buildings will hopefully lead to increased levels of economic growth. This may have a negative effect through increasing emissions from new development and the associated increase in the traffic volumes. National policy requires increasing levels of energy efficiency in development. As the levels required increase the potentially negative impact of developments should reduce. <i>Recommendation: make reference in the policy justification to renewable energy policy, encouraging new buildings to use of renewable energy technologies.</i>
17. Protect mineral resources from development that would preclude extraction.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the objective and policy.
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the objective and policy.

Policy PSE 4 – Re-use and adaptation of redundant rural buildings

Policy PSE 4 – Re-use and adaptation of redundant rural buildings												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Social												
1. Ensuring that the housing needs of the community are met.	+++	++	+	+++	++	+	0	0	0	P	L	The policy is a short term measure to address the local connections affordable housing needs. Once the majority of historically important buildings have been converted there will be fewer opportunities for any positive benefits.
2. Promote community health and well-being.	0	+	+	0	+	+	0	0	0	P	L	The policy commits to encouraging redundant buildings to be converted to employment use or short-term holiday let or affordable housing to meet local needs. The policy is actively trying to encourage sustainability principles which should be seen as a long term benefit.
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the natural environment.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.

Policy PSE 4 – Re-use and adaptation of redundant rural buildings												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
5. Improve accessibility to education, employment, health, homes and community services for all sectors of the community through modes of transport other than the private car.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	++	++	+	++	++	+	0	0	0	P	L	This policy makes a positive contribution to the protection of architectural and historical building in our communities and so has been assessed positively.
Economic												
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	+++	+++	++	+++	++	+	0	0	0	P	L	This policy positively fulfils this objective as it sets out a very clear message as to the importance of positively re-using redundant building for an alternative use. It also positively contributes to rural diversification by maintaining and extending the range of wealth generating activities.
8. Maintain and enhance the vitality and viability of town and rural centres.	0	+	+	0	+	+	0	0	0	P	M	This policy will successfully contribute to reducing the number of vacant buildings in rural areas. Indirectly the re-use could encourage increased length of stay by visitors.
9. Make the best use of previously developed land and existing	+/-	+/-	+/-	+/-	+/-	+/-	0	0	0	P	L	Overall the policy makes a positive contribution towards finding a new use for redundant rural buildings.

Policy PSE 4 – Re-use and adaptation of redundant rural buildings												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
buildings in locations served by sustainable transport modes.												<i>Recommend: Caveat to be attached to the policy seeking buildings to be in a sustainable location in terms of travelling to work and services by sustainable transport modes.</i>
10. Safeguard soil quality and function and maintain long term productivity of agricultural land.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
Environmental												
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.	-	-	-	-	-	-	-	-	-	P	M	Alterations to historic buildings can without further consideration have a long-term negative effect on biodiversity. In particular bats (a protected species) like to roost in the roof spaces. <i>Recommend: That a caveat is attached to the policy or justification wording which highlight the need to consider Policy VOE 5.</i>
12. Preserve and enhance landscape character across the County, particularly the AONB.	+	+	+	+	+	+	0	0	0	P	L	The policy fulfils this objective as converting/ renovating a historical / architecturally important redundant rural building will have a direct positive effect on the landscape character of the

Policy PSE 4 – Re-use and adaptation of redundant rural buildings												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
												AONB.
13. Protect and improve the water quantity and quality of inland and coastal waters.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
14. Minimise the vulnerability to flooding and ensure new development does not increase flood risk on or off site.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
15. Protect and improve air quality.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation and efficiency in development and supporting increased provision and use of renewable energy.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
17. Protect mineral resources from development that would preclude extraction.	-	-	-	0	0	0	0	0	0	P	M	Access to mineral reserves could be required and the use of a building for residential or sensitive employment purposes could preclude the extraction of the mineral. Recommend: A caveat could be attached to the policy, or justification, making reference to the

Policy PSE 4 – Re-use and adaptation of redundant rural buildings												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
												need to consider policy PSE 15.
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.

Policy PSE 5 – Rural Economy

Policy PSE 5 – Rural Economy												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Social												
1. Ensuring that the housing needs of the community are met.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
2. Promote community health and well-being.	++	++	++	++	++	++	+	+	+	P	L	Providing employment opportunities in rural areas will help to sustain rural communities and support services. This should be on-going throughout the plan period and have a permanent effect.
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	++	++	++	++	++	++	+	+	+	P	M	Providing employment opportunities in rural areas will help to sustain rural communities. Having people in the community all day should improve community safety.
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the natural environment.	-/+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	P	M	Providing employment opportunities in rural areas is likely to lead to some loss of green field land. The criteria relating to the AONB will ensure that the special qualities of this area are protected. <i>Recommendation: also include reference to AOB in policy to reflect the landscape quality of the area and aspiration for inclusion within extended AONB. Also include reference to Pontcysyllte WHS and buffer zone</i>
5. Improve accessibility to education, employment, health,	++/-	++/-	++/-	++/-	++/-	++/-	+/-	+/-	+/-	P	M	Providing employment opportunities in rural areas will help to sustain rural communities and support services.

Policy PSE 5 – Rural Economy												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
homes and community services for all sectors of the community through modes of transport other than the private car.												Having employment opportunities in rural areas may reduce the need to travel by private car. In more remote areas, public transport may be scarce and reliance on the private car may increase. <i>Recommendation: ensure policy contains criteria relating to need to sustain local economy and communities.</i>
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	++	++	++	++	++	++	+	+	+	P	M	Providing employment opportunities in rural areas will help to sustain rural communities and support services. Having employment opportunities in rural areas may help to sustain the Welsh Language and culture by providing opportunities for local people. Specific mention of the AONB relates to heritage assets.
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	++	++	++	++	++	++	++	+	+	P	L	Providing employment opportunities in rural areas will help to sustain rural communities and offer rural diversification.
8. Maintain and enhance the vitality and viability of town and rural centres.	++	++	++	++	++	++	+	+	+	P	M	Providing employment opportunities in rural areas will help to sustain rural communities and support services. Potentially increased income levels in

Policy PSE 5 – Rural Economy												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
												rural areas will help to support local shops and post offices.
9. Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes.	++/-	++/-	++/-	++/-	++/-	++/-	+/-	+/-	+/-	P	L	There are areas of PDL in rural areas that could be utilised for employment development. There are also opportunities for the re-use of redundant farm buildings. Many rural locations may not be served by public transport which will impact on sustainability. <i>Recommendation: policy should state that conversion and re-use of rural buildings must be considered before any new build is allowed to ensure use of PDL is maximised.</i>
10. Safeguard soil quality and function and maintain long term productivity of agricultural land.	+	+	+	+	+	+	+	+	+	P	M	Will depend on implementation. Areas of BMV land are known and will be taken into account when assessing individual applications.
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and	-	-	-	-	-	-	-	-	-	P	L	Although unlikely to result in negative effects on internationally designated sites, there is the potential for negative effects on nationally and locally designated sites and protected species and non-designated habitats and species of importance. Each site will be assessed on its merits and environmental criteria will be taken into account.

Policy PSE 5 – Rural Economy												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.												
12. Preserve and enhance landscape character across the County, particularly the AONB.	-	-	-	-	-	-	-	-	-	P	M	Development in open countryside allowed under this option may result in negative effects on areas of local landscape importance. The special status of the AONB/AOB and WHS are recognised, each site will be assessed on its merits and landscape criteria will be taken into account.
13. Protect and improve the water quantity and quality of inland and coastal waters.	-	-	-	-	-	-	-	-	-	T	L	Development may result in potential pressures through increased surface run-off, sewerage and waste water, all of which could present an increased risk of pollution incidences affecting water quality.
14. Minimise the vulnerability to flooding and ensure new development does not increase flood risk on or off site.	-	-	-	-	-	-	-	-	-	P	L	As parts of Denbighshire have been identified as having a lack of sewerage capacity, potential pressures on the drainage system could potentially increase the risk of localised flooding; however there is the opportunity to upgrade with new development. Any new development should be assessed in terms of potential flood risk using TAN15 guidance.

Policy PSE 5 – Rural Economy												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
15. Protect and improve air quality.	+	+	+	+	+	+	+	+	+	P	L	Current levels of air quality are likely to be maintained in the County.
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation and efficiency in development and supporting increased provision and use of renewable energy.	-	-	-	-	-	-	-	-	-	P	L	Employment growth is likely to have a negative effect through increasing emissions from new development and the associated increase in the traffic volumes. Recommendation: LDP should include policies to encourage a reduction in greenhouse gas emissions through improved energy efficiency, seeking new development to provide a proportion of energy requirements from renewable sources and through encouraging alternatives to the car.
17. Protect mineral resources from development that would preclude extraction.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.

Policy PSE 6 – Retail Economy

Policy PSE 6 – Retail Economy												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Social												
1. Ensuring that the housing needs of the community are met.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
2. Promote community health and well-being.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the natural environment.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
5. Improve accessibility to education, employment, health, homes and community services for all sectors of the community through modes of transport other than the private car.	+	+	+	+	+	+	0	0	0	P	L	The policy states new retail development within town centres will be supported provided it is of scale and type appropriate to the size, character and function. A hierarchy of centres is then provided. The policy promotes improved facilities within settlement which have easy access by an alternative mode of transport other than

Policy PSE 6 – Retail Economy												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
												the private car.
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
Economic												
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	++/0	++/0	++/0	++/0	++/0	++/0	++/0	++/0	++/0	P	L	The policy identifies Rhyl as a sub-regional centre. This is positive in terms of economic success of Rhyl for the short and long term. It is not the nature of this retail policy to encourage rural diversification therefore the assessment is partly neutral.
8. Maintain and enhance the vitality and viability of town and rural centres.	+++	+++	+++	+++	+++	+++	0	0	0	P	L	The policy states that new retail development will be permitted providing it is located within the defined town centres. This makes a commitment to maintaining the short, medium and long term vitality and viability of town centres.
9. Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes.	++	+	+	+	+	+	0	0	0	P	M	The policy states that new retail development will be permitted providing it is located within the defined town centres. The majority of PDL in the County exists on site within the defined town centres. The policy therefore makes a commitment to help to reduce pressure on greenfield sites and reduces the likelihood of new trips being made by private cars.
10. Safeguard soil quality and function and	0	0	0	0	0	0	0	0	0		L	Whilst this issue is not specifically addressed by this policy focusing retail

Policy PSE 6 – Retail Economy												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
maintain long term productivity of agricultural land.												developments in defined town centres will indirectly protect a number of out-of-town greenfield sites which could protect soil function.
Environmental												
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.	0	0	0	0	0	0	0	0	0		L	Whilst this issue is not specifically addressed by this policy focusing retail developments in defined town centres will indirectly protect a number of international, national and locally designated site. See HRA.
12. Preserve and enhance landscape character across the County, particularly the AONB.	+	+	+	+	+	+	+	+	+	P	L	The policy states that new retail development will be permitted providing it is located within the defined town centres. Therefore the policy scores positive in reducing landscape impact.
13. Protect and improve the water quantity and quality of inland and coastal waters.	0	0	0	0	0	0	0	0	0		L	It is not usual for retail uses to be large water consumers.
14. Minimise the vulnerability to flooding and ensure new	-	-	-	-	-	-	0	0	0	P	L	Three of the defined town centres specified in the policy are at great risk of flooding. Concentrating development

Policy PSE 6 – Retail Economy												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
development does not increase flood risk on or off site.												could exacerbate the flood risk. Recommend: Consider the finding of the SFCA.
15. Protect and improve air quality.	0	0	+	0	0	+	0	0	+	P	L	The policy states that new retail development should be accessible. This could help reduce the likelihood of new trips being made by private cars which would have a positive impact in the long term on air quality.
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation and efficiency in development and supporting increased provision and use of renewable energy.	0	0	0	0	0	0	0	0	0		L	Whilst this issue is not specifically addressed by this policy focusing retail developments in defined town centres will indirectly reduce energy demand.
17. Protect mineral resources from development that would preclude extraction.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective. Whilst there are minerals reserves in town centres locations the existing development already precludes it from abstraction.
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	0	0	0	0	0	0	0	0	0		L	New retail development will create waste and there will be waste generated by the users of the retail facility. The waste aspect is not addressed under this policy, please see PSE 7 & PSE 8.

Policy PSE 7 – Proposals for New Retail Development

Policy PSE 7 – Proposals for New Retail Developments

SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Social												
1. Ensuring that the housing needs of the community are met.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
2. Promote community health and well-being.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the natural environment.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
5. Improve accessibility to education, employment, health, homes and community services for all sectors of the community through modes of transport other than the private car.	+	+	+	+	+	+	0	0	0	P	L	The policy states new retail development within town centres will be supported provided it is of scale and type appropriate to the size, character and function. The policy indirectly promotes improved facilities within settlement which have easy access by an alternative mode of transport other than the private car.

Policy PSE 7 – Proposals for New Retail Developments												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
Economic												
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	++/0	++/0	++/0	++/0	++/0	++/0	++/0	++/0	++/0	P	L	The policy identifies land in Rhyl which links with the regeneration works set out in polic PSE 1. This is positive in terms of economic success of Rhyl for the short and long term. It is not the nature of this retail policy to encourage rural diversification therefore the assessment is partly neutral.
8. Maintain and enhance the vitality and viability of town and rural centres.	+++	+++	+++	+++	+++	+++	0	0	0	P	L	The policy states that new retail development will be permitted providing it is located within the defined town centres. This makes a commitment to maintaining the short, medium and long term vitality and viability of town centres.
9. Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes.	++	+	+	+	+	+	0	0	0	P	M	The policy states that new retail development will be permitted providing it is located within the defined town centres. The majority of PDL in the County exists on site within the defined town centres. The policy therefore makes a commitment to help to reduce pressure on greenfield sites and reduces the likelihood of new trips being made by private cars.
10. Safeguard soil quality and function and	0	0	0	0	0	0	0	0	0		L	Whilst this issue is not specifically addressed by this policy focusing retail

Policy PSE 7 – Proposals for New Retail Developments												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
maintain long term productivity of agricultural land.												developments in defined town centres will indirectly protect a number of out-of-town greenfield sites which could protect soil function.
Environmental												
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.	0	0	0	0	0	0	0	0	0		L	Whilst this issue is not specifically addressed by this policy focusing retail developments in defined town centres will indirectly protect a number of international, national and locally designated site. See HRA.
12. Preserve and enhance landscape character across the County, particularly the AONB.	+	+	+	+	+	+	+	+	+	P	L	The policy states that new retail development will be permitted providing it is located within the defined town centres. Therefore the policy scores positive in reducing landscape impact.
13. Protect and improve the water quantity and quality of inland and coastal waters.	0	0	0	0	0	0	0	0	0		L	It is not usual for retail uses to be large water consumers.
14. Minimise the vulnerability to flooding and ensure new	-	-	-	-	-	-	0	0	0	P	L	All three of the defined town centres specified in the policy are at risk of flooding. Concentrating development

Policy PSE 7 – Proposals for New Retail Developments												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
development does not increase flood risk on or off site.												could exacerbate the flood risk. Recommend: Consider the finding of the SFCA.
15. Protect and improve air quality.	0	0	+	0	0	+	0	0	+	P	L	The policy states that new retail development should be accessible. This could help reduce the likelihood of new trips being made by private cars which would have a positive impact in the long term on air quality.
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation and efficiency in development and supporting increased provision and use of renewable energy.	0	0	0	0	0	0	0	0	0		L	Whilst this issue is not specifically addressed by this policy focusing retail developments in defined town centres will indirectly reduce energy demand.
17. Protect mineral resources from development that would preclude extraction.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective. Whilst there are minerals reserves in town centres locations the existing development already precludes it from abstraction.
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	0	0	0	0	0	0	0	0	0		L	New retail development will create waste and there will be waste generated by the users of the retail facility. The waste aspect is not addressed under this policy, please see PSE 6 & PSE 8.

Policy PSE 8 – Development within Town Centres

Policy PSE 8 – Development within Town Centres.

SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Social												
1. Ensuring that the housing needs of the community are met.	0	0	+	0	0	+	0	0	0	P	L	There is scope for developing new residential development within the defined town centre boundary. This would address a housing need in the long-term.
2. Promote community health and well-being.	0	0	+	0	0	+	0	0	0	P	L	A mix of non-retail and retail allows those who don't have a means of vehicular transport to gain access to health facilities locally.
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective. However, indirectly by 'enhancing the vitality and viability of the town centre' the issue of crime prevention will be addressed.
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the natural environment.	0	0	0	0	0	0	0	0	0		L	A mix of non-retail and retail allows those who don't have a means of vehicular transport to gain access to health facilities locally.
5. Improve accessibility to education, employment, health, homes and community	+	+	+	+	+	+	0	0	0	P	L	The policy states new development within town centres will be supported provided it is of scale and type appropriate to the size, character and

Policy PSE 8 – Development within Town Centres.													
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>	
	Local			Countywide			Region / Cross boundary						
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High		
services for all sectors of the community through modes of transport other than the private car.												function. The policy indirectly promotes improved facilities within settlement which have easy access by an alternative mode of transport other than the private car.	
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	0	0	0	0	0	0	0	0	0		L	There is anecdotal evidence that our town centres are losing their unique distinctiveness. There is an opportunity to create a link there with policy RD 4. Recommend: Providing an additional criteria to address distinctiveness and links to Welsh language and culture.	
Economic													
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	++/0	++/0	++/0	++/0	++/0	++/0	++/0	++/0	++/0	++/0	P	L	The policy identifies a need to balance retail and non-retail uses which makes an important link with the success of regeneration objectives. It is not the nature of this policy to encourage rural diversification therefore the assessment is partly neutral.
8. Maintain and enhance the vitality and viability of town and rural centres.	+++	+++	+++	+++	+++	+++	0	0	0	P	L	The policy states that new development will be permitted providing it is located within the defined town centres and enhances the vitality and viability of the town centre. This makes a commitment to maintaining the short, medium and long term aim of this objective.	
9. Make the best use of previously developed land and existing buildings in locations	++	+	+	+	+	+	0	0	0	P	M	The policy states that new development will be permitted providing it is located within the defined town centres. The majority of PDL in the County exists on	

Policy PSE 8 – Development within Town Centres.												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
served by sustainable transport modes.												site within the defined town centres. The policy therefore makes a commitment to help to reduce pressure on greenfield sites and reduces the likelihood of new trips being made by private cars.
10. Safeguard soil quality and function and maintain long term productivity of agricultural land.	0	0	0	0	0	0	0	0	0		L	Whilst this issue is not specifically addressed by this policy focusing development in defined town centres will indirectly protect a number of out-of-town greenfield sites which could protect soil function.
Environmental												
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.	0	0	0	0	0	0	0	0	0		L	Whilst this issue is not specifically addressed by this policy focusing developments in defined town centres will indirectly protect a number of international, national and locally designated site. See HRA.
12. Preserve and enhance landscape character across the County, particularly the	+	+	+	+	+	+	+	+	+	P	L	The policy states that new development will be permitted providing it is located within the defined town centres. Therefore the policy scores positive in

Policy PSE 8 – Development within Town Centres.												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
AONB.												reducing landscape impact.
13. Protect and improve the water quantity and quality of inland and coastal waters.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.
14. Minimise the vulnerability to flooding and ensure new development does not increase flood risk on or off site.	-	-	-	-	-	-	0	0	0	P	L	Three of the defined town centres specified in Policy PSE 6 are at risk of flooding. Concentrating development could exacerbate the flood risk. Recommend: Consider the finding of the SFCA.
15. Protect and improve air quality.	0	0	+	0	0	+	0	0	+	P	L	The policy states that new development should be accessible. This could help reduce the likelihood of new trips being made by private cars which would have a positive impact in the long term on air quality.
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation and efficiency in development and supporting increased provision and use of renewable energy.	0	0	0	0	0	0	0	0	0		L	Whilst this issue is not specifically addressed by this policy focusing developments in defined town centres will indirectly reduce energy demand.
17. Protect mineral resources from development that would	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective. Whilst there are minerals reserves in town centres

Policy PSE 8 – Development within Town Centres.												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
preclude extraction.												locations the existing development already precludes it from abstraction.
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	0	0	0	0	0	0	0	0	0		L	New development will create waste and there will be waste generated by the users of the retail and non-retail facilities.

Policy PSE 9 – Out of centre retail development.

Policy PSE 9 – Out of centre retail development.

SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Social												
1. Ensuring that the housing needs of the community are met.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
2. Promote community health and well-being.	+	+	+	0	0	0	0	0	0	P	L	Local facilities on larger estates can serve as a community meeting place and information sharing. It also avoids having to travel a distance for conveniences which reduces community cohesion. Indirectly this policy promotes local community well-being.
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	+	+	+	0	0	0	0	0	0	P	L	Whilst the local shops may be a magnet for anti-social behaviour overall and impromptu meeting of a neighbour could make a positive contribution to reducing the fear of crime.
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the natural environment.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
5. Improve accessibility to education, employment, health, homes and community	+	+	+	+	+	+	0	0	0	P	L	This policy gives preference to retaining retail development inside the town centre retail boundaries, however the policy recognises the accessibility

Policy PSE 9 – Out of centre retail development.												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
services for all sectors of the community through modes of transport other than the private car.												benefits of having small (less than 500m2) retail units within the local communities and housing estates. The policy has therefore been scored positive.
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
Economic												
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	+++	+++	+++	0	0	0	0	0	0	P	L	Because the policy spirit is to allow small scale retail development outside of the main retail core only the local scale impacts have been assessed. The cross boundary effects are considered to be minimal.
8. Maintain and enhance the vitality and viability of town and rural centres.	+++	+++	+++	+++	+++	+++	0	0	0	P	L	There is a criteria in the policy which seeks to test the impact of proposed development on the vitality and viability of town centres.
9. Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes.	++	+	+	0	0	0	0	0	0	P	L	The policy is designed to help local communities to remain self-sufficient without having to travel by private car for daily retail needs.
10. Safeguard soil quality and function and maintain long term productivity of agricultural land.	+	+	+	+	+	+	0	0	0	P	L	Directing retail development into the existing urban development boundary indirectly has a positive impact on the protection of greenfield land.

Policy PSE 9 – Out of centre retail development.												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Environmental												
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
12. Preserve and enhance landscape character across the County, particularly the AONB.	+	+	+	+	+	+	0	0	0	P	L	Directing retail development into the existing urban development boundary indirectly has a positive impact on the protection of landscape character.
13. Protect and improve the water quantity and quality of inland and coastal waters.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
14. Minimise the vulnerability to flooding and ensure new development does not increase flood risk on or off site.	-	-	-	0	0	0	0	0	0	P	M	High density development in urban centres at high risk of flooding from river and sea could have a negative effect on the cumulative flood management issue. Recommend: <i>Flood Consequence Assessment is undertaken as set out in the TAN 15 guidance.</i>

Policy PSE 9 – Out of centre retail development.												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
15. Protect and improve air quality.	-/+	-/+	-/+	0	0	0	0	0	0	T	H	Concentrating development within urban development boundaries attracts service/facility users to the one place. This could lead to vehicle congestion should everyone choose to travel by private car. Vehicle congestion leads to reduced air quality and pollution at peak times. Choice of means of travel to the retail core can counter this likely negative impact.
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation and efficiency in development and supporting increased provision and use of renewable energy.	+/0	+/0	+/0	+/0	+/0	+/0	+/0	+/0	+/0	P	L	Any developments certain thresholds will have to comply with national planning guidance relating to carbon emissions reductions and energy efficiency. Therefore, the effects depend upon whether the scale of the development meets these thresholds.
17. Protect mineral resources from development that would preclude extraction.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.

Policy PSE 10 – Local Shops and Services

Policy PSE 10 – Local Shops and Services												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Social												
1. Ensuring that the housing needs of the community are met.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the objective and policy.
2. Promote community health and well-being.	+++	+++	+++	+	+	+	+	+	+	P	L	<p>A policy to support the provision of new local shops and services and to protect existing ones will have a positive impact on this aspect.</p> <p>The greatest impacts will be generated at the local level as the facilities will generally serve local communities. This policy is given a more positive assessment than the same SA OBJ for policy PSE 9 because of the self sufficiency life line it throws o rural communities.</p>
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	+	+	+	0	0	0	0	0	0	P	L	Whilst the local shops may be a magnet for anti-social behaviour overall and impromptu meeting of a neighbour could make a positive contribution to reducing the fear of crime.
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people to experience and	0	0	0	0	0	0	0	0	0		L	There is no clear link between the objective and policy.

Policy PSE 10 – Local Shops and Services												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
respect the value of the natural environment.												
5. Improve accessibility to education, employment, health, homes and community services for all sectors of the community through modes of transport other than the private car.	+++	+++	+++	+	+	+	+	+	+	P	L	This policy promotes new or the extension of shops and services in local communities which directly addresses the aim of this objective.
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	++	++	++	++	++	++	+	+	+	P	L	Local shops and services provide valuable meeting places in addition to service for community events close to where people live. Language, culture and heritage can be promoted and enhanced through the provision of appropriate local venues for meeting.
Economic												
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	++	++	++	0	0	0	0	0	0		L	Proposals for a new, the expansion of an existing or the retention of a rural shop and service is likely to provide local employment opportunities.
8. Maintain and enhance the vitality and viability of town and rural centres.	+	+	+	0	0	0	0	0	0	P	L	The policy focuses local shops and services towards town and rural centres. Having a selection of shops and services in rural centres helps to maintain the vitality and viability.

Policy PSE 10 – Local Shops and Services												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
9. Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes.	++	++	++	+	+	+	0	0	0	P	L	Proposals that result in the loss of local shops and services will lead to more trips by private car to neighbouring villages and towns for their goods. This policy is therefore assessed as positive.
10. Safeguard soil quality and function and maintain long term productivity of agricultural land.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the objective and policy.
Environmental												
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the objective and policy.
12. Preserve and enhance landscape character across the County, particularly the	-/+	-/+	-/+	-/+	-/+	-/+	-/+	-/+	-/+	P	L	New development in open countryside under this option may result in negative effects on areas of local landscape importance. However, the design of

Policy PSE 10 – Local Shops and Services												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
AONB.												buildings and landscaping impacts will be dealt with under other policies to ensure that any impacts are minimised. The scale of this effect is dependent on the scale and location of future development.
13. Protect and improve the water quantity and quality of inland and coastal waters.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the objective and policy. The scale of development likely to be permitted under this policy is small.
14. Minimise the vulnerability to flooding and ensure new development does not increase flood risk on or off site.	0/-	0/-	0/-	0/-	0/-	0/-	0/-	0/-	0/-	P	L	As parts of Denbighshire have been identified as having a lack of sewerage capacity, potential pressures on the drainage system could potentially increase the risk of localised flooding; however there is the opportunity to upgrade with new development. Any new development will be assessed in terms of potential flood risk using TAN15 guidance.
15. Protect and improve air quality.	+	+	+	+	+	+	+	+	+	P	L	Current levels of air quality are likely to be maintained in the County.
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation and efficiency in development and	0	0	0	0	0	0	0	0	0		L	There is no clear link between the objective and policy.

Policy PSE 10 – Local Shops and Services												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
supporting increased provision and use of renewable energy.												
17. Protect mineral resources development that would preclude extraction.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the objective and policy.
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the objective and policy.

Policy PSE 11 – Major New Tourism Developments

Policy PSE 11 – Major New Tourism Developments												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Social												
1. Ensuring that the housing needs of the community are met.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and objective.
2. Promote community health and well-being.	++	++	++	++	++	++	++	++	++	P	M	A major tourism scheme has the potential to provide significant local employment and support local suppliers. These may impact positively on community health and well being.
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and objective.
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the natural environment.	++/-	++/-	++/-	++/-	++/-	++/-	++/-	++/-	++/-	P	M	Tourism proposals can provide enhanced opportunities to access leisure and recreational facilities. This needs to be balanced against any potential environmental impact a proposal may have. The potential environmental impacts of a national or regionally significant scheme may be greater than smaller scale proposals but also offers opportunities to enhance recreational and environmental access through a master planned approach.
5. Improve accessibility to education, employment, health,	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and objective.

Policy PSE 11 – Major New Tourism Developments												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
homes and community services for all sectors of the community through modes of transport other than the private car.												
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	++/-	++/-	++/-	++/-	++/-	++/-	++/-	++/-	++/-	P	M	The Welsh language and culture and heritage assets are important tourism attractions. Tourism developments can have a positive impact in terms of promoting local culture and providing locally based employment opportunities. This needs to be balanced against any potentially harmful impacts on heritage assets through excessive visitor pressure. The scale of this effect is dependent on the scale and location of future development.
Economic												
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	++	++	++	++	++	++	++	++	++	P	L	Support for a major tourism development should maximise the potential economic benefits that the County can achieve through tourism development.
8. Maintain and enhance the vitality and viability of town and rural centres.	++	++	++	++	++	++	++	++	++	P	L	Allowing additional tourism facilities may attract more visitors and thus help to support retail centres as shopping has become a major leisure activity.
9. Make the best use of	0	0	0	0	0	0	0	0	0		L	There is no clear link between this

Policy PSE 11 – Major New Tourism Developments												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
previously developed land and existing buildings in locations served by sustainable transport modes.												policy and objective.
10. Safeguard soil quality and function and maintain long term productivity of agricultural land.	0/-	0/-	0/-	0/-	0/-	0/-	0/-	0/-	0/-	P	L	Additional greenfield development under this option may result in negative effects on areas of valuable agricultural land that may be permanently lost through development. The scale of this effect is dependent on the scale and location of future development.
Environmental												
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.	-/+	-/+	-/+	-/+	-/+	-/+	-/+	-/+	-/+	P	L	Development in open countryside allowed under this option may result in negative effects on areas of nature conservation importance. This may be balanced by the opportunity to create enhanced wildlife habitats through a master planned approach to a major development. The scale of this effect is dependent on the scale and location of future development.
12. Preserve and	-/+	-/+	-/+	-/+	-/+	-/+	-/+	-/+	-/+	P	L	Development in open countryside

Policy PSE 11 – Major New Tourism Developments												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
enhance landscape character across the County, particularly the AONB.												allowed under this option may result in negative effects on areas of local landscape importance. The scale of this effect is dependent on the scale and location of future development.
13. Protect and improve the water quantity and quality of inland and coastal waters.	-/+	-/+	-/+	-/+	-/+	-/+	-/+	-/+	-/+	P	L	The potentially significant development which may be permitted under this option is likely to considerably increase the demand for water, thus affecting water quantity. The potential scale of development may increase the potential for holistic water management including STW, water conservation and sewerage infrastructure. Development is likely to result in potential pressures through increased surface run-off, sewerage and waste water, all of which could present an increased risk of pollution incidences affecting water quality.
14. Minimise the vulnerability to flooding and ensure new development does not increase flood risk on or off site.	0/-	0/-	0/-	0/-	0/-	0/-	0/-	0/-	0/-	P	L	As parts of Denbighshire have been identified as having a lack of sewerage capacity, potential pressures on the drainage system could potentially increase the risk of localised flooding; however there is the opportunity to upgrade with new development. Any new development should be

Policy PSE 11 – Major New Tourism Developments												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
												assessed in terms of potential flood risk using TAN15 guidance.
15. Protect and improve air quality.	-/+	-/+	-/+	-/+	-/+	-/+	-/+	-/+	-/+	P	L	There is the potential that the additional growth envisaged under this option could lead to higher levels of car usage and subsequent deteriorations in air quality. However, there is also the potential to generate more local jobs, which will reduce the level of out commuting from the County with secondary positive effects on air quality, as well as increasing the likelihood that an increased share of work related trips will be made by walking, cycling or public transport.
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation and efficiency in development and supporting increased provision and use of renewable energy.	-/+	-/+	-/+	-/+	-/+	-/+	-/+	-/+	-/+	P	L	A major development is likely to increase emissions during the construction phases and increase traffic from visitors. These are likely to lead to an increase in green house gas emissions. A major development does however also offer opportunities to create an exemplar sustainable development that incorporates the highest levels of sustainable construction and energy efficiency. <i>Recommendation: LDP deposit policies should encourage a reduction in greenhouse gas emissions through improved energy efficiency, seeking</i>

Policy PSE 11 – Major New Tourism Developments												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
												<i>new development to provide a proportion of energy requirements from renewable sources and through encouraging alternatives to the car.</i>
17. Protect mineral resources from development that would preclude extraction.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and objective.
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	-/+	-/+	-/+	-/+	-/+	-/+	-/+	-/+	-/+	P	L	A major tourism scheme sought under this option is likely to considerably increase waste production and generate additional demand for waste management over the existing baseline. However, growth may create opportunities to make certain waste management facilities commercially viable.

Policy PSE 12 – Chalet, Static and Touring Caravan and camping sites

Policy PSE 12 – Chalet, Static and Touring Caravan and camping sites

SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Social												
1. Ensuring that the housing needs of the community are met.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
2. Promote community health and well-being.	++	++	++	++	++	++	+	+	+	P	L	A tourism scheme has the potential to provide significant local employment and support local suppliers. These may impact positively on community health and well being. The policy aims to restrict conversion of tourism accommodation to residential use, this may help to ensure that people do not live in sub-standard accommodation.
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the natural environment.	++	++	++	++	++	++	+	+	+	P	L	Tourism proposals can provide enhanced opportunities to access leisure and recreational facilities. This needs to be balanced against any potential environmental impact a proposal may have.
5. Improve accessibility	0	0	0	0	0	0	0	0	0		L	There is no clear link between this

Policy PSE 12 – Chalet, Static and Touring Caravan and camping sites												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
to education, employment, health, homes and community services for all sectors of the community through modes of transport other than the private car.												policy and the objective.
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	++/-	++/-	++/-	++/-	++/-	++/-	++/-	++/-	++/-	P	M	The Welsh language and culture and heritage assets are important tourism attractions. Tourism developments can have a positive impact in terms of promoting local culture and providing locally based employment opportunities. This needs to be balanced against any potentially harmful impacts on heritage assets through excessive visitor pressure. The scale of this effect is dependent on the scale and location of future development.
Economic												
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	++	++	++	++	++	++	++	++	++	P	L	Support for tourism development should maximise the potential economic benefits that the County can achieve through tourism development.
8. Maintain and enhance the vitality and	++	++	++	++	++	++	++	++	++	P	L	Allowing additional tourism facilities may attract more visitors and thus help to

Policy PSE 12 – Chalet, Static and Touring Caravan and camping sites												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
viability of town and rural centres.												support retail centres as shopping has become a major leisure activity.
9. Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
10. Safeguard soil quality and function and maintain long term productivity of agricultural land.	0/-	0/-	0/-	0/-	0/-	0/-	0/-	0/-	0/-	P	L	Additional greenfield development under this option may result in negative effects on areas of valuable agricultural land that may be permanently lost through development. The scale of this effect is dependent on the scale and location of future development.
Environmental												
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas	-/+	-/+	-/+	-/+	-/+	-/+	-/+	-/+	-/+	P	L	Development in open countryside allowed under this option may result in negative effects on areas of nature conservation importance. This may be balanced by the opportunity to create enhanced wildlife habitats through a master planned approach to development. The scale of this effect is dependent on the scale and location of future development.

Policy PSE 12 – Chalet, Static and Touring Caravan and camping sites												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
thus enhancing biodiversity.												Recommendation: that the policy states that any development proposals should make a positive contribution to local biodiversity.
12. Preserve and enhance landscape character across the County, particularly the AONB.	-/+	-/++	-/++	-/+	-/++	-/++	-/+	-/+	-/+	P	L	Development in open countryside allowed under this option may result in negative effects on areas of local landscape importance. The scale of this effect is dependent on the scale and location of future development. <i>Recommendation:</i> that the policy make specific reference to the AONB in terms of potential landscape impacts as a major consideration.
13. Protect and improve the water quantity and quality of inland and coastal waters.	-	-	-	-	-	-	-	-	-	P	L	The scale of development likely to be permitted under this policy is small. Development is likely to result in potential pressures through increased surface run-off, sewerage and waste water, all of which could present an increased risk of pollution incidences affecting water quality.
14. Minimise the vulnerability to flooding and ensure new development does not increase flood risk on or	0/-	0/-	0/-	0/-	0/-	0/-	0/-	0/-	0/-	P	L	As parts of Denbighshire have been identified as having a lack of sewerage capacity, potential pressures on the drainage system could potentially

Policy PSE 12 – Chalet, Static and Touring Caravan and camping sites												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
off site.												increase the risk of localised flooding; however there is the opportunity to upgrade with new development. Any new development should be assessed in terms of potential flood risk using TAN15 guidance.
15. Protect and improve air quality.	+	+	+	+	+	+	+	+	+	P	L	Current levels of air quality are likely to be maintained in the County.
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation and efficiency in development and supporting increased provision and use of renewable energy.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
17. Protect mineral resources from development that would preclude extraction.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.

Policy PSE 13 – Coastal Tourism Protection Zone

Policy PSE 13 – Coastal Tourism Protection Zone

SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T			
Social												
1. Ensuring that the housing needs of the community are met.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
2. Promote community health and well-being.	++	++	++	+	+	+	+	+	+	P	L	Protecting the coastal area for tourism schemes has the potential to provide significant local employment and support local suppliers. These may impact positively on community health and well being.
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	0	0	0	0	0	0	0	0	0	0	0	No obvious effects
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the natural environment.	++/-	++/-	++/-	++/-	++/-	++/-	++/-	++/-	++/-	P	M	Tourism proposals can provide enhanced opportunities to access leisure and recreational facilities. This needs to be balanced against any potential environmental impact a proposal may have.
5. Improve accessibility to education, employment, health, homes and community	++	++	++	++	++	++	+	+	+	P	L	Tourism is a key employer in the coastal areas, protecting the coastal zone for tourism related developments should enhance these opportunities. The

Policy PSE 13 – Coastal Tourism Protection Zone												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
services for all sectors of the community through modes of transport other than the private car.												coastal area has good access to public transport making it the most sustainable location for development.
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	++/-	++/-	++/-	++/-	++/-	++/-	++/-	++/-	++/-	P	M	The Welsh language and culture and heritage assets are important tourism attractions. Tourism developments can have a positive impact in terms of promoting local culture and providing locally based employment opportunities. This needs to be balanced against any potentially harmful impacts on heritage assets through excessive visitor pressure. The scale of this effect is dependent on the scale and location of future development. Recommendation: Policy or policy justification to reference the aims of RD 4.
Economic												
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	++	++	++	+	+	+	+	+	+	P	L	Support for a tourism development in the coastal area should maximise the potential economic benefits that the area can achieve through tourism development.
8. Maintain and enhance the vitality and viability of town and	++	++	++	++	++	++	++	++	++	P	L	Allowing additional tourism facilities may attract more visitors and thus help to support retail centres as shopping has

Policy PSE 13 – Coastal Tourism Protection Zone												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
rural centres.												become a major leisure activity. This should help to maintain and enhance Rhyl's role as a sub-regional shopping centre.
9. Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes.	++	++	++	++	++	++	+	+	+	P	L	The identified coastal zone is largely made up of brownfield land, the effect of this policy is likely to be positive.
10. Safeguard soil quality and function and maintain long term productivity of agricultural land.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
Environmental												
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.

Policy PSE 13 – Coastal Tourism Protection Zone												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
12. Preserve and enhance landscape character across the County, particularly the AONB.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
13. Protect and improve the water quantity and quality of inland and coastal waters.	-/+	-/+	-/+	-/+	-/+	-/+	-/+	-/+	-/+	P	L	Development is likely to result in potential pressures through increased surface run-off, sewerage and waste water, all of which could present an increased risk of pollution incidences affecting water quality. The potential scale of development may increase the potential for holistic water management including STW, water conservation and sewerage infrastructure.
14. Minimise the vulnerability to flooding and ensure new development does not increase flood risk on or off site.	0/-	0/-	0/-	0/-	0/-	0/-	0/-	0/-	0/-	P	L	As parts of Denbighshire have been identified as having a lack of sewerage capacity, potential pressures on the drainage system could potentially increase the risk of localised flooding; however there is the opportunity to upgrade with new development. Any new development should be assessed in terms of potential flood risk using TAN15 guidance.
15. Protect and improve air quality.	+	+	+	+	+	+	+	+	+	P	L	Current levels of air quality are likely to be maintained in the County.
16. Contribute to a	-/+	-/+	-/+	-/+	-/+	-/+	-/+	-/+	-/+	P	L	Any development is likely to increase

Policy PSE 13 – Coastal Tourism Protection Zone												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation and efficiency in development and supporting increased provision and use of renewable energy.												emissions during the construction phases and increase traffic from visitors. These are likely to lead to an increase in green house gas emissions. A development does however also offer opportunities to create an exemplar sustainable development that incorporates the highest levels of sustainable construction and energy efficiency. Recommendation: LDP deposit policies should encourage a reduction in greenhouse gas emissions through improved energy efficiency, seeking new development to provide a proportion of energy requirements from renewable sources and through encouraging alternatives to the car.
17. Protect mineral resources from development that would preclude extraction.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.

Policy PSE 14 – Outdoor Activity Tourism

Policy PSE 14 – Outdoor Activity Tourism												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Social												
1. Ensuring that the housing needs of the community are met.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
2. Promote community health and well-being.	++	++	++	++	++	++	+	+	+	P	L	A tourism scheme has the potential to provide significant local employment and support local suppliers. These may impact positively on community health and well being.
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the natural environment.	++	++	++	++	++	++	+	+	+	P	L	Tourism proposals can provide enhanced opportunities to access leisure and recreational facilities. This needs to be balanced against any potential environmental impact a proposal may have.
5. Improve accessibility to education, employment, health, homes and community services for all sectors	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.

Policy PSE 14 – Outdoor Activity Tourism												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
of the community through modes of transport other than the private car.												
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	++/-	++/-	++/-	++/-	++/-	++/-	++/-	++/-	++/-	P	M	The Welsh language and culture and heritage assets are important tourism attractions. Tourism developments can have a positive impact in terms of promoting local culture and providing locally based employment opportunities. This needs to be balanced against any potentially harmful impacts on heritage assets through excessive visitor pressure. The scale of this effect is dependent on the scale and location of future development.
Economic												
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	++	++	++	++	++	++	++	++	++	P	L	Support for tourism development should maximise the potential economic benefits that the County can achieve through tourism development.
8. Maintain and enhance the vitality and viability of town and rural centres.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
9. Make the best use of previously developed land and existing	++/-	++/-	++/-	++/-	++/-	++/-	+/-	+/-	+/-	P	L	There are areas of PDL that could be utilised for outdoor activity development. There are also opportunities for the re-

Policy PSE 14 – Outdoor Activity Tourism												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
buildings in locations served by sustainable transport modes.												use of redundant farm buildings. Many rural locations may not be served by public transport which will impact on sustainability. Recommendation: policy should state that conversion and re-use of buildings must be considered before any new build is allowed to ensure use of PDL is maximised.
10. Safeguard soil quality and function and maintain long term productivity of agricultural land.	0/-	0/-	0/-	0/-	0/-	0/-	0/-	0/-	0/-	P	L	Additional greenfield development under this option may result in negative effects on areas of valuable agricultural land that may be permanently lost through development. The scale of this effect is dependent on the scale and location of future development.
Environmental												
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in	-/+	-/+	-/+	-/+	-/+	-/+	-/+	-/+	-/+	P	L	Development in open countryside allowed under this option may result in negative effects on areas of nature conservation importance. This may be balanced by the opportunity to create enhanced wildlife habitats through a master planned approach to development. The scale of this effect is dependent on the scale and location of future development.

Policy PSE 14 – Outdoor Activity Tourism												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
urban and rural areas thus enhancing biodiversity.												
12. Preserve and enhance landscape character across the County, particularly the AONB.	-/+	-/+	-/+	-/+	-/+	-/+	-/+	-/+	-/+	P	L	Development in open countryside allowed under this option may result in negative effects on areas of local landscape importance. The design of buildings and landscaping impacts will be dealt with under other policies to ensure that any impacts are minimised. The scale of this effect is dependent on the scale and location of future development.
13. Protect and improve the water quantity and quality of inland and coastal waters.	-	-	-	-	-	-	-	-	-	P	L	The scale of development likely to be permitted under this policy is small. Development is likely to result in potential pressures through increased surface run-off, sewerage and waste water, all of which could present an increased risk of pollution incidences affecting water quality.
14. Minimise the vulnerability to flooding and ensure new development does not increase flood risk on or off site.	0/-	0/-	0/-	0/-	0/-	0/-	0/-	0/-	0/-	P	L	As parts of Denbighshire have been identified as having a lack of sewerage capacity, potential pressures on the drainage system could potentially increase the risk of localised flooding; however there is the opportunity to

Policy PSE 14 – Outdoor Activity Tourism												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
												upgrade with new development. Any new development should be assessed in terms of potential flood risk using TAN15 guidance.
15. Protect and improve air quality.	+	+	+	+	+	+	+	+	+	P	L	Current levels of air quality are likely to be maintained in the County.
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation and efficiency in development and supporting increased provision and use of renewable energy.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
17. Protect mineral resources from development that would preclude extraction.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.

Policy PSE 15 – Safeguarding Minerals

Policy PSE 15 – Safeguarding Minerals												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Social												
1. Ensuring that the housing needs of the community are met.	-	-	-	-	-	-	0	0	0	T/ P	H	The need to preserve high quality resources of minerals potentially limits where housing can be developed. In some instances the mineral could be extracted prior to development, or it could be demonstrated that the need for the development outweighs the need to protect the mineral resource.
2. Promote community health and well-being.	0	0	0	0	0	0	0	0	0		L	There are unlikely to be any direct impacts on health because the policy does not indicate an intention to work the mineral.
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the natural environment.	+/-	+/-	+/-	+/-	+/-	+/-	0	0	0	T/ P	M	The safeguarding of minerals could potentially limit where recreation facilities may be located. This policy is unlikely to affect accessibility to the Countryside and may actually help protect the Countryside from inappropriate development.
5. Improve accessibility	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy

Policy PSE 15 – Safeguarding Minerals												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
to education, employment, health, homes and community services for all sectors of the community through modes of transport other than the private car.												and the objective
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	+	+	+	+	+	+	+	+	+	T/ P	L	Protecting land will help conserve features of local and Countywide importance.
Economic												
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	-	-	-	0	0	0	0	0	0	T/ P	M	The protection of mineral resources will potentially limit where development can take place, particularly in the open countryside. This policy won't affect existing settlements with development boundaries.
8. Maintain and enhance the vitality and viability of town and rural centres.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.
9. Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes.	+	+	+	+	+	+	+	+	+		M	The policy directs development away from mineral resources in open countryside. Urban areas are not safeguarded by virtue of existing development. This policy would indirectly encourage development towards urban areas by safeguarding

Policy PSE 15 – Safeguarding Minerals												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
												areas of mineral resource in the open countryside.
10. Safeguard soil quality and function and maintain long term productivity of agricultural land.	++	++	++	++	++	++	++	++	++	T / P	L	This policy will limit development in the countryside by protecting areas of mineral resource.
Environmental												
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.	+	+	+	+	+	+	+	+	+	T / P	M	This policy may provide additional protection on those sites where there are mineral resources present.
12. Preserve and enhance landscape character across the County, particularly the AONB.	+	+	+	+	+	+	+	+	+	T / P	M	This policy will provide protection in areas where there are mineral resources. The AONB has substantial mineral deposits which will be safeguarded from development.
13. Protect and improve the water quantity and quality of inland and	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and this objective

Policy PSE 15 – Safeguarding Minerals												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
coastal waters.												
14. Minimise the vulnerability to flooding and ensure new development does not increase flood risk on or off site.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and this objective
15. Protect and improve air quality.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and this objective
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation and efficiency in development and supporting increased provision and use of renewable energy.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and this objective
17. Protect mineral resources from development that would preclude extraction.	+++	+++	+++	+++	+++	+++	+++	+++	+++	P	L	This policy has a significant positive effect on the objective as its primary aim is to protect mineral resources from inappropriate development.
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and this objective

Policy PSE 16 – Mineral Buffer Zones

Policy PSE 16 – Mineral Buffer Zones												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Social												
1. Ensuring that the housing needs of the community are met.	-	-	0	0	0	0	0	0	0	T	M	This policy seeks to prevent potentially conflicting land uses being located in close proximity to each other. This limits the location of new housing, however, the impact is only temporary as once the quarries have commenced restoration and no longer have permission to work the minerals within the quarry, the buffer does not need to be retained.
2. Promote community health and well-being.	++	++	0	0	0	0	0	0	0	T	L	This policy will prevent potentially conflicting land uses being located in close proximity to each other. This will limit any further impact of existing quarries on residential communities and reduce the impact of new quarries on existing communities.
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people to experience and	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective

Policy PSE 16 – Mineral Buffer Zones												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
respect the value of the natural environment.												
5. Improve accessibility to education, employment, health, homes and community services for all sectors of the community through modes of transport other than the private car.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective
Economic												
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective
8. Maintain and enhance the vitality and viability of town and rural centres.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.
9. Make the best use of previously developed land and existing buildings in locations served by sustainable	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective

Policy PSE 16 – Mineral Buffer Zones												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
transport modes.												
10. Safeguard soil quality and function and maintain long term productivity of agricultural land.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective
Environmental												
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective
12. Preserve and enhance landscape character across the County, particularly the AONB.	++	++	++	++	++	++	++	++	++	T / P	L	This policy seeks to steer mineral development away from the AONB over time, thereby preserving the landscape character of the AONB.
13. Protect and improve the water quantity and quality of inland and coastal waters.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and this objective
14. Minimise the	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy

Policy PSE 16 – Mineral Buffer Zones												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
vulnerability to flooding and ensure new development does not increase flood risk on or off site.												and this objective
15. Protect and improve air quality.	+	+	+	0	0	0	0	0	0		L	This policy will ensure that potentially conflicting land uses are not located in close proximity to each other. This will ensure that the air quality for local residents is preserved.
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation and efficiency in development and supporting increased provision and use of renewable energy.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and this objective
17. Protect mineral resources from development that would preclude extraction.	+	+	+	+	+	+	0	0	0	P	L	This policy will reduce any conflict between conflicting land uses, thereby protecting the existing permitted mineral reserves.
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and this objective

Policy PSE 17 – Future Mineral Extraction

Policy PSE 17 – Future Mineral Extraction												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Social												
1. Ensuring that the housing needs of the community are met.	-/+	-/+	0	0	0	0	0	0	0	T	M	This policy seeks to ensure that an adequate landbank of minerals are maintained. Minerals, in particular aggregates, may be used in the construction industry, therefore the provision of an adequate supply of minerals is essential to ensure that housing demand can be met. This policy may also potentially have a negative impact, by allowing mineral extraction and thereby limiting where housing can be located.
2. Promote community health and well-being.	--	--	--	0	0	0	0	0	0	T	L	This policy will potentially have a negative impact on community health and well being because of the conflicting nature of mineral extraction and residential land uses. Recommend that the policy gives a clear indication as to the type of mineral likely to be extracted over the plan period, in addition to existing quarries. Recommend that the area for sand and gravel extraction is reduced (initial proposals include 2 areas of search) in order to reduce uncertainty for local communities and increase certainty for the industry concerned.
3. Promote safer neighbourhoods and	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective

Policy PSE 17 – Future Mineral Extraction												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
contribute to a reduction in the fear of crime.												
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the natural environment.	?	?	?	?	?	?	?	?	?	?	L	There is potential that the restoration of a sand and gravel site could lead to the creation of a new recreational facility. Recommend: <i>An additional criteria should be added to the policy to highlight the need to identify an appropriate after use for the site.</i>
5. Improve accessibility to education, employment, health, homes and community services for all sectors of the community through modes of transport other than the private car.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	-	-	-	-	-	-	-	-	-		L	The area of search for sand and gravel extraction is likely to be in or near the Vale of Clwyd Historical Landscape. An Assessment of the Significant Impact of Development on the Historical Landscape (ASIDOHL) should be considered as part of any development proposal. Recommendation: <i>that an ASIDOHL</i>

Policy PSE 17 – Future Mineral Extraction												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
												<i>assessment is undertaken, should one be required as part of a planning application.</i>
Economic												
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	+	+	0	0	0	0	0	0	0	P	L	The provision of minerals can support regeneration objectives by providing the material needed to construct new roads, buildings etc. Sourcing it locally reduced the need to transport material in from other areas, such as Wrexham.
8. Maintain and enhance the vitality and viability of town and rural centres.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.
9. Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes.	0	0	0	0	0	0	0	0	0		L	Overlay mapping of the mineral resources identified that there was no evidence of sand and gravel resources on brownfield land identified in the Housing Potential Study (2007). It is unlikely that any deposits will be found at the KSS at Bodelwyddan.
10. Safeguard soil quality and function and maintain long term productivity of agricultural land.	--	--	--	0	0	0	0	0	0	P	L	The extraction of minerals can affect the soil quality and function of agricultural land. The location of sand and gravel mineral within the County unfortunately is located on or near high grade agricultural land. The extraction search area identified in the allocation is reduced to reflect the lower grade agricultural land (grade 3). It is

Policy PSE 17 – Future Mineral Extraction												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
												considered possible to restore land to grade 3.
Environmental												
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.	-	-	-	-	-	-	-	-	-	P	L	In order to avoid conflict with this objective the policy needs to consider the location and/or proximity to international, national and/or locally designated sites. Recommend: <i>The methodology to determine the preferred area of search for mineral extraction has avoided areas that are designated for their nature conservation value.</i>
12. Preserve and enhance landscape character across the County, particularly the AONB.	++/--	++/--	++	++	++	++	++	++	++	T	M	This policy seeks to steer new mineral extraction away from the AONB, thereby preserving the landscape character of the AONB. The extraction of minerals will have an impact on the landscape character of the County. The impact will be localised and temporary. Recommend: <i>Supplementary Guidance Notes state that an appropriate after use is identified for the site to ensure that landscape impacts are temporary.</i>
13. Protect and improve the water quantity and	-	-	0	0	0	0	0	0	0	Temporary	L	The extraction of minerals can potentially impact on water quality. Sand

Policy PSE 17 – Future Mineral Extraction												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
quality of inland and coastal waters.												and gravel in particular, can be extracted from water bodies. Recommend: <i>Supplementary Guidance Notes states that sand and gravel extraction is directed away from water bodies to reduce any potential impacts on water quality and water quantity.</i>
14. Minimise the vulnerability to flooding and ensure new development does not increase flood risk on or off site.	0	0	0	0	0	0	0	0	0		L	Mineral extraction on the identified allocation is not within any floodrisk , although there is floodrisk nearby. This is to ensure that water bodies are not created by hitting the water table and therefore agricultural land lost.
15. Protect and improve air quality.	-	-	0	0	0	0	0	0	0		L	This policy will have a potentially negative impact on air quality. Recommendation: <i>Supplementary Guidance Notes states that in order to reduce the impacts on air qualities recommend a requirement to measures to reduce the impact of dust, smoke and fumes to be implemented.</i>
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation and efficiency in development and supporting increased provision and use of	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and this objective

Policy PSE 17 – Future Mineral Extraction												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
renewable energy.												
17. Protect mineral resources from development that would preclude extraction.	0	0	0	0	0	0	0	0	0		L	This policy relates to the extraction of minerals and is therefore not going to prejudice extraction.
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	-	-	0	0	0	0	0	0	0		L	The availability of primary aggregates could affect whether secondary aggregates are used in preference to primary aggregates. For example, if primary aggregates are widely and cheaply available this may discourage the use of secondary aggregates. In order to address this, mineral extraction will only be permitted where there is an identified regional need.

Policy VOE 1 – Key Areas of Protection.

Policy VOE 1 – Key areas of protection													
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>	
	Local			Countywide			Region / Cross boundary						
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High		
Social													
1. Ensuring that the housing needs of the community are met.	--	--	--	-	-	-	0	0	0	P	H	This policy does not allow inappropriate development. Increasing the supply of quality dwellings would be inappropriate in certain situations or locations.	
2. Promote community health and well-being.	+	++	++	+	+	+	0	0	0	P	H	The policy can safeguard land use such as recreational fields from inappropriate development and protect land rich in biodiversity from inappropriate development. Both recreation and biodiversity contribute to health and well-being.	
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.	
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the natural environment.	++/--	++/	--	++/--	+/-	+/-	+/-	0	0	0	P	M	The policy aim to safeguard and protect the areas listed but not to improve the quality or range of recreational land. Policy VOE 5 aims to enhance natural environments.
5. Improve accessibility to education,	-	-	-	-	-	-	0	0	0	T	M	Protecting land could mean that some sites may be discouraged from being	

Policy VOE 1 – Key areas of protection												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
employment, health, homes and community services for all sectors of the community through modes of transport other than the private car.												developed and people may have to travel further to access the services/facilities.
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	+	+	+	+	+	+	0	0	0	P	L	Protecting land will help conserve features of local and Countywide importance.
Economic												
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	-	-	-	0	0	0	0	0	0	P	M	Site dependent, but regeneration would be limited should part of the area be in an identified floodzone.
8. Maintain and enhance the vitality and viability of town and rural centres.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.
9. Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.
10. Safeguard soil quality and function and	++	+++	+++	++	++	++	+	+	+	P	L	This policy has a moderately positive effect on the safeguarding of the best

Policy VOE 1 – Key areas of protection												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
maintain long term productivity of agricultural land.												and most versatile agricultural land.
Environmental												
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.	+++	+++	+++	+++	+++	+++	+++	+++	+++	P	L	This policy has a significant positive effect on protecting areas designated because of their landscape, biodiversity, geodiversity and recreational value.
12. Preserve and enhance landscape character across the County, particularly the AONB.	+++	+++	+++	+++	+++	+++	+++	+++	+++	P	L	This policy has a significant positive effect on protecting areas designated because of their landscape, biodiversity, geodiversity and recreational value.
13. Protect and improve the water quantity and quality of inland and coastal waters.	+	+	+	+	+	+	+	+	+	P	M	This policy has a slightly positive effect on protecting watery areas designated because of their landscape, biodiversity, geodiversity and recreational value.
14. Minimise the vulnerability to flooding and ensure new	+	+	+	+	+	+	+	+	+	P	M	The policy aims to protect greenfield land in floodzone area from development.

Policy VOE 1 – Key areas of protection												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
development does not increase flood risk on or off site.												
15. Protect and improve air quality.	+	+	+	+	+	+	+	+	+	P	M	Protecting open space and Greenfield land can lead to a reduction in the concentration of certain air pollutants.
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation and efficiency in development and supporting increased provision and use of renewable energy.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.
17. Protect mineral resource from development that would preclude extraction.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.

Policy VOE 2 – Area of Outstanding Natural Beauty (AONB) and Areas of Outstanding Beauty (AOB).

Policy VOE 2 – AONB and AOB												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Social												
1. Ensuring that the housing needs of the community are met.	+/- +/-	-	+/-	0	0	0	+/-	+/-	+/-	P	M	This policy limits development that would have a negative impact on the character and appearance of the landscape. Rural communities in the AONB/AOB have expressed their wish to grow their population to sustain the existing services. The scale of impact depends on the design of the new development.
2. Promote community health and well-being.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the natural environment.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective. This objective does not serve to protect the existing recreational, leisure and open space, please see Objective 12.
5. Improve accessibility to education,	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.

Policy VOE 2 – AONB and AOB												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
employment, health, homes and community services for all sectors of the community through modes of transport other than the private car.												
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	++	++	++	++	++	++	++	++	++	P	M	The policy directly serves to protect the character of the landscape which indirectly protects the cultural and heritage assets.
Economic												
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	?	?	?	0	0	0	?	?	?	P	M	The degree of effect on the objective by this policy is dependant on nature of the rural diversification proposal. Delivery of a new proposal in the rural AONB/AOB will not be successful if it could harm the character and appearance of the landscape.
8. Maintain and enhance the vitality and viability of town and rural centres.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
9. Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
10. Safeguard soil	0	0	0	0	0	0	0	0	0		L	There is no clear link between this

Policy VOE 2 – AONB and AOB												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
quality and function and maintain long term productivity of agricultural land.												policy and the objective.
Environmental												
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.	++	++	++	++	++	++	++	++	++	P	L	The nature of the policy is to protect the landscape and all that this entails. Formation and change of landscape over time involves biodiversity, climate, geomorphology and human activity. The policy has therefore been assessed positively.
12. Preserve and enhance landscape character across the County, particularly the AONB.	+++	+++	+++	+++	+++	+++	+++	+++	+++	P	L	This policy directly addressed the aim of the objective.
13. Protect and improve the water quantity and quality of inland and coastal waters.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
14. Minimise the vulnerability to flooding	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.

Policy VOE 2 – AONB and AOB												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
and ensure new development does not increase flood risk on or off site.												
15. Protect and improve air quality.	+	+	+	+	+	+	+	+	+	P	L	Protecting open countryside and rural landscape could maintain the air quality in the County.
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation and efficiency in development and supporting increased provision and use of renewable energy.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	P (depending on the technology used, a wind turbine has a life expectancy of 25 years)	L	There is potential for a conflict of interest between this policy and this objective. Whilst recognising that protecting landscape asks for minimising the effects of climate change which largely depends on the reduction of emissions of green house gases. However, the provision of new renewable energy technology could have a potential negative effect on landscape.
17. Protect mineral resources from development that would preclude extraction.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective. Please see policy PSE 16 and PSE 17.
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.

Policy VOE 3 – Pontcysyllte Aqueduct World Heritage Site

Policy VOE 3 – Pontcysyllte Aqueduct World Heritage Site

SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Social												
1. Ensuring that the housing needs of the community are met.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
2. Promote community health and well-being.	+	+	+	+	+	+	+	+	+	P	L	This policy is intended to protect the WHS whilst allowing for some development to support the site as a visitor attraction. Strengthening it's role as such may have indirect positive effects in improving leisure and recreation opportunities for both visitors and the local community.
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the natural environment.	++	++	++	++	++	++	++	++	++	P	L	Protecting and promoting the WHS as an important feature of the landscape and built heritage, as well as a visitor destination, will have positive effects upon the quality of and access to the county's recreation offer and natural environment.
5. Improve accessibility to education,	?	?	?	?	?	?	?	?	?	?	?	The policy to protect the WHS will not in itself directly have a positive effect upon

Policy VOE 3 – Pontcysyllte Aqueduct World Heritage Site												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
employment, health, homes and community services for all sectors of the community through modes of transport other than the private car.												access to community services by non-car modes but, depending upon any supporting visitor facilities which may be developed, may have positive indirect effects.
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	+++	+++	+++	+++	+++	+++	+++	+++	+++	P	L	This policy aims to protect the WHS and buffer zone from detrimental development, thus making a significant positive contribution to protecting the county's heritage assets.
Economic												
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	++	++	++	++	++	++	++	++	++	P	L	Protecting and supporting the WHS will have positive effects through contributing to the county's tourism economy.
8. Maintain and enhance the vitality and viability of town and rural centres.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
9. Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
10. Safeguard soil quality and function and	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.

Policy VOE 3 – Pontcysyllte Aqueduct World Heritage Site												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
maintain long term productivity of agricultural land.												
Environmental												
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.	?	?	?	?	?	?	?	?	?	?	?	There are no obvious direct effects arising from this policy. However, depending upon implementation, there may be an opportunity for indirect positive effects through habitat enhancement as part of proposals to enhance the WHS.
12. Preserve and enhance landscape character across the County, particularly the AONB.	++	++	++	++	++	++	++	++	++	P	L	This policy will have a positive effect by protecting the WHS and it's setting (buffer zone) from development which would be detrimental to the views which are important to the site's original designation.
13. Protect and improve the water quantity and quality of inland and coastal waters.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
14. Minimise the vulnerability to flooding	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.

Policy VOE 3 – Pontcysyllte Aqueduct World Heritage Site												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
and ensure new development does not increase flood risk on or off site.												
15. Protect and improve air quality.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation and efficiency in development and supporting increased provision and use of renewable energy.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
17. Protect mineral resources from development that would preclude extraction.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.

Policy VOE 4 – Enabling Development

Policy VOE 4 – Enabling Development												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Social												
1. Ensuring that the housing needs of the community are met.	?	?	?	?	?	?	?	?	?	?	?	Depending upon the use proposed as the enabling development element, housing may be provided, which would contribute to meeting the accommodation needs of the County.
2. Promote community health and well-being.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	++		+	+	+	+	+	+	+	P	L	By enabling the improvement of the fabric of heritage assets, this will contribute to an improvement in the local environment and, depending upon the use, may have an indirect positive effect on community safety.
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the natural environment.	?	?	?	?	?	?	?	?	?	?	?	Depending upon the heritage asset concerned, location and any new/change of use brought forward by its restoration, there is potential for both positive and negative impacts.
5. Improve accessibility to education, employment, health, homes and community services for all sectors	?	?	?	?	?	?	?	?	?	?	?	Depending upon the specific heritage asset, any new/change of use and the enabling development proposed there is the potential for positive and negative impacts.

Policy VOE 4 – Enabling Development												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
of the community through modes of transport other than the private car.												
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	+ ++		+++	+	++	+++	+	++	+++	P	L	Enabling development will help ensure the future of the county's at risk heritage assets. Positive impacts are likely to increase over time due to the lengthy nature of such development.
Economic												
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
8. Maintain and enhance the vitality and viability of town and rural centres.	+	+	+	+	+	+	+	+	+	P	L	Securing the future of at risk heritage assets will have a positive effect upon the quality and use of the built environment in town and village centres.
9. Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes.	?	?	?	?	?	?	?	?	?	?	?	Depending upon the specific heritage asset, any new/change of use and the enabling development proposed there is the potential for positive and negative impacts.
10. Safeguard soil quality and function and maintain long term productivity of agricultural land.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.

Policy VOE 4 – Enabling Development												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Environmental												
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.	?	?	?	?	?	?	?	?	?	?	?	Depending upon the specific heritage asset, any new/change of use and the enabling development proposed there is the potential for positive and negative impacts.
12. Preserve and enhance landscape character across the County, particularly the AONB.	?	?	?	?	?	?	?	?	?	?	?	Depending upon the specific heritage asset, any new/change of use and the enabling development proposed there is the potential for positive and negative impacts.
13. Protect and improve the water quantity and quality of inland and coastal waters.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
14. Minimise the vulnerability to flooding and ensure new development does not increase flood risk on or off site.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.

Policy VOE 4 – Enabling Development												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
15. Protect and improve air quality.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation and efficiency in development and supporting increased provision and use of renewable energy.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	P	L	Any redevelopment or repairs to heritage assets may provide opportunities to incorporate energy efficiency measures, as will any new enabling development. There may be obstacles in the delivery of the latter as energy efficiency features such as double glazing may not be appropriate in historic buildings. The policy is assessed at the regional scale as some schemes could have regional importance.
17. Protect mineral resources from development that would preclude extraction.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
18. Encourage waste reduction, reuse, recycling and recovery.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.

Policy VOE 5 – Protecting Natural Resources: biodiversity/nature conservation.

Policy VOE 5 – Protecting natural resources: biodiversity/nature conservation

SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Social												
1. Ensuring that the housing needs of the community are met.	+/- +/-		+/-	0	0	0	0	0	0	Temporary in that the number / location of priority species could change.	M	Most LDP site allocations have been screened for obvious impact on biodiversity/nature conservation. However, some development proposals could have a slight local negative impact.
2. Promote community health and well-being.	0	+	+	0	+	+	0	0	0	P	M	The policy itself does not directly address this issue. However by protecting the natural environment there would be indirect positive benefits associated with the health and well-being of the local communities.
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	0	0	0	0	0	0	0	0	0		L	The policy itself does not directly address this issue.
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the natural environment.	0	+	+	0	+	+	0	0	0	P	M	The policy itself does not directly address this issue. However by protecting the natural environment there would be indirect positive benefits associated with experiencing recreation and open space.

Policy VOE 5 – Protecting natural resources: biodiversity/nature conservation												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
5. Improve accessibility to education, employment, health, homes and community services for all sectors of the community through modes of transport other than the private car.	0	0	0	0	0	0	0	0	0		L	The policy itself does not directly address this issue.
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	+	++	++	+	++	++	0	0	0	P	L	The policy itself does note that permission would not be granted should development cause harm to biodiversity habitats and geodiversity (landscape issues) and species. Recommend: <i>that the policy not only protects but enhances and restores a means of adapting and mitigating for climate change.</i>
Economic												
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	+++		++	+	+	+	0	0	0	Temporary for the life of the plan.	H	There is opportunity through this policy to encourage climate change adaptation and mitigation in the economy. Recommend: <i>That the Supplementary Planning Guidance provides examples of adaptation and mitigation.</i>
8. Maintain and enhance the vitality and viability of town and rural centres.	0	0	0	0	0	0	0	0	0		L	The policy itself does not directly address this issue.
9. Make the best use of previously developed	++		+	+	+	+	0	0	0	Temporary for the life of	H	There is opportunity through this policy to encourage wildlife mitigation of PDL.

Policy VOE 5 – Protecting natural resources: biodiversity/nature conservation												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
land and existing buildings in locations served by sustainable transport modes.										the plan.		<i>Recommend: That the SPG provides examples of mitigation.</i>
10. Safeguard soil quality and function and maintain long term productivity of agricultural land.	++		+	+	+	+	0	0	0	Temporary for the life of the plan	H	Through protecting biodiversity and the natural environment, there could be indirect benefits associated with soil quality and function.
Environmental												
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.	+++	+++	+++	+++	+++	+++	++	++	++	P	L	This policy positively fulfils this objective as it sets a very clear message as to the importance of protecting and enhancing the biodiversity resources in the plan area. It is clear, in reference to National Policy, that no development would be permitted to affect European Sites. However, there is recognition of the need to protect biodiversity resources outside of designated sites.
12. Preserve and enhance landscape character across the County, particularly the AONB.	++	++	++	++	++	++	+	+	+	P	L	This policy commits to protecting the biodiversity and nature conservation of the County. There is direct links with landscape quality and the habitats and species it supports and so the effects have been assessed as positive.

Policy VOE 5 – Protecting natural resources: biodiversity/nature conservation												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
13. Protect and improve the water quantity and quality of inland and coastal waters.	+	+	+	+	+	+	+	+	+	P	L	The policy itself does not directly address this issue. However, by protecting biodiversity and the natural environment there is likely to be benefits for water resources as water resources, waterways and coastlines are very closely related to the habitats that they support. Water does not stick to within the County boundary. Water quality and quantity is further considered in policy VOE 6.
14. Minimise the vulnerability to flooding and ensure new development does not increase flood risk on or off site.	0	0	0	0	0	0	0	0	0		L	The policy itself does not directly address this issue. Flooding is considered in policy VOE 1.
15. Protect and improve air quality.	0	0	0	0	0	0	0	0	0		L	The policy itself does not directly address this issue.
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation and efficiency in development and supporting increased provision and use of renewable energy.	0	0	0	0	0	0	0	0	0		L	The policy itself does not directly address this issue.
17. Protect mineral	0	0	0	0	0	0	0	0	0		L	The policy itself does not directly

Policy VOE 5 – Protecting natural resources: biodiversity/nature conservation												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
reserves from development that would preclude extraction.												address this issue.
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	0	0	0	0	0	0	0	0	0		L	The policy itself does not directly address this issue.

Policy VOE 6 – Water Management

Policy VOE 6 – Water Management												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Social												
1. Ensuring that the housing needs of the community are met.	+	++	++	+	+	+	+	+	+	P	M	Residential development can increase the demand on water resource and treatment of waste. Development is likely to result in pressures through increase in surface run-off, sewerage and waste water all of which present an increase risk of pollution. Hence, the policy requires the holistic approach to water management to mitigate the negative effects.
2. Promote community health and well-being.	+	+	+	+	+	+	+	+	+	P	M	The policy itself does not directly address this issue. However, water quality does have an indirect effect on health and well-being of communities short-term and long-term. Water does not contain itself to County boundaries therefore the scale of the impact is wider.
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	0	0	0	0	0	0	0	0	0		L	The policy itself does not directly address this issue.
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide	+	+	+	+	+	+	+	+	+	P	M	This policy commits to improving the water quality which has a direct benefit for recreation and access to a range of recreation opportunities to do with the water environment, such as fishing, sporting and wildlife observing.

Policy VOE 6 – Water Management												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
opportunities for people to experience and respect the value of the natural environment.												
5. Improve accessibility to education, employment, health, homes and community services for all sectors of the community through modes of transport other than the private car.	0	0	0	0	0	0	0	0	0		Low	The policy itself does not directly address this issue.
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	+	++	++	+	+	+	0	0	0	P	M	The policy itself does not directly address this issue. However, indirectly the policy will aim to protect the ground source water level in the aquifers (mainly in the north of the County) which partly contribute to the preservation of archaeological heritage and built heritage.
Economic												
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	+	++	++	+	+	+	+	+	+	P	M	Economic development can increase the demand on water resource and treatment of waste. Development is likely to result in pressures through increase in surface run-off, sewerage and waste water all of which present an increase risk of pollution. Hence, the policy requires the holistic approach to water management to mitigate the

Policy VOE 6 – Water Management												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
												negative effects.
8. Maintain and enhance the vitality and viability of town and rural centres.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.
9. Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes.	-	--	--	0	0	0	-	0	0	P	M	Majority of the PDL in the County is located in the north. Intensifying development in towns such as Rhyl and Prestatyn (and to some degree Kinmel Bay) could strain the current water treatment and surface water infrastructure leading to flooding and pollution incidences. Recommend: <i>Water Management Statement rather than Conservation Statement.</i>
10. Safeguard soil quality and function and maintain long term productivity of agricultural land.	+ ++		++	++	++	++	+	+	+	Temporary (climate change could alter functions)	L	This policy positively fulfils this objective as it raises awareness of water function with the soil (peculation of surface water run-off).
Environmental												
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and	++	++	++	++	++	++	++	++	++	P	L	This policy positively fulfils this objective as it sets out a very clear message as to the importance of positively managing the water resource. Water resource has a direct link with this objective.

Policy VOE 6 – Water Management												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.												
12. Preserve and enhance landscape character across the County, particularly the AONB.	+	+	+	0	0	0	0	0	0	P	L	This policy offers limited positive benefits by protecting water quantity. Water quantity has a direct link with landscape features and geomorphology.
13. Protect and improve the water quantity and quality of inland and coastal waters.	+++	+++	+++	+++	+++	+++	+++	+++	+++	P	L	This policy positively fulfils this objective as it sets out a very clear message as to the importance of positively managing the water resource.
14. Minimise the vulnerability to flooding and ensure new development does not increase flood risk on or off site.	+++	+++	+++	++	++	++	++	++	++	P	L	This policy positively fulfils this objective as it sets out a very clear message as to the importance of positively managing the water resource.
15. Protect and improve air quality.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective. Although poor air quality can have an impact on water quality it is less likely the other way round.
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation	-	-	-	0	0	0	0	0	0	T	H	Increase use of renewable energy sources could lead to higher demand on water extraction to generate energy from hydro turbines. Each development proposal would be screened by the EAW for negative water impacts.

Policy VOE 6 – Water Management												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
and efficiency in development and supporting increased provision and use of renewable energy.												
17. Protect mineral resources from development that would preclude extraction.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.

Policy VOE 7: Locations for Waste Management

Policy VOE 7 – Locations for Waste Management												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Social												
1. Ensuring that the housing needs of the community are met.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective
2. Promote community health and well-being.	-	-	-	0	0	0	0	0	0	Pt	M	Waste management uses are often considered a 'bad neighbour' and can cause concern amongst local communities when proposals come forward in their area. Measures to reduce any potential impact on local communities are addressed through the environment permitting process and planning process. There are therefore unlikely to be any direct health impacts from new waste management facilities. There may be impacts on communities as a result of the perceived impact of waste management.
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	++		+	0	0	0	0	0	0	P	M	Waste management facilities in the past have attracted vandalism and antisocial behaviour in the County. This is addressed through criteria xii) in policy RD1: Sustainable and Good Standard Design.
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.

Policy VOE 7 – Locations for Waste Management												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
opportunities for people to experience and respect the value of the natural environment.												
5. Improve accessibility to education, employment, health, homes and community services for all sectors of the community through modes of transport other than the private car.	++		+	+	+	+	+	+	+	P	L	Waste management facilities can provide a necessary community service. Facilities should be located so they are close to the source of arisings, and in the case of household recycling facilities, so that they are accessible through modes of transport other than private car. Facilities are generally directed towards existing industrial estates, where transport links are established, although this is not the case for all sites, where the facilities likely to be developed will not need to be accessed by the general public.
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.
Economic												
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	+	+	+	+	+	+	0	0	0		L	Wherever possible, brownfield land has been chosen for the location of new waste management facilities. Waste management facilities can provide economic benefit to the area, directly through the provision of jobs and indirectly by reducing the cost of dealing

Policy VOE 7 – Locations for Waste Management												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
												with waste. The cost of transporting waste can place a burden of businesses. The suitability of certain types of waste facility on farms as part of farm diversification is identified within the policy.
8. Maintain and enhance the vitality and viability of town and rural centres.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective
9. Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes.	+	+	+	+	+	+	0	0	0	P	L	Wherever possible, brownfield land has been chosen for the location of new waste management facilities. Those facilities have generally been located on existing industrial estates which have established transport links.
10. Safeguard soil quality and function and maintain long term productivity of agricultural land.	+	+	+	+	+	+	0	0	0	P	L	Wherever possible, brownfield land has been chosen for the location of new waste management facilities. This reduces the amount of Greenfield land that is required for waste management facilities.
Environmental												
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage	+	+	+	+	+	+	0	0	0	P	L	Locations for waste management have been generally located away from sites designated for nature conservation.

Policy VOE 7 – Locations for Waste Management												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.												
012. Preserve and enhance landscape character across the County, particularly the AONB.	+	+	+	+	+	+	0	0	0	P	L	Locations for waste management facilities have been identified outside of the AONB.
13. Protect and improve the water quantity and quality of inland and coastal waters.	--		-	-	-	-	0	0	0	P	M	Waste management facilities can potentially impact on water quality and quantity. This will be controlled through the environment permitting process.
14. Minimise the vulnerability to flooding and ensure new development does not increase flood risk on or off site.	+	+	+	0	0	0	0	0	0	P	L	Locations for waste management have generally been identified outside of the flood plain.
15. Protect and improve air quality.	-	-	-	-	-	-	0	0	0	P	M	The impact on air quality of a waste management facility will depend on the nature of the waste facility being developed. Air quality will be addressed through the environment permitting process, or in some cases the Pollution, Prevention and Control permitting regime, issued by the Environment Agency.

Policy VOE 7 – Locations for Waste Management												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation and efficiency in development and supporting increased provision and use of renewable energy.	++	++	++	++	++	++	++	++	++	P	L	The purpose this policy is to encourage facilities for the reuse, recycling and composting of waste to be developed in the County, thereby reducing our dependence on landfill and reducing our greenhouse gas emissions.
17. Protect mineral resources from development that would preclude extraction.	+/-	+/-	+/-	0	0	0	0	0	0		L	The location of waste management facilities on existing industrial estates helps reduce the likelihood of new waste facilities sterilising mineral resources. Some waste facilities will be allowed on farms as part of farm diversification and could potentially sterilise mineral resources. Policy PSE 15 will help prevent any potential conflict.
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	+++	+++	+++	+++	+++	+++	++	++	++	P	L	The main purpose of this policy is to provide facilities that will move the management of waste up the waste hierarchy and help the region become self sufficient in terms of dealing with its own waste.

Policy VOE 8 – Waste Management outside Development Boundaries

Policy VOE 8 – Waste Management Outside Development Boundaries												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Social												
1. Ensuring that the housing needs of the community are met.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective
2. Promote community health and well-being.	-	-	-	-	-	-	0	0	0		M	It is considered that there are unlikely to be any direct health impacts from this policy, however, the policy allows applications to be considered outside of allocated areas, which may cause uncertainty for local communities.
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the natural environment.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective
5. Improve accessibility to education, employment, health, homes and community	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective

Policy VOE 8 – Waste Management Outside Development Boundaries												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
services for all sectors of the community through modes of transport other than the private car.												
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective
Economic												
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	+	+	+	+	+	+	0	0	0	P	M	This policy allows appropriate waste management facilities to be developed on farms as part of farm diversification.
8. Maintain and enhance the vitality and viability of town and rural centres.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective
9. Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes.	-	-	-	-	-	-	0	0	0	P	L	This policy will allow appropriate waste management facilities to be developed in open countryside. Due to the land use requirements of some types of facility, it is considered inappropriate to require all types of facility to be located on previously developed land.
10. Safeguard soil quality and function and maintain long term	-	-	-	-	-	-	0	0	0	T/ P	M	This policy will allow the development of appropriate waste facilities in open countryside. In line with national policy,

Policy VOE 8 – Waste Management Outside Development Boundaries												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
productivity of agricultural land.												development will be steered away from the best and most versatile agricultural land (grades 1, 2 and 3a).
Environmental												
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.	0	0	0	0	0	0	0	0	0		L	Policy VOE 5 will not permit development in areas that are designated for nature conservation.
12. Preserve and enhance landscape character across the County, particularly the AONB.	-	-	-	-	-	-	0	0	0		M	This policy will allow appropriate waste management facilities outside development boundaries which may potentially have an impact on the character of the area. Policy RD 1: Sustainable and Good Standard Design will ensure that any proposals put forward respect the form and character of the surrounding area.
13. Protect and improve the water quantity and quality of inland and	--		-	-	-	-	0	0	0	P	L	Waste management facilities, particularly open air facilities, such as open windrow composting and landfill,

Policy VOE 8 – Waste Management Outside Development Boundaries												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
coastal waters.												can potentially have an impact on water quality. This will be controlled through the Environment Permitting process. The Environment Agency also has groundwater policies which the local planning authority would have regard to when considering a planning application.
14. Minimise the vulnerability to flooding and ensure new development does not increase flood risk on or off site.	0	0	0	0	0	0	0	0	0		L	Waste management facilities will not be permitted in the flood plain unless on brownfield land.
15. Protect and improve air quality.	-	-	-	0	0	0	0	0	0	P	M	The impact on air quality of a waste management facility will depend on the nature of the waste facility being developed. Air quality will be addressed through the environment permitting process issued by the Environment Agency.
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation and efficiency in development and supporting increased provision and use of	++	++	++	++	++	++	0	0	0	P	M	The purpose of allowing waste management facilities outside development boundaries is to allow the development of facilities such as open windrow composting that may be inappropriate in urban areas. This may include landfill. Siting facilities locally can reduce the distance that waste has to travel, thereby reducing greenhouse gas production. Open windrow

Policy VOE 8 – Waste Management Outside Development Boundaries												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
renewable energy.												composting also diverts waste from landfill, thereby reducing greenhouse gas emissions (landfill gas contains methane, which is a more potent greenhouse gas than CO2)
17. Protect mineral resources from development that would preclude extraction.	-	-	-	-	-	-	0	0	0	T / P	M	Some waste facilities will be allowed on farms as part of farm diversification and could potentially sterilise mineral resources. Policy PSE 15 will help prevent any potential conflict.
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	++	++	++	++	++	++	0	0	0	P		The purpose of allowing waste management facilities outside development boundaries is to allow the development of facilities such as open windrow composting that may be inappropriate in urban areas, thereby encouraging composting over disposal. Landfill may also be permitted outside development boundaries, and whilst this will not help move waste up the waste hierarchy, it will contribute towards regional self sufficiency.

Policy VOE 9 – Large Scale Wind Farms

Policy VOE 9 – Large Scale Wind Farms												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Social												
1. Ensuring that the housing needs of the community are met.	-	-	0	0	0	0	0	0	0	T	L	This policy allows the development of wind farms in the Strategic Search Area (SSA) identified in Technical Advice Note 8. This will have an impact on the location of new housing in the SSA.
2. Promote community health and well-being.	-	-	0	-	-	0	-	-	0	T	M	Whilst there is no clear link between wind turbines and health, it is considered possible that the wind turbines may impact on the wider determinants of health. Recommend: <i>In order to reduce any potential health impacts on the residents of local health communities it is recommended that developers submit a health impact assessment.</i>
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the	--	--	0	-	-	0	-	-	0	T	M	Wind farms will potentially limit access to the Countryside. Wind farms also have a visual impact which may affect how people enjoy the countryside. Whilst this policy supports the development of large scale wind farms within the SSA, the main purpose of the policy is to ensure that developments are in line with the Clocaenog Statement

Policy VOE 9 – Large Scale Wind Farms												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
natural environment.												of Environmental Master Planning Principles and to ensure that developers adequately consider the health impacts on surrounding communities through the use of Health Impact Assessment.
5. Improve accessibility to education, employment, health, homes and community services for all sectors of the community through modes of transport other than the private car.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	-	-	0	-	-	0	-	-	0	T	L	The policy will potentially impact on the Welsh culture through landscape impacts.
Economic												
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	+	+	+	0	0	0	0	0	0	T	L	Wind farms can be secondary income to rural landowners. In addition large wind farm development can offer local communities grants. Both of which can provide the local communities with opportunities to diversify.
8. Maintain and enhance the vitality and viability of town and rural centres.	0	+	+	0	+	+	0	+	+	T	L	Wind farms are a source of renewable energy which ensures security of supply. In the medium-long term, this will ensure energy supply to the County and beyond.

Policy VOE 9 – Large Scale Wind Farms												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
9. Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes.	-	-	-	-	-	-	-	-	-	T	L	This policy directs large scale wind farms away from urban areas, and therefore away from brownfield sites
10. Safeguard soil quality and function and maintain long term productivity of agricultural land.	-/+	-/+	0	-/+	-/+	0	0	0	0	T	M	This policy may result in the loss of agricultural land. The Strategic Search Area is however, not within grade 1, 2 or 3a agricultural land, thereby directing large scale wind farms away from high quality agricultural land in the County.
Environmental												
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.	+	+	0	+	+	0	0	0	0	P	L	This policy seeks to ensure that habitat creation or restoration is undertaken sympathetically, so that it enhances the nature conservation of the local area.
12. Preserve and enhance landscape character across the	--	--	0	--	--	0	--	--	0	T	L	The development of large scale wind farms in the SSA will have an impact on the landscape character.

Policy VOE 9 – Large Scale Wind Farms												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
County, particularly the AONB.												
13. Protect and improve the water quantity and quality of inland and coastal waters.	-	-	0	0	0	0	0	0	0	T	L	The development of large scale wind farms in the SSA could potentially impact on the quality of the local water supply. Measures to address any potential impacts will be addressed at the planning application stage.
14. Minimise the vulnerability to flooding and ensure new development does not increase flood risk on or off site.	-	-	0	0	0	0	0	0	0	T	H	The development of large scale wind farms in the SSA may require the felling of trees, which may increase vulnerability to flooding down stream. Mitigation required for the prevention of problems arising from deforestation.
15. Protect and improve air quality.	0	0	0	+	+	+	+	+	+	T	M	Wind turbines provide a clean, renewable source of energy and can displace the requirement for fossil fuels, thereby improving air quality.
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation and efficiency in development and supporting increased provision and use of renewable energy.	+++	+++	+++	+++	+++	+++	+++	+++	+++	T	L	This policy directly contributes towards the achievement of this objective by encouraging the development of large scale wind farms, which are a clean, renewable source of energy, thereby displacing the requirement for fossil fuels and reducing greenhouse gas emission.
17. Protect mineral resources from	-	-	-	-	-	-	0	0	0	T	M	The location of wind farms could potentially limit where minerals can be

Policy VOE 9 – Large Scale Wind Farms												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
development that would preclude extraction.												extracted from over the life span of the wind turbines. There are deposits of minerals within the Strategic Search Area that are considered to have potential economic importance for future generations. Policy PSE 15: Safeguarding minerals will address this by requiring minerals to be extracted prior to development.
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective

~~Policy VOE 10 – Large scale wind farm applications over 5MW and outside of the Strategic Search Area~~~~Policy VOE 10 – Large scale wind farm applications over 5MW and outside of the Strategic Search Area~~

SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / Recommendations	
	Local			Countywide			Region / Cross boundary						
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High		
Social													
1. Ensuring that the housing needs of the community are met.	0	-	-	0	0	0	0	0	0	0	T	L	This policy allows the development of wind farms outside the Strategic Search Area (SSA) identified in Technical Advice Note 8 subject to overriding need. Any successful proposals will have an impact on the location of new housing in this area.
2. Promote community health and well-being.	-	-	0	-	-	0	-	-	0	T	M	Whilst there is no clear link between wind turbines and health, it is considered possible that the wind turbines may impact on the wider determinants of health. Recommend: In order to reduce any potential health impacts on the residents of local health communities it is recommended that developers submit a health impact assessment.	
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective	
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people	--	-	0	-	-	0	-	-	0	T*because the life expectancy of a wind turbine is 25 years.	M	Wind farms will potentially limit access to the Countryside. Wind farms also have a visual impact which may affect how people enjoy the countryside.	

Policy VOE 10 – Large scale wind farm applications over 5MW and outside of the Strategic Search Area												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / Recommendations
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
to experience and respect the value of the natural environment.												
5. Improve accessibility to education, employment, health, homes and community services for all sectors of the community through modes of transport other than the private car.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	-	-	0	-	-	0	-	-	0	T*	L	The policy will potentially impact on the Welsh culture through landscape impacts.
Economic												
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	+	+	+	0	0	0	0	0	0	T	L	Wind farms can be secondary income to rural landowners. In addition large wind farm development can offer local communities grants. Both of which can provide the local communities with opportunities to diversify.
8. Maintain and enhance the vitality and viability of town and rural centres.	0	+	+	0	+	+	0	+	+	T	L	Wind farms are a source of renewable energy which ensures security of supply. In the medium long term, this will ensure energy supply to the County and beyond.
9. Make the best use of previously developed	-	-	-	-	-	-	-	-	-	T	L	This policy directs large scale wind farms away from urban areas, and

Policy VOE 10 – Large scale wind farm applications over 5MW and outside of the Strategic Search Area												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / Recommendations
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
land and existing buildings in locations served by sustainable transport modes.												therefore away from brownfield sites
10. Safeguard soil quality and function and maintain long term productivity of agricultural land.	-/+	-/+	0	-/+	-/+	0	0	0	0	T	M	This policy may result in the loss of agricultural land. However most upland areas are not grade 1, 2 or 3a agricultural land, thereby directing large scale wind farms away from high quality agricultural land in the County.
Environmental												
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.	+	+	0	+	+	0	0	0	0	P	L	This policy ensures that wildlife impact is considered and that habitat creation or restoration is undertaken sympathetically, so that it enhances the nature conservation of the local area.
12. Preserve and enhance landscape character across the County, particularly the AONB.	-	-	0	-	-	0	-	-	0	T	L	The development of large scale wind farms anywhere in the County will have an impact on the landscape character. This is also true cross boundary.

Policy VOE 10 – Large scale wind farm applications over 5MW and outside of the Strategic Search Area												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / Recommendations
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
13. Protect and improve the water quantity and quality of inland and coastal waters.	-	-	0	0	0	0	0	0	0	⚡	L	The development of large scale wind farms could potentially impact on the quality of the local water supply. Measures to address any potential impacts will be addressed at the planning application stage.
14. Minimise the vulnerability to flooding and ensure new development does not increase flood risk on or off site.	-	-	0	0	0	0	0	0	0	⚡	H	The development of large scale wind farms may require the felling of trees, which may increase vulnerability to flooding down stream.
15. Protect and improve air quality.	0	0	0	+	+	+	+	+	+	⚡	M	Wind turbines provide a clean, renewable source of energy and can displace the requirement for fossil fuels, thereby improving air quality.
16. Contribute to a reduction in greenhouse gas emissions (especially CO²) by increasing energy conservation and efficiency in development and supporting increased provision and use of renewable energy.	+++	+++	+++	+++	+++	+++	+++	+++	+++	⚡	L	This policy directly contributes towards the achievement of this objective by encouraging the development of large scale wind farms, which are a clean, renewable source of energy, thereby displacing the requirement for fossil fuels and reducing greenhouse gas emission.
17. Protect mineral resources from development that would preclude extraction.	-	-	-	-	-	-	0	0	0	⚡	M	The location of wind farms could potentially limit where minerals can be extracted from over the life span of the wind turbines. Policy PSE 15:

Policy VOE 10 – Large scale wind farm applications over 5MW and outside of the Strategic Search Area												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
												Safeguarding minerals will address this by requiring minerals to be extracted prior to development.
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.

~~Policy VOE 11 – Community based wind farms~~~~Policy VOE 11 – Community based wind farms~~

SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>	
	Local			Countywide			Region / Cross boundary						
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T				Temporary / Permanent
Social													
1. Ensuring that the housing needs of the community are met.	0	-	-	0	0	0	0	0	0	0	T	L	This policy allows the development of community wind farms outside the Strategic Search Area (SSA) identified in Technical Advice Note 8 subject to overriding need. Any successful proposals will have an impact on the location of new housing in this area.
2. Promote community health and well-being.	-	-	0	-	-	0	-	-	0	T	M	Whilst there is no clear link between wind turbines and health, it is considered possible that the wind turbines may impact on the wider determinants of health. Recommend: In order to reduce any potential health impacts on the residents of local health communities it is recommended that developers submit a health impact assessment.	
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	0	0	0	0	0	0	0	0	0	0	L	There is no clear link between the policy and the objective	
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people	--	-	0	-	-	0	-	-	0	T*because the life expectancy of a wind turbine is 25 years.	M	Wind farms will potentially limit access to the Countryside. Wind farms also have a visual impact which may affect the quality of how people enjoy the countryside.	

Policy VOE 11 – Community-based wind farms												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / Recommendations
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
to experience and respect the value of the natural environment.												
5. Improve accessibility to education, employment, health, homes and community services for all sectors of the community through modes of transport other than the private car.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	-	-	0	-	-	0	-	-	0	T*	L	The policy will potentially impact on the Welsh culture through landscape impacts.
Economic												
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	+	+	+	0	0	0	0	0	0	T	L	Wind farms can be secondary income to rural landowners. In addition large wind farm development can offer local communities grants. Both of which can provide the local communities with opportunities to diversify.
8. Maintain and enhance the vitality and viability of town and rural centres.	0	+	+	0	+	+	0	+	+	T	L	Wind farms are a source of renewable energy which ensures security of supply. In the medium long term, this will ensure energy supply to those communities and beyond.
9. Make the best use of previously developed	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective

Policy VOE 11 – Community based wind farms												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
land and existing buildings in locations served by sustainable transport modes.												
10. Safeguard soil quality and function and maintain long term productivity of agricultural land.	-	-	0	-	-	0	0	0	0	F	M	This policy may result in the loss of agricultural land.
Environmental												
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.	+	+	0	+	+	0	0	0	0	P	L	This policy ensures that wildlife impact is considered and that habitat creation or restoration is undertaken sympathetically, so that it enhances the nature conservation of the local area.
12. Preserve and enhance landscape character across the County, particularly the AONB.	-	-	0	-	-	0	-	-	0	F	L	The development of small scale wind farms anywhere in the County will have an impact on the landscape character. This is also true cross boundary.
13. Protect and improve	-	-	0	0	0	0	0	0	0	F	L	The development of wind farms could

Policy VOE 11 – Community based wind farms												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
the water quantity and quality of inland and coastal waters.												potentially impact on the quality of the local water supply. Measures to address any potential impacts will be addressed at the planning application stage.
14. Minimise the vulnerability to flooding and ensure new development does not increase flood risk on or off site.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective
15. Protect and improve air quality.	0	0	0	+	+	+	+	+	+	T	M	Wind turbines provide a clean, renewable source of energy and can displace the requirement for fossil fuels, thereby improving air quality.
16. Contribute to a reduction in greenhouse gas emissions (especially CO₂) by increasing energy conservation and efficiency in development and supporting increased provision and use of renewable energy.	+++	+++	+++	+++	+++	+++	+++	+++	+++	T	L	This policy directly contributes towards the achievement of this objective by encouraging the development of community based wind farms, which are a clean, renewable source of energy, thereby displacing the requirement for fossil fuels and reducing greenhouse gas emission.
17. Protect mineral resources from development that would preclude extraction.	-	-	-	-	-	-	0	0	0	T	M	The location of wind farms could potentially limit where minerals can be extracted from over the life span of the wind turbines. Policy PSE 15: Safeguarding minerals will address this by requiring minerals to be extracted

Policy VOE 11 – Community based wind farms												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
												prior to development.
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	0	0	0	0	0	0	0	0	0		L	There is no clear link between the policy and the objective.

Policy VOE 12 0– Renewable Energy Technologies

Policy VOE 12 – Renewable Energy Technologies												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Social												
1. Ensuring that the housing needs of the community are met.	+	+	+	+	+	+	0	0	0	T	L	Higher build rate in rural communities would lead to greater energy consumption. The use of renewable energy could lead to improved residential credentials in terms of design, build and running performance. However, the technologies can be site specific and not always available.
2. Promote community health and well-being.	0	0	+	0	0	+	0	0	+	P	H	There could be long term direct benefits to health by reducing our reliance on the burning of fossil fuel and using alternative renewable energy supplies.
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	0	0	0	0	0	0	0	0	0		L	There is no clear policy between this policy and the objective.
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the natural environment.	?	?	?	?	?	?	?	?	?		H	There is a perception that wind turbines, for example, will have a detrimental effect on the recreational value of the County's landscape and quality of open space experience.
5. Improve accessibility	0	0	0	0	0	0	0	0	0		L	There is no clear policy between this

Policy VOE 12 – Renewable Energy Technologies												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
to education, employment, health, homes and community services for all sectors of the community through modes of transport other than the private car.												policy and the objective.
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	0	0	0	0	0	0	0	0	0		L	There is no clear policy between this policy and the objective.
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	- +		+	-	+	+	-	+	+	P	M	Stricter requirements for energy efficiency many have a minor deterrent effect to the local economy initially, but this would be offset by the long term benefits, especially once new building management, transport and production methods have been installed. Wind farm development could potentially offer an opportunity for rural diversification in some of the most marginal areas.
8. Maintain and enhance the vitality and viability of town and rural centres.	0	0	0	0	0	0	0	0	0		L	There is no clear policy between this policy and the objective.
9. Make the best use of previously developed land and existing	0	0	0	0	0	0	0	0	0		L	There is no clear policy between this policy and the objective.

Policy VOE 12 – Renewable Energy Technologies												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
buildings in locations served by sustainable transport modes.												
10. Safeguard soil quality and function and maintain long term productivity of agricultural land.	0	0	++	0	0	++	0	0	++	P	L	This policy is assessed as positive in the long term because renewable energy technology is in general non contaminant. Also growing energy crops would maintain the economic productivity of agricultural land.
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.	-- +/-		+	--	-/+	+	--	-/+	+	P	M	There could be a potential conflict in the short term due to habitat disturbance (erecting a wind turbine or installing a hydro scheme). There is also some published material about the biodiversity damage caused by growing monotonous energy crops. Long term benefits would be seen to wildlife and habitats as pollution is reduced.
12. Preserve and enhance landscape character across the County, particularly the AONB.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	T* the life span expectancy of a wind turbine is 25 years.	L	The particular concern is the effect of erection of wind turbines on the landscape. However this impact can be viewed as short term because the reversing process is simple and leave no permanent scarring. For this reason

Policy VOE 12 – Renewable Energy Technologies												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
												the policy has been assessed as positive and negative.
13. Protect and improve the water quantity and quality of inland and coastal waters.	0	0	0	0	0	0	0	0	0		L	There is no clear policy between this policy and the objective.
14. Minimise the vulnerability to flooding and ensure new development does not increase flood risk on or off site.	0	0	0	0	0	0	0	0	0		L	There is no clear policy between this policy and the objective.
15. Protect and improve air quality.	0	0	0	0	0	++	0	0	++	P	H	Reducing the demand on current power stations burning fossil fuel and polluting the atmosphere will improve air quality at the Countywide scale and regional scale.
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation and efficiency in development and supporting increased provision and use of renewable energy.	+++	+++	+++	+++	+++	+++	+++	+++	+++	P	L	This policy directly results in a positive effect on this objective. The policy will directly reduce greenhouse gas emissions by supporting the development of renewable energy technology.
17. Protect mineral resources from development that would	0	0	0	0	0	0	0	0	0		L	There is no clear policy between this policy and the objective.

Policy VOE 12 – Renewable Energy Technologies												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
preclude extraction.												
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	++	++	++	++	++	++	++	++	++	P	M	There is potential to create renewable source of energy from either collection and incineration of waste (which would be at the regional scale to be profitable and reliable) or anaerobic digestion of waste to create an energy resource.

Policy ASA 1 – New Transport Infrastructure

Policy ASA 1 - New Transport Infrastructure												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Social												
1. Ensuring that the housing needs of the community are met.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
2. Promote community health and well-being.	++	++	++	++	++	++	+	+	+	P	M	Provision of new walking and cycling paths will encourage communities to do more outdoor activities.
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	+/-	+/-	+/-	+/-	+/-	+/-	0	0	0	T	H	Offering a sustainable transport infrastructure may encourage people to move away from poorly designed multi storey parking grounds and roads.
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the natural environment.	+++	+++	++	++	++	+	++	+	+/-	P	L	Provision of additional walking and cycling paths will promote recreation and could provide linkages between recreational areas. However, individual sites may experience recreational pressure which could impact negatively on habitats and species locally.
5. Improve accessibility to education, employment, health, homes and community services for all sectors of the community through modes of	++	++	++	++	++	++	+	+	+	P	L	Supporting the use of alternative means of transport, except cars, aids accessibility to community facilities.

Policy ASA 1 - New Transport Infrastructure												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
transport other than the private car.												
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
Economic												
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	++	++	++	++	++	++	+	+	+	P	L	Providing new transport links will improve accessibility throughout the County, and enables companies to establish greater trade networks.
8. Maintain and enhance the vitality and viability of town and rural centres.	+/-	+/-	+/-	+/-	+/-	0	0	0	0	P	H	It is questionable. Accessibility to town centres will be improved, but access to other facilities like retail at the outskirts will still largely rely on private car.
9. Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes.	+/-	+/-	+/-	+/-	+/-	+/-	0	0	0	P	H	New transport infrastructure projects might make use of existing facilities and roads.
10. Safeguard soil quality and function and maintain long term productivity of agricultural land.	--	--	--	--	--	--	+/-	+/-	+/-	P	L	Improvements to the transport network will involve land loss or degradation, and results in a negative impact on soil quality.
Environmental												

Policy ASA 1 - New Transport Infrastructure												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.	--	--	--	--	--	--	--	--	--	P	M	Improved accessibility to the open countryside will lead to an intensification of human activities near sites with environmental conservation objectives, and can cause fragmentation of habitats
12. Preserve and enhance landscape character across the County, particularly the AONB.	?	?	?	?	?	?	?	?	?	P	H	It is difficult to predict any effects without having information with regard to individual projects.
13. Protect and improve the water quantity and quality of inland and coastal waters.	-	-	-	-	0	0	0	0	0	P	L	Negative effects on the water quality and quantity can arise from surface water running off from roads. Individual developments in floodplain areas might operate as flood barriers.
14. Minimise the vulnerability to flooding and ensure new development does not increase flood risk on or off site.	--	-	+/-	--	-	+/-	0	0	0	P	H	Individual developments in floodplain areas might operate as flood barriers, and can prevent water to run-off into rivers.

Policy ASA 1 - New Transport Infrastructure												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
15. Protect and improve air quality.	0	0	0	0	0	0	0	0	0		H	Investments in sustainable transport vehicles will reduce air pollution and improves the air quality. Providing merely the road network for these vehicles will not lead to any changes.
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation and efficiency in development and supporting increased provision and use of renewable energy.	0	0	0	0	0	0	0	0	0		M	Investments in sustainable transport vehicles will reduce air pollution and improves the air quality. Providing merely the road network for these vehicles will not lead to any changes.
17. Protect mineral resources from development that would preclude extraction.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	+	+	+	+	+	+	0	0	0	P	M	New transport infrastructure might contribute to achieving self-sufficiency, but a reduction in waste is unlikely.

Policy ASA 2 – Provision of Sustainable Transport Facilities

Policy ASA 2 - Provision of Sustainable Transport Facilities												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Social												
1. Ensuring that the housing needs of the community are met.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
2. Promote community health and well-being.	++	++	++	++	++	++	+	+	+	P	M	Provision of new walking and cycling paths will encourage communities to do more outdoor activities.
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	+/-	+/-	+/-	+/-	+/-	+/-	0	0	0	T	H	Offering a sustainable transport infrastructure may encourage people to move away from poorly designed multi storey parking grounds and roads.
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the natural environment.	++	++	++	++	++	+	++	+	+/-	P	L	Provision of additional walking and cycling paths will promote recreation and could provide linkages between recreational areas. However, individual sites may experience recreational pressure which could impact negatively on habitats and species locally.
5. Improve accessibility to education, employment, health, homes and community services for all sectors of the community through modes of	++	++	+	++	++	+	+	+	+	P	L	Improving public transport encourages people to make use of it in order to visit community facilities and get access to community services.

Policy ASA 2 - Provision of Sustainable Transport Facilities												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
transport other than the private car.												
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
Economic												
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	0	+	+	0	+	+	0	+	+	P	L	The tourism and leisure industry expects positive effects on their business through improvements in walking and cycling paths. Other field of business might not get much benefit from these improvements.
8. Maintain and enhance the vitality and viability of town and rural centres.	+	++	++	+	++	++	+	+	+	P	M	Greater access via public transport and local connections to walking and cycling paths can enhance the viability and vitality of towns and rural centres,
9. Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes.	0	+	+	0	+	+	0	0	+	P	M	Allocated walking and cycling paths can make use of dismantled railway lines or minor roads.
10. Safeguard soil quality and function and maintain long term productivity of agricultural land.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	P	H	Sustainable transport facilities should refrain from tar decking or other concrete joint sealing compounds.
Environmental												

Policy ASA 2 - Provision of Sustainable Transport Facilities												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.	-	-	-	-	-	-	-	-	-	P	L	Additional/ improved accessibility to the open countryside will lead to an intensification of human activities near sites with environmental conservation objectives, and can cause fragmentation of habitats.
12. Preserve and enhance landscape character across the County, particularly the AONB.	?	?	?	?	?	?	?	?	?	P	H	It is difficult to predict any effects without having information with regard to individual projects
13. Protect and improve the water quantity and quality of inland and coastal waters.	0	-	-	0	-	-	0	0	0	P	H	Negative effects on the water quality and quantity could arise in the long term from neglects of walking/cycling routes. Pollution or fly-tipping would be an example. Recommendation: <i>Secure contributions to the provision and maintenance of infrastructure.</i>
14. Minimise the vulnerability to flooding and ensure new development does not	-	-	-	-	-	-	-	-	-	P	M	There could be development proposals in floodrisk areas which may operate as flood barriers or could prevent surface water from running-off into rivers.

Policy ASA 2 - Provision of Sustainable Transport Facilities												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
increase flood risk on or off site.												
15. Protect and improve air quality.	0	+	+	0	+	+	0	0	0	P	L	Sustainable means of transport should improve air quality in general.
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing energy conservation and efficiency in development and supporting increased provision and use of renewable energy.	++	++	++	++	++	++	+	+	+	P	L	Sustainable means of transport should improve air quality and focus on using renewable energy.
17. Protect mineral resources from development that would preclude extraction.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	+	+	+	+	+	+	0	0	0	P	H	Sustainable transport facilities might contribute to achieving self-sufficiency, but a reduction in waste is unlikely.

Policy ASA 3 – Parking Standards

Policy ASA 3 - Parking Standards												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
Social												
1. Ensuring that the housing needs of the community are met.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
2. Promote community health and well-being.	+	++	++	+	++	++	+	+	+	P	M	Parking spaces for bikes or similar non motorised vehicle promotes exercise which improved health. Allowing too convenient parking spaces for cars will continue to fuel unsustainable behaviour and have an adverse effect on health in many ways (air pollution and less physical exercise). The policy is assessed as positive.
3. Promote safer neighbourhoods and contribute to a reduction in the fear of crime.	--	--	--	--	--	--	--	--	--	P	L	Parking areas can increase the risk of crime, e.g. theft of property from vehicles or bikes in quiet and unscreened neighbourhoods. Recommend: A criteria is added to guide any necessary parking areas to populated areas to avoid crime or fear of crime by overlooking.
4. Enhance existing and promote the development of high quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.

Policy ASA 3 - Parking Standards												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
natural environment.												
5. Improve accessibility to education, employment, health, homes and community services for all sectors of the community through modes of transport other than the private car.	+	+	+	+	+	+	0	0	0	P	M	Additional or improved parking for impaired people secures accessibility for these people. Otherwise there are no significant effects.
6. Protect and enhance the Welsh language and culture, including the County's heritage assets.	-	--	--	-	-	-	-	-	-	P	L	The policy for parking areas does not offer local level of protection to cultural or heritage site located in open countryside. There could be pressure to develop as a tourism proposal. To allow the development of a new car park in sensitive landscape would not be under the spirit of sustainability. Recommend: A criteria is added to guide any necessary parking areas to populated
Economic												
7. Support county economic development and regeneration, including the provision of opportunities for rural diversification.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
8. Maintain and enhance the vitality and viability of town and rural centres.	--	--	--	--	--	--	--	--	--	P	L	The policy does not have regard to retail parks particularly with large parking areas at the outskirts of towns which threaten the vitality of town

Policy ASA 3 - Parking Standards												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
												centres. Recommend: A criteria is added to guide any necessary parking areas to populated areas.
9. Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes.	+	+	+	+	+	+	0	0	0	P	L	Restricting parking standards reduces the loss of land and can help facilitate the use of alternative means of transport.
10. Safeguard soil quality and function and maintain long term productivity of agricultural land.	--	--	--	--	--	--	0	0	0	P	L	Any kind of parking surface (hard landscaping), unless made from natural resources, will have a negative effect on the soil quality below.
Environmental												
11. Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.	--	--	--	--	--	--	--	--	--	P	L	Parking areas results in a loss of land and harms the natural environment. Providing parking for bikes/cycles, intended to encourage the public into the countryside, can have potential negative impacts on habitats, wildlife and the geo-diversity generally. Avoidance would be preferable to mitigation.

Policy ASA 3 - Parking Standards												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
12. Preserve and enhance landscape character across the County, particularly the AONB.	--	---	--	--	--	--	--	--	--	P	L	Providing parking areas disturbs the character of a landscape and might even result in fragmentation of land and wildlife severance. Setting up any kind of transport infrastructure for access to the countryside should be directed to urban areas and taking a bus to the countryside. Recommend: A criteria is added to guide any necessary parking areas to populated areas to avoid landscape impact.
13. Protect and improve the water quantity and quality of inland and coastal waters.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
14. Minimise the vulnerability to flooding and ensure new development does not increase flood risk on or off site.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	P	M	Depending on the material used as surfacing (hard landscaping) for parking spaces, soil sealing might take place and, therefore, increase flood risk by restricting natural drainage.
15. Protect and improve air quality.	+	+	+	+	+	+	+	+	+	P	L	Parking spaces for accessing public transport, like Park + Ride, minimise individual traffic and contribute positively to improving air quality.
16. Contribute to a reduction in greenhouse gas emissions (especially CO ²) by increasing	+	+	+	0	0	0	0	0	0	P	L	Restricting the parking provision to encourage more use of sustainable transport modes indirectly has a positive effect on reducing carbon emissions from vehicles.

Policy ASA 3 - Parking Standards												
SA Objectives	Scale									Permanency	Level of Uncertainty	Comments / <i>Recommendations</i>
	Local			Countywide			Region / Cross boundary					
	S-T	M-T	L-T	S-T	M-T	L-T	S-T	M-T	L-T	Temporary / Permanent	Low/Medium /High	
energy conservation and efficiency in development and supporting increased provision and use of renewable energy.												
17. Protect mineral resources from development that would preclude extraction.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.
18. Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency.	0	0	0	0	0	0	0	0	0		L	There is no clear link between this policy and the objective.