

SA of Denbighshire County Council's Local Development Plan 2006 -2021.

Sustainability Appraisal Report Addendum 1: SA/SEA Screening of Deposit LDP Focussed Changes.

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1. Screening of Focussed Changes.

- 1.1 Council has prepared Focussed Changes to its Deposit Local Development Plan (October 2009). These changes have been reviewed as part of the ongoing Sustainability Appraisal (SA) process to determine whether there are to be any likely significant sustainability effects arising from the changes to the plan.
- 1.2 A screening assessment of each proposed change has been undertaken; this considered the significance of the policy change and if there was likely to be a significant sustainability effect as a result of the change. The screening assessment is provided in Appendix 1.
- 1.3 It was noted that most of the changes were minor in nature, for example relating to matters of clarification, text corrections, or addition of detail to the text of the plan policy or supporting justification text. The SA particularly supports the changes to objectives and policies which strengthen the commitment to sustainability. It was, therefore, considered that the majority of the focused changes were unlikely to have a significant effect beyond those already identified and assessed (SAR October 2009) and that no further SA/SEA work would be required.
- 1.4 However, 4 changes were considered to be sufficiently different that they should be re-considered against the SA Framework of objectives to determine the potential for significant effects:
 - BSC 1 – Llanferres, allocation of a housing proportion to the village requires consideration. Candidate Site(s) previously assessed.
 - BSC 6 – Local Connections affordable housing in hamlets – the allocation of Graianrhyd as a hamlet requires site assessment.
 - VOE 4 – Enabling development – new designation for the Former North Wales Hospital requires site assessment.
 - VOE 9 – On Shore Wind Energy – policy wording has been altered to incorporate previous deposit policies VOE 10 and 11 (to be deleted) requires re-appraisal.

2. Sustainability Appraisal of Focussed Changes.

2.1 Policy BSC 1 – Growth Strategy for Denbighshire

Proposed Change: Llanferres, allocation of a housing proportion to the village requires strategy consideration. Candidate Site(s) previously assessed.

Assessment conclusion: Llanferres had been identified as a sustainable settlement with a good range of facilities and access to public transport; with good connectivity to nearby main centres for employment (LDP Members Working Group Paper December 2008). There is identified housing need in the area (Rural Housing Enabler Report 2006) and it is considered that additional housing growth is appropriate in the emerging Local Development Plan. The positive impacts noted in the appraisal of Policy BSC 1 include community sustainability, health and well-being, recreation, accessibility and maintaining the vitality of rural settlements. All candidate sites for the village were assessed. The site allocated in Focussed Change report had minimal constraints. Further landscape and visual appraisal will be required at the time of application submission.

2.2 BSC 6 - Local Connections affordable housing in hamlets – the allocation of Graianrhyd as a hamlet requires site assessment.

Assessment conclusion: The assessment raised no significant negative concerns regarding the designation of Grainarhyd as a hamlet with a search area. Whilst the constraints recognised that the cluster of mostly residential developments is located in the Area of Outstanding Beauty, this does not preclude development. The hamlet is also serviced by a main bus route (Ruthin - Mold - Chester).

2.3 VOE 4 – Enabling development – new designation for the Former North Wales Hospital required site assessment.

The site previously had the benefit of planning permission which as now lapsed. The Council has made a commitment to secure a future use of these important listed buildings. Consideration in the assessment was given to the topographical constraints adjoining the existing development boundary of Denbigh and the close proximity of this site to allow access to sustainable transport, walking and cycling. Only allowing enough enabling development to secure the future use of the buildings on site would be controlled through policy. Since the closure of the hospital access to the listed buildings and recreation within the grounds have been forbidden. The renovation and bringing back into use of this resource is considered to bring positive benefits. Policy VOE 1 & 5 of the Plan offer sufficient protection to the protected species on site and other existing landscape features.

2.4 VOE 9 – On Shore Wind Energy – policy wording has been altered to incorporate previous deposit policies VOE 10 and 11 (to be deleted) requires re-appraisal.

National guidance on 'Renewable and Low Carbon Energy' was revised in the 4th Edition of Planning Policy Wales (February 2011). This revision offered clarification on the scales of development. Combining the three policies into one policy was recommended by statutory representation. Policy context remained largely the same, which is reflected in the same conclusion reached in the reviewed SA appraisal.

Appendix 1: Screening of Focussed Changes

(The SA/SEA screening comments are provided in the right hand side column)

LDP WRITTEN STATEMENT

CHAPTER 1: INTRODUCTION					
FCRef. No.	Page No.	Policy	Change Proposed	Justification	SA/SEA Screening
FC1	9		The Denbighshire Local Development Plan provides a clear vision for how new development can address the challenges faced by the County and where, when and how much new development can take place up to 2021	Minor factual change.	Minor factual change no further SA required.
FC2	9		<p>Denbighshire Local Development Plan 2006 - 2021 was launched adopted in 2006 2012, and it sets out a new framework for land use planning within the County up to 2021. Once this document is adopted by Denbighshire County Council, it will replace the current Denbighshire Unitary Development Plan 1996 - 2011 which was adopted in 2002.</p> <p>This Local Development Plan document was prepared in 2009 and represents the second formal consultation stage which is officially designated as the "Deposit" stage by Welsh Assembly Government. The "Deposit" Local Development Plan contains the agreed strategy along with detailed policies and land allocations that will contribute to the delivery of the Local Development Plan.</p> <p>Who has been involved in preparing</p>	Minor factual change.	Minor factual change no further SA required.

		<p>Denbighshire's Local Development Plan?</p> <p>From the launch of the Local Development Plan in 2006, a variety of organisations have helped in bringing this policy document to its current stage. These have included various statutory bodies, such as Countryside Council for Wales; non-statutory bodies, such as housing associations; elected Council Members, Town & Community Councils and representatives from many other organisations, through the Denbighshire Local Development Plan Key Stakeholder Group.</p> <p>Most importantly, the Council would like to know what the residents of Denbighshire think about the proposed policies. The public have already had an opportunity to have their say on the preferred strategy, when the Local Development Plan went to its Pre-Deposit Consultation in summer 2008. As the whole process has moved forwards, we have now reached the stage where anyone who is interested has a chance to submit comments on the detailed policies and land allocations.</p>		
FC3	10	<p>The Sustainability Appraisal/Strategic Environmental Assessment This highlights areas where the Plan is contributing to sustainable development and identifies where changes or mitigation measures can be included</p>	Minor editing change.	Minor editing change no further SA required.

			which make the Plan more sustainable.		
FC4	10		<p>How to use this document</p> <p>This document contains local planning policies, which sit within the framework of national planning policies set out by the Welsh Assembly Government. These policies are designed to take forward the Local Development Plan objectives, spatial strategy and vision for this County 'Denbighshire by 2021'. Policies are grouped under five key themes in line with the Wales Spatial Plan: Respecting Distinctiveness (RD), Building Sustainable Communities (BSC), Promoting a Sustainable Economy (PSE), Valuing Our Environment (VOE) and Achieving Sustainable Accessibility (ASA).</p> <p>The Local Development Plan does not repeat national planning policies, national guidance or other legislation that may be applicable to individual development proposals. However, those policies, statutory instruments and further legislative requirements will also be a material consideration when making decisions on both development proposals and planning appeals. The relevant national policy guidance is linked to each Local Development Plan policy for ease of use. Appendix 1 to this document also sets out links with national planning policies but readers</p>	Amended to incorporate factual changes.	Minor factual change no further SA required.

		<p>should be aware that these tables are by no means exhaustive.</p> <p>Denbighshire County Council will produce a number of Supplementary Planning Guidance Notes (SPGs), providing detailed guidance on individual policies. Once an SPG has been adopted, it will be used in the decision making process. Altogether these documents provide the framework for the use and development of land within the Local Development Plan area.</p> <p>The number of local planning policies relevant to individual development proposals will vary, depending upon the location, circumstances and considerations material to the proposal itself. Therefore, the Local Development Plan must be read as a whole. Individual policies, for instance on design, could apply to any development proposal. Cross-referencing between them has been reduced to a minimum, unless it is absolutely necessary for the context.</p> <p>This document includes a range of policies to take forward the vision, objectives and spatial strategy of the Local Development Plan. Policies are grouped under key themes: Respecting Distinctiveness, Building Sustainable Communities, Promoting a Sustainable Economy, Valuing Our Environment and</p>		
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		<p>Achieving Sustainable Accessibility. The Plan should be read as a whole as many of the policies are linked and several policies may apply to any development proposal. Cross referencing has only been specifically used where another policy is directly relevant – all policies should be considered where they are relevant to a proposal.</p> <p>The Local Development Plan does not repeat either national planning policies or planning guidance. However, in addition to the detailed policies contained in this development plan, those national policies will also be a material consideration when making decisions on planning applications and appeals. Tables setting out links with national policies are included as Appendix 1. Denbighshire County Council will also produce a number of Supplementary Planning Guidance Notes (SPGs), which will provide more detailed guidance on policies and will be used in the decision making process once they have been adopted. Together these documents will provide the framework for the development and use of land within the Plan area and will deliver the spatial planning strategy for Denbighshire up to 2021.</p>		
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CHAPTER 2: CONSULTATION ON THE LOCAL DEVELOPMENT PLAN					
FC Ref. No.	Page No.	Policy	Change Proposed	Justification	SA/SEA Screening
FC5	13		<p>CHAPTER 2</p> <p>How to Respond to this Consultation</p> <p>Consultation on the Local Development Plan</p>	Amended chapter title to reflect progress in the LDP process.	Minor factual change no further SA required.
FC6	15		<p>HOW TO RESPOND TO THIS CONSULTATION</p> <p>How to submit your comments</p> <p>You are invited to respond to this document and play your part in shaping the future of Denbighshire. We genuinely want to hear individuals' and organisations' views and opinions on the content of the Local Development Plan. The easiest way to respond is via the web: www.denbighshire.gov.uk/ldp where you will find a response form. This form must be received by the local authority by 5pm 30th November 2009. The form is set out to relate to the ten tests of "soundness". Further guidance on what this means is provided in Appendix 2. Anyone wanting to comment or object to the plan should indicate why they consider the plan to be unsound and what changes are necessary to make it sound. The forms also encourage support for the plan to be recorded.</p> <p>The response form is available either as</p>	Amended to incorporate factual changes and to reflect progress in the LDP process.	Minor factual change no further SA required.

		<p>paper — copies — or — electronically — via Denbighshire Council’s website at: www.denbighshire.gov.uk/ldp If you have spoken to an officer of the authority to explain your views, you should still submit a formal response.</p> <p>What will happen next?</p> <p>Following this round of public consultation, the Local Development Plan will be submitted to the Welsh Assembly Government for independent examination, along with all the responses received. This stage is called the “Examination in Public” and will be carried out by an independent Inspector who is appointed by the Planning Inspectorate. The Inspector will examine the evidence submitted with the Local Development Plan, any representations received, and he/she must determine whether or not the Local Development Plan is “sound”.</p> <p>When the examination has finished, the Inspector will issue a report assessing the “soundness” of the Local Development Plan. If the Inspector considers the Local Development Plan is fundamentally unsound, his recommendation would be to withdraw the Plan. The report is likely to include recommendations concerning any changes required to the Local Development Plan and any work considered necessary before the Local Development Plan can be</p>		
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		<p>adopted or examined further. This report will be binding, unless the Welsh Assembly Government intervenes. The local authority must accept changes recommended by the Inspector and has to adopt the Local Development Plan, including any changes made by the Inspector.</p> <p>CONSULTATION ON THE LOCAL DEVELOPMENT PLAN</p> <p>Regulations</p> <p>The Planning and Compulsory Purchase Act (2004) and the Town and Country Planning (Local Development Plan) (Wales) Regulations (2005) set out the requirement for Local Authorities to consult on their Local Development Plans. The Regulations set out key stages during which Local Authorities should consult specific consultation bodies and members of the public, including the Pre-Deposit, Deposit, Alternative Sites and Focussed Changes stages.</p> <p>Delivery Agreement</p> <p>The Delivery Agreement, as agreed with the Welsh Assembly Government, set out the time table for key stages in the Local Development Plan process. The Community Involvement Scheme, contained within the Delivery Agreement, outlined the consultation that took place during each of the key stages of the Local Development</p>		
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		<p>Plan. A summary of the consultation undertaken at each stage is included below. Details regarding the consultation undertaken at each stage are available within a separate consultation report.</p> <p>Local Development Plan Consultation Stages:</p> <p>Participation Phase The Participation Phase marked the start of the Local Development Plan process. As part of the Participation Phase 3 public launch events were held at Rhuddlan, Ruthin and Llangollen in September 2006. Feedback received during the Participation Phase helped shape the Pre-Deposit Local Development Plan.</p> <p>Pre-Deposit Consultation The Pre-Deposit Consultation was held between the 2nd of June and the 1st of August 2008. The Pre-Deposit Consultation was publicised through local newspapers, including the County Voice and a series of public exhibitions were held across the County. A total of 460 responses were received, many of which helped shape the Deposit Local Development Plan.</p> <p>Deposit Consultation The Deposit Consultation was held between the 5th of October and the 30th of November 2009. The Deposit was publicised through local newspapers, including the County</p>		
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		<p>Voice and a series of public exhibitions. A total of 911 responses were received, many of which helped shape the Local Development Plan.</p> <p>Alternative Sites Consultation The Alternative Sites Consultation was held between the 28th of June and the 9th of August 2010. The Alternative Sites Consultation was publicised through local newspapers, and all documents were made available in local libraries and Council Offices. A total of 4,178 responses were received regarding the Alternative Sites Register consultation.</p> <p>Focussed Changes Consultation The Focussed Changes Consultation was held between the XXXXX and the XXXX. The Focussed Changes Consultation was publicised through local newspapers, and all documents were made available through local newspapers, and all documents were made available in local libraries and through local newspapers.</p>		
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CHAPTER 3: THE COUNTY OF DENBIGHSHIRE					
FC Ref. No.	Page No.	Policy	Change Proposed	Justification	SA/SEA Screening
FC7	19		In Denbighshire's rural area public transport is focussed mainly on serving market towns by bus and mainly in the Vale of Clwyd and along the River Dee.	Minor factual change.	Minor factual change no further SA required.
FC8	19		The public service sector is the biggest	Amended to incorporate	Minor factual change no

			employer in Denbighshire. Roughly Approximately 16,400 out of 38,000 employees work in public administration services, education and health services ³ . Bodelwyddan is home of Glan Clwyd Hospital which is the County's largest employer on a single employment site. Tourism and tourism related services form another important field of employment and source of income for local enterprises. St Asaph Business Park is the County's premier business park and a focus for firms that operate in the optoelectronic sector. Agriculture and the rural economy are of key importance in large parts of the County.	minor editing and factual changes, and representations received on the Deposit LDP.	further SA required.
FC9	20		Rhyl is the largest main shopping centre in Denbighshire and includes a number of High Street chain stores.	Minor factual change.	Minor factual change no further SA required.

CHAPTER 4: PLANNING POLICY CONTEXT					
Focussed Change Ref. No.	Page No.	Policy	Change Proposed	Justification	SA/SEA Screening
FC10	26		<ul style="list-style-type: none"> An acceptable balance between the built and natural environment to ensure that the natural environment is enhanced and not reduced. 	Amended to incorporate representations received on the Deposit LDP.	Minor factual change to ensure factual accuracy, no further SA required.
FC11	26		Due regard has also been given to many other approved and emerging regional and local strategies such as the Regional Waste Plan; Regional Transport Plan; Health, Social Care and Well Being Strategy; Children and Young People Strategy; Local Housing Strategies and the Local Biodiversity	Amended to incorporate representations received on the Deposit LDP.	Minor factual change to ensure factual accuracy, no further SA required.

			Action Plan and AONB Management Plan.		
FC12	27		Collaboration with various stakeholders has taken place at all levels (national, regional, sub-regional and local) and through various mechanisms including for example, the Regional Waste Planning process, commissioning the North East Wales Housing Market Assessment work on the North West Wales Housing Market Assessment, and Policy Officers Group meetings.	Minor factual change.	Minor factual change no further SA required.

CHAPTER 5: THE LOCAL DEVELOPMENT PLAN VISION					
FC Ref. No.	Page No.	Policy	Change Proposed	Justification	SA/SEA Screening
FC13	31		Across the County the high quality environment will continue to have been protected and enhanced through directing development towards existing centres. The environment, including the management of nature conservation interests will have been improved enhanced through management agreements linked to development sites.	Amended to incorporate representations received on the Deposit LDP.	Minor factual change to ensure factual accuracy, no further SA required.

CHAPTER 6: ISSUES AND OBJECTIVES					
FC Ref. No.	Page No.	Policy	Change Proposed	Justification	SA/SEA Screening
FC14	36		2. The Local Development Plan will ensure the County has economically	Amended to incorporate representations received on	Confirms the commitment to sustainable

			viable, i.e. deliverable, and well planned strategic employment sites in areas of greatest demand and where they will support sustainable development.	the Deposit LDP.	development. Minor change no further SA required.
FC15	36		10. The Local Development Plan will ensure that Denbighshire has adequate land available for the development of waste facilities to help progress the management of waste up the waste hierarchy and contribute towards meeting the needs of the region.	Amended to incorporate representations received on the Deposit LDP.	Minor change no further SA required.
FC16	37		11. The Local Development Plan will ensure that Denbighshire makes a significant contribution to reducing greenhouse gases through both supporting the principle of large wind farm development within identified zones and other suitable renewable energy technologies, and ensuring that all new developments are built to minimise their carbon footprint.	Amended to incorporate representations received on the Deposit LDP.	Provides flexibility. Does not diminish the commitment to sustainable development. Minor change no further SA required.
FC17	37		14. The Local Development Plan will ensure that new developments are sustainable and of will exhibit a standard of sustainable and good quality design whilst taking into account the requirements of flood risk.	Amended to incorporate representations received on the Deposit LDP and minor editing change.	Confirms the commitment to sustainable development. Minor change no further SA required.
FC18	37		15. The Local Development Plan will seek to enhance and sustain sustainable tourism in the rural and coastal areas of the County.	Amended to incorporate representations received on the Deposit LDP	Confirms the commitment to sustainable development. Minor change no further SA required.
FC19	37		The table below sets out the key issues facing the County, related Local	Amended to incorporate representations received on	Minor editing change no further SA required.

Development Plan objectives and the relevant policies in the Plan which contribute towards tackling those issues and meeting the objectives.

the Deposit LDP.

HOW THE LOCAL DEVELOPMENT PLAN ADDRESSES KEY ISSUES IN DENBIGHSHIRE		
KEY ISSUES	LOCAL DEVELOPMENT PLAN OBJECTIVES	LOCAL DEVELOPMENT PLAN IMPLEMENTATION
There is a lack of housing, including affordable housing, for local needs to meet the predicted growth in population.	LDP Objective 1: Population and Community LDP Objective 13: Mixed Use Development	Theme: Building Sustainable Communities Text found in the main FC Repose.
There has been an historical lack of growth in rural areas to sustain facilities and provide homes for local people.	LDP Objective 1: Population and Community LDP Objective 3: Economy and Jobs LDP Objective 15: Tourism	Theme: Building Sustainable Communities Text found in the main FC Repose.
There is a lack of serviced employment	LDP Objectives 2 & 3: Economy and Jobs	Theme: Promoting a Sustainable Economy Text found in the main FC Repose.

			land to improve economic prosperity.	LDP Objective 13: Mixed Use Development				
			Rhyl is currently underperforming as a sub-regional retail centre, other market town and village centres are vulnerable to increased competition from other centres outside of the County.	LDP Objective 4: Retail LDP Objective 15: Tourism	Theme: Promoting a Sustainable Economy Text found in the main FC Repose.			
			Some areas in the north of the County are experiencing high levels of multiple deprivation.	LDP Objective 1: Population and Community LDP Objective 3: Economy and Jobs LDP Objective 13: Mixed Use Development LDP Objective 15: Tourism	Theme: Building Sustainable Communities Text found in the main FC Repose.			
			Access to transport - away from the coast and the A55 corridor both public and private	LDP Objectives 5 & 6: Transport LDP Objective 13: Mixed Use Development	Theme: Building Sustainable Communities Text found in the main FC Repose.			

			transport networks are relatively poor.				
			Welsh language and culture may be threatened by some types and scale of development.	LDP Objective 7: Welsh Language	Theme: Respecting Distinctiveness Text found in the main FC Repose.		
			Infrastructure issues across the County, i.e. road, sewerage and waste management facilities, lack of open space and community facilities.	LDP Objective 12: Infrastructure LDP Objective 10: Waste LDP Objective 13: Mixed Use Development	Theme: Respecting Distinctiveness Text found in the main FC Repose.		
			There is a high quality built and natural environment in Denbighshire which should be protected and enhanced. The opportunities to enhance	LDP Objective 8: Public Open Space LDP Objective 14: Design LDP Objective 16: Areas of Protection	Theme: Respecting Distinctiveness Text found in the main FC Repose.		

			and develop environmental goods and services should also be explored.					
			Areas of flood risk exist across the County; the coastal areas are particularly affected.	LDP Objective 14: Design LDP Objective 16: Areas of Protection	Theme: Respecting Distinctiveness Text found in the main FC Repose.			
			Climate change - responses are required to address its potential impacts both in Denbighshire and on a wider scale.	LDP Objective 5: Transport LDP Objective 11: Energy LDP Objective 12: Infrastructure LDP Objective 14: Design	Theme: Respecting Distinctiveness Text found in the main FC Repose.			

CHAPTER 7: DENBIGHSHIRE'S LOCAL DEVELOPMENT PLAN STRATEGY					
Focussed Change Ref. No.	Page No.	Policy	Change Proposed	Justification	SA/SEA Screening
FC20	47		Of the 7,500 dwellings required, approximately 800 have already been built since the start of the plan period (2006), 1,600 already have planning	Amended to incorporate minor factual changes and to provide clarification.	Minor editing change no further SA required.

¹ This figure relates to all completions on large sites, small sites and conversions since 1st April 2006 to 1st April 2010.

		<p>permission or are under construction and a further 3,000 can be accommodated within existing development boundaries. This leaves approximately 2,100 homes to be provided on new sites outside existing development boundaries. A contingency of 20% to provide flexibility of delivery is added to this to give an overall 'residual requirement' of approximately 2,600. This will be met through allocations at Bodelwyddan, Corwen, Rhyl, Ruthin, St Asaph and Prestatyn.</p> <p>Of the 7,500 dwellings required, 975 have already been built since the start of the plan period (2006)¹, 2,532 already have planning permission or are under construction. The Local Development Plan makes new allocations for approximately 2,500 homes to be provided on new sites and it is considered that a further 1,900 can be accommodated within existing development boundaries. The 2,500 homes required from new allocations will primarily be met through housing developments at Bodelwyddan, Corwen, Rhyl, Ruthin and St Asaph.</p>		
FC21	48	<ul style="list-style-type: none"> The need to protect and enhance the natural and built heritage of the County 	Amended to incorporate representations on the Deposit LDP and changes in Chapter 6.	Minor editing change no further SA required.
FC22	49	The distribution of growth and new development in the County will be largely	Amended to provide clarification and background.	Minor editing change no further SA required.

			determined by the settlement hierarchy and associated spatial strategy. All settlements within the County have been placed into a five tier classification system as set out below. Further detail is set out in Policy BSC 1 - Growth Strategy for Denbighshire. Development boundaries have been defined for Bodelwyddan, the Lower Growth Towns, and villages within the settlement hierarchy; these are shown on the proposals maps. Development boundaries have been drawn to allow for an appropriate level of development for each settlement and to follow clearly identifiable features. Within development boundaries, new development will, in principle, be supported provided that it meets the criteria of other policies in the Local Development Plan and material planning considerations.		
FC23	50		The lower levels of projected development in the first phase of the Plan can be accounted for by (i) anticipated adoption of the Plan not occurring until Spring 2014 2012 and (ii) a depressed housing market and subsequent low levels of dwellings being built.	Minor factual change.	Minor factual change no further SA required.
FC24	50		A significant amount of capacity has also been identified within the development boundaries set out in the adopted Unitary Development Plan, which is anticipated to provide a constant supply of housing due to the lack of impacts	Minor factual change.	Minor factual change no further SA required.

			arising from proposals contained within the Plan i.e. changes to development boundaries.		
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CHAPTER 8: SPATIAL POLICIES					
Focussed Changes Ref. No.	Page No.	Policy	Change Proposed	Justification	SA/SEA Screening
FC25	53		CHAPTER 8 Deposit Draft Spatial Policies	Amended chapter title to reflect progress in the LDP process.	Minor editing change no further SA required.
<i>THEME – RESPECTING DISTINCTIVENESS</i>					
Focussed Changes Ref. No.	Page No.	Policy	Change Proposed	Justification	SA/SEA Screening
FC26	55		Local distinctiveness is reinforced by maintaining traditional settlement patterns and protecting landscapes and open spaces across the County. Protecting the County’s distinctive natural elements is also considered under the theme ‘Valuing our Environment’ covered in a later chapter.	Amended to incorporate representations received on the Deposit LDP.	Minor editing change no further SA required.
FC27	55	RD 1	Policy RD 1 - Sustainable development and good standard design Development proposals will be supported within development boundaries provided the development is acceptable in terms of other LDP policies and that it all the following criteria are met:	Amended to incorporate representations received on the Deposit LDP and to provide clarity on the policy wording.	Minor editing change no further SA required. Strengthens the commitment to sustainable development. Supports the SA Objectives and takes

		<ul style="list-style-type: none"> i) Respects the site and surroundings in terms of the siting, layout, scale, form, design, density, materials, aspect, micro-climate and intensity of use of land/buildings and spaces around and between buildings; and ii) Respects Protects the form and character of the surrounding landscape and townscape and takes account of the County Landscape Strategy; and iii) Respects and where possible enhances the local natural and historic environment; and iv) Does not unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside; and v) Incorporates existing landscape or other features, takes account of site contours and changes in levels and prominent skylines; and vi) Does not unacceptably affect the amenity of local residents, other land and property users or characteristics of the locality by virtue of increased activity, disturbance, noise, dust, fumes, litter, drainage, light pollution etc., and provides satisfactory amenity standards itself; and vii) Provides safe and convenient access for disabled people, 		<p>account of the SAR (2009) recommendations.</p> <p>No further SA required.</p>
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			<p>pedestrians, cyclists, vehicles and emergency vehicles together with adequate parking, services and manoeuvring space. Proposals should also consider impacts on the wider Rights of Way network surrounding the site; and</p> <p>viii) Does not have an unacceptable effect on the local highway network as a result of congestion, danger and nuisance arising from traffic generated and incorporates traffic management/calming measures where necessary and appropriate. A transport assessment and travel plan will be required where appropriate; and</p> <p>ix) Has regard to the adequacy of existing public facilities and services; and</p> <p>x) Does not prejudice land or buildings safeguarded for other uses, or impair the development and use of adjoining land; and</p> <p>xi) Satisfies physical or natural environmental considerations relating to land stability, drainage and liability to flooding water supply and water abstraction from natural watercourse; and</p> <p>xii) Takes account of personal and community safety and security in the design and layout of development and public/private spaces and has regard to</p>		
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		<p>implications for crime and disorder; and</p> <p>xiii) Incorporates suitable landscaping measures, including where appropriate hard and soft landscaping treatment, the creation protection of green and blue corridors, mature landscaping, and arrangements for subsequent maintenance. Landscaping should create a visually pleasant, sustainable and biodiversity rich environment that protects and enhances existing landscape features and also creates new features and areas of open space that reflect local character and sense of place; and</p> <p>xiv) Has regard to the generation, treatment and disposal of waste.</p> <p><u>National Policy Links:</u></p> <p>Planning Policy Wales</p> <p>Chapter 4 – Planning for Sustainable Development</p> <p>Chapter 5 – Conserving and Improving Natural Heritage and the Coast</p> <p>Chapter 6 – Conserving the Historic Environment</p> <p>Chapter 8 – Transport</p> <p>Chapter 12 – Infrastructure and Services</p> <p>Chapter 13 – Minimising and Managing Environmental Risks and Pollution</p>		
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		<p>Technical Advice Notes TAN 11 - Noise TAN 12 – Design TAN 22 – Sustainable Building</p> <p><u>Justification</u></p> <p>It is an aspiration of the Council to raise the standard of design in all proposals. Good design is a key element in sustainable development and the LDP will promote high standards of design in terms of built development, including the standard of architecture, and in securing the best environment through landscape design.</p> <p>All new developments must enhance and respect their surroundings and contribute towards the local identity. Developments must be of the appropriate scale, design and materials for their location and conform to the general principles set out above.</p> <p>Supported by the strong commitment in the Local Development Plan to apply the policies that protect environmental assets, the Local Development Plan will seek to ensure that development in the County enhances and protects its local distinctiveness and visual quality and enhances quality of life. At the level of individual developments the Local</p>		
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		<p>Development Plan will promote sustainable construction, and principles of the 'energy hierarchy' efficient and inclusive design for the lifetime of the development.</p> <p>In line with national policy, the Council will require the submission of an Access & Design Statement when making planning applications; this must show how the proposal's design has evolved and how it responds to the context of its surroundings and ensures inclusive design. Further guidance is set out in a number of documents produced by the Welsh Assembly Government and the Design Commission for Wales, including "<i>Manual for Streets</i>" and "<i>No Place Like Home</i>".</p> <p>In addition, achieving safe designs and improving community safety will be an important consideration requiring liaison with the community and local authority partnerships to highlight these detailed design issues.</p> <p>Further guidance will be provided in Supplementary Planning Guidance.</p> <div data-bbox="622 1232 1205 1412" style="border: 1px solid black; padding: 5px;"> <p>Objective 14: Design The <i>LDP Local Development Plan</i> will ensure that new developments will exhibit a standard of sustainable and good quality design.</p> </div>		
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			<p>Objective 16: Areas of Protection The <i>LDP Local Development Plan</i> will seek to protect and enhance the natural and built heritage of the County including aspects such as landscape, biodiversity, geodiversity, designated sites and buildings and protected species. Environmental services and goods will additionally be enhanced and developed.</p>		
FC28	58	RD 2	<p>Policy RD 2 – Green Barriers</p> <p>In order to reinforce the separation of neighbouring settlements, and to preserve the character of historic towns, a number of Green Barriers have been designated, as shown on the Proposals Map. Within Green Barriers, development will only be permitted provided that the open character and appearance of the land is not prejudiced.</p> <p><u>Designated Green Barriers</u></p> <p>Prestatyn – Rhyl Prestatyn – Gronant Prestatyn – Meliden (<i>extended</i>) Rhyl – Rhuddlan Meliden - Dyserth Trefnant – Clwydian Park Denbigh – South Ruthin – South</p>	Amended to incorporate representations received on the Deposit LDP.	<p>Supports the SA Objectives.</p> <p>Any expansion to sites helps to protect Green Infrastructure within or adjacent to development boundaries.</p> <p>No further SA required.</p>

			<p>National Policy Links Planning Policy Wales: Chapter 4 – Planning for Sustainability</p> <p>Justification</p> <p>Green Barriers play an important role in the LDP Local Development Plan strategy within which the need for development is balanced against the need to protect the countryside. Land within Green Barriers is open in character and appearance and serves to distinguish the separate identity of settlements or preserve their historic character.</p> <div style="border: 1px solid black; padding: 5px;"> <p>Objective 16: Areas of Protection The LDP Local Development Plan will seek to protect and enhance the natural and built heritage of the County including aspects such as landscape, biodiversity, geo-diversity, designated sites and buildings and protected species. Environmental services and goods will additionally be enhanced and developed.</p> </div>		
FC29	59	RD 3	<p>Policy RD 3 - Extensions, Alterations and Replacement of Existing Dwellings</p> <p>The extension or alteration of existing dwellings/land will be supported provided the development is acceptable in terms of other LDP policies and that all the following criteria are met:</p>	Amended to incorporate representations received on the Deposit LDP and to provide clarity on the policy wording.	<p>Minor editing and clarification changes.</p> <p>Takes account of SAR (2009) recommendations.</p> <p>No further SA required.</p>

		<p>i) the scale and form of the proposed development are subordinate to the <u>original</u> dwelling/land, or the dwelling as at the base date of 20 years prior to the current date; and</p> <p>ii) the proposal is sympathetic in design, scale, massing and materials to the character, appearance and building style of the existing dwelling and the surrounding area; and</p> <p>iii) the proposal respects the character, appearance and amenity standards of the dwelling and its immediate locality; and</p> <p>iv) the proposal does not represent an over development of the site or result in the domestication of an otherwise rural setting.</p> <p>Only after an extension or alteration has been discounted because it is not feasible will the proposal for a replacement dwelling be considered.</p> <p>Proposals for the replacement of an existing dwelling will only be supported where it can be demonstrated that:</p> <p>i) the dwelling has legal use rights as a dwelling; and</p> <p>ii) the dwelling is not of local</p>		
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		<p>historical importance or makes a valuable contribution to the character of an area; and</p> <p>iii) the dwelling is structurally unsound, of a poor design and inefficient in terms of energy and water.</p> <p>Planning permission for a replacement dwelling may only be permitted subject to a condition to ensure that the original dwelling, or outbuildings, is demolished and that permitted development rights are removed.</p> <p><u>National Policy Links:</u></p> <p>Planning Policy Wales (Edition 4) 2011 Chapter 4 – Planning for Sustainability Chapter 9 – Housing</p> <p>Technical Advice Notes TAN 12 - Design</p> <p><u>Justification</u></p> <p>It is a perfectly reasonable and legitimate aim of householders to improve their properties. This policy seeks to ensure that extensions to existing dwellings, whether in the open countryside or within development boundaries, are designed to reflect and enhance the existing property and the surrounding area in general. Extensions that are out of scale and</p>		
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		<p>character with their original design will not be permitted. The Council proposes to use a 20 year time period to define the original dwelling to take account of the varying needs of households between generations. It is also necessary to control extensions to dwellings in order to maintain a mix of dwelling types and sizes within communities as this helps to meet the diverse housing needs of the community and contributes to maintaining and supporting sustainable communities.</p> <p>The designation of Conservation Areas within development boundaries and AONB, AOB, Green Barriers in the open countryside puts additional onus on the applicant to submit a well designed scheme. Regard to other policies in the LDP Local Development Plan will be necessary such as RD 1 Sustainable and Good Standard Design. Particular regard in these instances must be paid to the original style, use of materials, landscaping and the treatment of boundaries to enhance biodiversity.</p> <p>Further guidance will be provided in <u>Supplementary Planning Guidance</u>.</p>		
		<p>Objective 14: Design The LDP Local Development Plan will ensure that new developments will exhibit</p>		

			a standard of sustainable and good quality design.		
FC30	60	RD 4	<p>Policy RD 4 - The Welsh language and the social and cultural fabric of communities</p> <p>In determining all planning applications, the needs and interests of the Welsh language will be taken into account. Development will will could be refused if its size, scale or location would cause significant harm to the character and language balance of a community.</p> <p>To be able to make an informed decision on applications that may have an effect on the future of the Welsh language within communities, applicants will be expected to submit, either a:</p> <p>i) Community and Linguistic Statement to accompany a planning application for smaller developments; or</p> <p>ii) More detailed assessment in the form of a “Community and Linguistic Impact Assessment” to accompany a planning application where developments are on a larger scale.</p>	Amended to provide clarity on the policy wording.	Minor editing and clarification changes no further SA required.

		<p>Developers will be expected to provide bilingual signage as a minimum means of promoting the Welsh language. In appropriate circumstances, mitigation against any adverse effect will be secured through requiring a financial contribution by Section 106 or other means.</p> <p><u>National Policy Links:</u></p> <p>Planning Policy Wales 2011</p> <p>Chapter 4 – Planning for Sustainable Development Chapter 12 – Infrastructure and Services</p> <p>Technical Advice Notes TAN 20 – The Welsh Language</p> <p><u>Justification</u></p> <p>Over the past decade there has been a small percentage increase in Welsh speakers in the more urban areas of the County. At the same time, however, the percentage of Welsh speakers in some of our rural communities has decreased in line with national trends. The Local Development Plan seeks to retain the County’s bilingual distinctiveness and the policy will apply to the whole of the County. Guidance has been taken from ‘Planning and the Welsh Language: The</p>		
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		<p>Way Ahead' (2005). Policy RD 4 outlines the necessary requirement to ensure development does not harm the sociological-linguistic nature of our communities.</p> <p>Guidance will be produced as Supplementary Planning Guidance to outline the Council's requirements for Community and Linguistic Statements and Community and Linguistic Impact Assessments.</p>		
		<p>Objective 7: Welsh Language The LDP Local Development Plan will ensure that the impact of new development on the Welsh language and culture will be assessed in all parts of the county.</p>		

<i>THEME – BUILDING SUSTAINABLE COMMUNITIES</i>					
Focussed Changes Ref. No.	Page No.	Policy	Change Proposed	Justification	SA/SEA Screening
FC31	63		<p>Building sustainable communities is concerned with the provision of housing and employment opportunities along with regeneration, tackling deprivation and adapting to climate change.</p> <p>Housing is one of the key factors that</p>	Amended to provide clarity and further explanation of the LDP strategy.	Minor editing change no further SA required.

² This figure relates to all completions on large sites, small sites and conversions since 31st March 2006 to 1st April 2010.

		<p>influence people's health and well being. Providing opportunities for the right scale and mix of housing to meet the needs of a growing population including the provision of safe and affordable housing are key considerations for the Local Development Plan.</p> <p>Areas of significant housing growth in the Local Development Plan have been linked to accessible locations which take account of environmental constraints and the opportunities for the sustainable development of communities. In the rural areas, levels of development have been allocated to support and sustain rural communities and services.</p> <p>The Local Development Plan strategy provides for 7,500 new dwellings to be developed over the Plan period - an average of around 500 per year.</p> <p>Of the 7,500 dwellings required, 975 have already been built since the start of the plan period (2006)², 2,532 have planning permission or are under construction. The Local Development Plan makes new allocations for approximately 2,500 homes to be provided and it is considered that a further 1,900 can be accommodated within existing development boundaries.</p>		
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			The 2,500 homes required from new allocations will primarily be met through housing developments at Bodelwyddan, Corwen, Rhyl, Ruthin and St Asaph.								
FC32	63	BSC 1	<p>Policy BSC 1 - Growth Strategy for Denbighshire</p> <p>New housing within the County will be required to meet the needs of local communities and to meet projected population changes. In order to meet these needs the Local Development Plan makes provision for approximately 7,500 new homes to 2021. Developers will be expected to provide a range of house sizes, types and tenure to reflect local need and demand and the results of the Local Housing Market Assessment.</p> <p>National Policy Links Planning Policy Wales: Chapter 9 – Housing TAN 1 – Joint Housing Land Availability Studies TAN 2 – Planning & Affordable Housing TAN 6 – Planning for Sustainable Rural Communities</p> <p>New development will broadly be distributed as follows:</p> <table border="1"> <thead> <tr> <th>Site</th> <th>New Housing</th> <th>New Employment</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Site	New Housing	New Employment				Amended to incorporate responses received on the Deposit LDP and to provide clarity and greater explanation of the policy.	<p>Changes provide clarity and greater explanation of the LDP housing commitments.</p> <p>New allocations have been previously SA assessed (2009). Existing sites have the benefit of a valid planning permission.</p> <p>Takes account the SAR (2009) recommendations.</p> <p>No further SA requirements.</p>
Site	New Housing	New Employment									

				Allocation	Land Allocation (Hectares)			
			Bodelwyddan Key Strategic Site	1,715	26			
			Existing sites	Units remaining				
			Parc Castell	10				
			<p>A key strategic site has been identified at Bodelwyddan in line with the Preferred Local Development Plan Strategy and is shown on the proposals map. This will be is a mixed use site combining housing, employment opportunities, community facilities and open space in a sustainable new community. The Bodelwyddan Key Strategic Site lies within both the 'Hub' identified within the Wales Spatial Plan and the North Wales Coast Strategic Regeneration Area announced by Welsh Assembly Government in 2008. A Development Brief and detailed Masterplan will be produced for this site in consultation with local residents and key stakeholders. prior to finalising the LDP.</p> <p><u>Lower Growth Towns</u></p>					

Town	Site	Housing Allocation
Rhyl	Land off Trellewelyn Road/Bro Deg	100
Prestatyn	Ffordd Penrhwylyfa	10
St Asaph	Land at H.M. Stanley Hospital	75
Denbigh	Denbigh Hospital	160
Ruthin	Glasdir	50
Corwen	Council Depot, Glawdd Poncen	90
Total		485

The table below sets out the contribution from new allocations and existing commitments³ in the Lower Growth Towns.

Town	Site	Housing Allocation Numbers
Rhyl		
New Allocations	Land off Trellewelyn Road / Bro Deg	100

			Existing Sites	Northgate School	22		
				Russell Road	15		
				Morville Garage	10		
				Westbourne Avenue	16		
				Ocean Plaza	230		
				Rhyl South East	261		
				Victoria Road	13		
				Former Nursery, Rhuddlan Road	15		
				Sandringham Avenue	20		
					702		
			Prestatyn/Meliden				
			Existing Sites	Plas Diva Caravan Park	30		
				Cefn y Gwrych	18		
				Llys Nant	61		
				Tip Lane	51		
					160		
			St Asaph				
			New	Land at HM	75		

			Allocations	Stanley Hospital			
			Existing Sites	Bishop's Walk	21		
				Bronwylfa Nurseries	9		
					105		
			Denbigh				
			Existing Sites	Bryn Stanley	25		
				Garage, Smithfield Road	23		
				Smithfield Garage	12		
					60		
			Ruthin				
			New Allocations	Glasdir Phase 2	50		
			Existing Sites	Glasdir Phase 1	152		
				Awelon	21		
					223		
			Corwen				
			New Allocations	Council depot, Clawdd Poncen	90		

Existing Sites	Adj Ysgol Caer Drewyn	45
		135
Llangollen		
Existing Sites	Adj. Trem y Gwernant	10
	Vicarage Road	47
		57
Rhuddlan		
Existing Sites	Maes y Castell	21
		21
Total		1463

The lower growth towns will provide for housing and employment needs primarily to meet local demand. Allocated housing and employment sites are shown on the proposals maps.

Llangollen is a town and is recognised as one of the main centres within Denbighshire. There are however no new housing allocations in Local Development Plan for Llangollen. The reasons for this include the high levels of development recently within the town; the nature of the topography being in a steep sided valley which

		<p>offers few opportunities for readily developable sites and a number of high level nature conservation and landscape designations, in particular the River Dee Special Area of Conservation and the Pontcysyllte World Heritage Site.</p> <p>Rhuddlan has also experienced significant growth in recent years and is constrained by flood risk and the need to maintain the integrity of the Green Barrier between Rhuddlan and Rhyl. No new housing allocations have been made in the Local Development Plan and Rhuddlan and Llangollen are considered as brown field development priority areas under policy BSC2.</p> <p><u>Villages</u> The following settlements have been defined as Villages for the purposes of the Local Development Plan. Collectively the villages are expected to contribute around 300 650 new dwellings over the Local Development Plan period to meet local needs. All villages have defined development boundaries to control the amount of potential development. Where sites capable of accommodating around 10 or more units have been identified; these are shown as housing allocations</p>		
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on the proposals maps.

Villages					
	Table to be deleted (in full in FC report)				

The table below shows existing commitments and new allocations in villages. New allocations are marked with an asterisk (*).

Village	Site(s)	Housing Numbers
Betws Gwerfil Goch	No sites identified	0
Bodfari	Car Park Dinorben Arms	14
	Land Rear of Bryn Orme*	15
	Ffynnon y Chwarel	9
Bryneglwy s	Trem y Foel	12
	Land Rear	10

			of Bryn Awel*		
		Cadole	No sites identified		0
		Carrog	Land adj cemetery*		12
			Land adj Maes Sidan*		15
		Clawddne wydd	Land adj Crud yr Awel*		10
			Land rear of Paradwys*		10
		Clocaenog	Nant y Celyn*		8
		Cyffylliog	No sites identified		0
		Cynwyd	Maes Glyndwr		16
		Derwen			0
		Dyserth	No sites identified		0
		Eryrys	Gwalia House		17
			Canol y Cae (2 sites)		10
		Gellifor	Land ar Peniarth*		10
		Glyndyfrdwy	Land rear of New Inn Terrace*		30

			Graigfechan	Land South of Tan y Graig*	10		
			Gwyddelwern	Bryn Llan	12		
				Rear of Beuno Terrace	12		
				South of School	24		
			Henllan	Henllan Centre	45		
				Ty Coch	15		
			Llanarmon yn Ial	South of Cam yr Alyn	12		
			Llanbedr Dyffryn Clwyd	Adj Troed y Fenlli*	10		
				Rear of Llwyn Derw*	10		
				Between The Rectory and Brakendene*	3		
			Llandegla	Pen y Stryt	27		
			Llandrillo	Rear of Bodowen*	20		
			Llandyrnog	Adj Maes Llan*	25		

			Llanfair Dyffryn Clwyd	Vicarage Field	25		
				Land Rear of Bron y Clwyd*	20		
			Llanferres	Rectory Lane`	5		
				Rear of Bod Eryl*	10		
			Meliden	See table above	0		
			Nantglyn	No sites identified	0		
			Pentre Llanrhaeadr	Land rear of Maeshwylfa*	10		
				Land rear of Dolwar*	15		
			Pwllglas	Land south of A494*	15		
				Land at Minffordd*	20		
			Rhewl (near Ruthin)	Hafod Ynys	20		
				Land Rear of Rhyd y Byll*	20		
			Rhuallt	Rear of Dyffryn Teg	13		
				Land west	12		

				of Dyffryn Teg*	
			Trefnant	Land Adjacent Maes Gruffydd	15
				Land rear of Maes yr Erwain*	25
			Tremeirchi on	Land rear of Llys y Twysog*	10
					658
<p>Expected contribution from new allocations and existing commitments in villages = 300-658</p> <p><u>Hamlets</u> Hamlets have been allocated a quota of development over the Plan period to allow for growth appropriate to their size and the need for local connections affordable housing in the settlement. Detailed policy and guidance relating to local connections affordable housing is set out in Policy BSC 6 and forthcoming Supplementary Planning Guidance – Affordable Housing.</p> <p>Objective 1: Population and Community The LDP Local Development Plan will aim to meet projected housing needs in</p>					

			<p>dwelling, including provision of affordable housing.</p>		
FC33	68	BSC 2	<p>Policy BSC 2 - Brownfield development priority</p> <p>There will be a general presumption in favour of redevelopment of previously developed land before greenfield land.</p> <p>In order to support this, development proposals in Rhyl, Prestatyn, Rhuddlan and Llangollen will be directed towards brownfield sites.</p> <p>Development proposals in Lower Growth Towns, Llangollen and Rhuddlan will be directed towards previously developed sites, except where green field land is specifically allocated for development in the Local Development Plan.</p> <p><u>National Policy Links</u></p> <p>Planning Policy Wales Chapter 4 – Planning for Sustainability</p> <p>Justification</p> <p>Planning Policy Wales (2002) states that previously developed (or brownfield) land should be used in</p>	<p>Amended to incorporate responses on the Deposit LDP, provide explanation and include reference to the North Wales Coast Strategic Regeneration Area.</p>	<p>Minor editing change for clarification purposes.</p> <p>Additional site allocated but they have the benefit of a valid planning permission (e.g Ocean Plaza).</p> <p>Takes account of the SAR (2009) recommendations.</p> <p>No further SA required.</p>

		<p>preference to greenfield land wherever possible. Physical constraints, areas protected by international or national legislation, and an increase in flood risk limit the amount of land available for future development or particular types of use. In Lower Growth Towns there are previously developed, i.e. brownfield, or derelict sites that have the potential to become new residential or employment areas, industrial heritage sites or public open space for local communities. The Local Development Plan aims to minimise the pressure to develop further greenfield sites and the spreading of new development into the open countryside by regenerating previously developed sites.</p> <p>Whilst this approach will be adopted generally throughout the County, the towns of Rhyl, Prestatyn, Rhuddlan and Llangollen are identified as requiring particular focus upon the re-use of existing brownfield land. Three sites are allocated under policy BSC2, as shown on the Local Development Plan proposals maps: Prestatyn (former gas works), Rhyl (former Ocean Plaza site) and Rhuddlan ('Rhuddlan Triangle'). They have the potential to contribute towards a sustainable town regeneration and economic growth through their particular location, size and types of possible developments.</p>		
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		<p>Development briefs will be required for these sites setting out the preferred mix of uses and issues that need to be covered including access, design and phasing.</p> <p>Brownfield land in Rhyl makes a significant contribution to the County-wide total (Denbighshire Housing Potential Study 2007) and it is considered important to emphasise redevelopment of these sites in line with wider objectives for regeneration in this area. In Rhyl, brownfield land makes a significant contribution to the County-wide total. It is considered important to emphasise redevelopment of these sites, where possible, in line with wider objectives for regeneration in the North Wales Coast Strategic Regeneration Area.</p> <p>Prestatyn and Llangollen are subject to significant physical constraints and restricting development towards brownfield land will help prevent ribbon development of the town. In both cases, this is reflected in the growth and spatial strategies of the LDP.</p> <p>It is recognised by the Council that not all previously developed sites are suitable for every proposal, for example due to flood risk or the possibility of contamination. Their appropriateness</p>		
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			<p>and (economic) viability must be assessed with the help of individual site characteristics and the potential to maintain or improve biodiversity value.</p> <p>Objective 1: Population and Community The LDP Local Development Plan will aim to meet projected housing needs in terms of a total number, type and size of dwellings, including provision of affordable housing.</p> <p>Objective 13: Mixed Use Development The Local Development Plan will ensure that mixed use development sites are brought forward in key locations to ensure a better delivery of infrastructure and to support well integrated communities.</p> <p>Objective 16: Areas of Protection The LDP Local Development Plan will seek to protect and enhance the natural and built heritage of the County including aspects such as landscape, biodiversity, geodiversity, designated sites and buildings and protected species. Environmental services and goods will additionally be enhanced and developed.</p>		
FC34	70	BSC 3	<p>Policy BSC3 - Securing Infrastructure Contributions from Development</p> <p>All new development, where appropriate, will be expected to make adequate contributions towards infrastructure to meet the additional social, economic, physical and/or environmental infrastructure</p>	Amended to incorporate representations received on the Deposit LDP and to provide clarification and explanation on the policy.	<p>Provides further clarification on the Council's adopted approach to priorities.</p> <p>Takes account of the SAR (2009) recommendations.</p>

		<p>requirements arising from the development or future maintenance and upkeep of facilities. Measures to mitigate the impact of a development and ensure that it is acceptable in planning terms will be required in the first instance. Additional contributions will be sought in the following order of priority:</p> <ul style="list-style-type: none"> i) Affordable housing (in accordance with Policy BSC4); ii) Recreation and Open Space (in accordance with Policy BSC11); iii) Sustainable Transport Facilities (in accordance with Policy ASA2); iv) Regeneration (in accordance with Policy PSE1) v) In line with the Council's current priorities; vi) In line with other issues identified in the Local Development Plan, or by the local community. <p><u>National Policy links</u></p> <p>Planning Policy Wales : Chapter 12 – Infrastructure and Services.</p>		<p>No further SA requirements.</p>
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		<p>Technical Advice Notes TAN 4 – Planning and Affordable Housing TAN 8 – Renewable Energy TAN 12 - Design TAN 15 – Development and Flood Risk TAN 16 – Sport, Recreation and Open Space TAN 18 – Transport TAN 20 – The Welsh Language</p> <p><u>Justification</u> Planning obligations are legal agreements between landowners and/or developers and the Council, which secure contributions to make provision for facilities. In accord with The tests set out in Government guidance (Circular 13/97), such obligations will be sought where this would ensure that development is acceptable, which would otherwise be unacceptable in planning terms. , will be used to determine in which instances it is appropriate to seek contributions.</p> <p>Planning obligations can help to ensure that developments contribute to the creation and support of sustainable communities by ensuring that physical and social infrastructure is developed in line with community needs and seeking to mitigate the effects of climate change.</p>		
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		<p>All new developments should incorporate measures to mitigate the impact of development. Examples would be, in areas that are subject to flood risk, it may be necessary to mitigate risk of flooding through the provision of on-site flood attenuation measures or negotiation of local labour agreements to promote to secure employment and training opportunities for local people. Measures to mitigate the negative impact of development or enhance positive changes will be identified at the planning application stage through consultation.</p> <p>Planning obligations will be sought on a case by case basis to reflect the fact that the requirements that arise from development will vary between types of development, across the County and throughout the Plan period.</p> <p>All criteria will be subject to amendment following a review of the Council Priorities or following introduction of the Community Infrastructure Levy. Monitoring will ensure that contributions are being secured through this policy.</p> <p>Detailed guidance will be provided through Supplementary Planning Guidance.</p>		
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			<p>Objective 12: Infrastructure The LDP Local Development Plan will ensure that an adequate level of physical and community infrastructure will be provided alongside new developments, e.g. water supply, primary care facilities, schools, roads, community facilities.</p>		
FC35	72	BSC 4	<p>Policy BSC 4 - Affordable Housing</p> <p>Approximately 2,250-3,000 affordable homes for local people will be provided over the plan period.</p> <p>All residential developments will be expected to make a contribution to affordable housing, which should be broadly as follows:</p> <ul style="list-style-type: none"> i) On all developments of 3 or more dwellings a minimum of 30% should be affordable & provided on site. ii) Developments falling below the above threshold will be expected to make a financial contribution per dwelling. iii) All homes permitted through the infill and hamlets policies will be affordable housing for local needs. 	Amended to provide greater explanation of the policy through highlighting links with national guidance.	Minor editing change no further SA required.

			<p>In recognition of differing characteristics throughout the County, negotiations to determine the actual provision of affordable housing will be based on factors outlined in the Council’s Affordable Housing Supplementary Planning Guidance.</p> <p>In the interests of creating and maintaining sustainable mixed communities, proposals for 100% affordable housing sites will only be considered on sites of 10 units or less.</p> <p><u>National Policy links</u></p> <p>Planning Policy Wales : Chapter 9 – Housing.</p> <p>Technical Advice Notes TAN 2 – Planning & Affordable Housing TAN 6 – Planning for Sustainable Rural Communities</p> <p><u>Justification</u></p> <p>National planning policy and guidance requires local planning authorities to consider the community’s need for affordable housing when formulating development plan policies.</p>		
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			<p>The usual method of securing affordable housing is through negotiation with the developer to provide affordable dwellings as an element of market housing development. An element of affordable housing will also be provided through conversion or redevelopment of existing buildings as well as new build housing schemes. All affordable housing secured through the planning system will be subject to a legal agreement ensuring that the level of affordability is maintained in perpetuity and that such homes will be available only to meet local housing needs.</p> <p>Detailed guidance on the provision of affordable housing will be provided through Supplementary Planning Guidance.</p>		
			<p>Objective 1: Population and Community The LDP will aim to meet projected housing needs in terms of a total number, type and size of dwellings, including provision of affordable housing.</p>		
FC36	73	BSC 5	<p>Policy BSC 5 – Key Strategic Site – Bodelwyddan</p> <p>Land at Bodelwyddan has been</p>	Amended to incorporate representation received on the Deposit LDP, to provide greater clarity and	Strengthens commitment to social SA objectives regarding community involvement.

		<p>identified as a Key Strategic Site as shown on the proposals map, as part of the Preferred Strategy of the Local Development Plan and in order to meet the acknowledged development needs of the north of the County. The site is intended to be an exemplar site in terms of sustainability.</p> <p>Development will be phased over the plan period and should incorporate all the following key elements:</p> <ul style="list-style-type: none"> i) 1,715 dwellings including 30 - 40% affordable housing; and ii) education, training and health provision; and iii) 26 hectares of B1, B2 & B8 serviced employment land and units; and iv) new highway network between the existing A55 Junction 26 and Sarn Road and other offsite improvements; and v) onsite community facilities, open space, retail provision; and vi) safeguarding and enhancement of any areas / species of nature conservation importance; and 	<p>background to the policy and to incorporate minor editing changes.</p>	<p>No further SA requirement.</p> <p>Site area reduced on proposals map to exclude the Bodelwyddan Conservation Area and St. Margaret Church grounds.</p>
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		<p>vii) pedestrian and cycle facilities to serve connectivity between homes and jobs, including the surrounding Rights Of Way network; and</p> <p>viii) new public transport links; and</p> <p>ix) sustainable building materials, energy efficient and water efficient measures and aspire to be carbon neutral; and</p> <p>x) consideration as to the potential impacts on the linguistic, cultural and social character of the area; and</p> <p>xi) that development is integrated into the landscape based on the findings of a robust landscape framework.</p> <p>A development brief and detailed masterplan will be required to be produced in consultation with key stakeholders and the local community before a decision is made on a planning application.</p> <p><u>National Policy links</u></p> <p>Planning Policy Wales : Chapter 4 – Planning for Sustainability</p>		
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		<p>Chapter 7 – Supporting the Economy Chapter 9 – Housing Chapter 12 – Infrastructure and Services</p> <p>Technical Advice Notes TAN 2 – Planning & Affordable Housing TAN 12 - Design</p> <p><u>Justification</u></p> <p>The Wales Spatial Plan, North East Wales Area, identifies a hub between the towns on the Denbighshire coast and St. Asaph. The hub provides a focus for future employment, housing and retail and provides continued support and opportunity for growth and regeneration for a wider area.</p> <p>The site also lies within the North Wales Coast Strategic Regeneration Area. The employment allocation at Bodelwyddan will assist in the regeneration of Rhyl and improved linkages between the two settlements will enhance the sustainability of them both.</p> <p>The site is in close proximity to the County boundary with Conwy County Borough this lends itself to collaboration work in terms of identifying need for affordable housing, education and employment provision. Whilst a</p>		
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		<p>development of this size brings change to the existing residents of Bodelwyddan the Council identifies a number of opportunities in site masterplanning to address the strategic County issues such as housing needs, and building on the economic success of the St Asaph Business Park and local colleges. In environmental terms some real opportunities for enhancement exist. Bringing forward a strategic mixed development is likely to have a host of other benefits such as, greater opportunity to promote sustainable development principles, reduced reliance on the private car and a mixed sustainable community. In addition to the delivery of serviced employment sites development could provide various community benefits such as funding of school places, transport improvements, affordable housing and extra care housing.</p> <p>Building a sense of place through high quality design is key and masterplanning the infrastructure requirements to reduce water demand and increase renewable energy generation is integral to the design.</p> <p>A Development Brief will be prepared in consultation with key stakeholders and the local community to ensure the development meets the needs of the</p>		
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		<p>County and the local community.</p> <p>Objective 1: Population and Community The LDP Local Development Plan Will aim to meet projected housing needs in terms of a total number, type and size of dwellings, including provision of affordable housing.</p> <p>Objective 2: Economy and Jobs The LDP Local Development Plan will ensure the County has economically viable, i.e. deliverable, and well planned strategic employment sites in areas of greatest demand and where they will support sustainable development.</p> <p>Objective 6: Transport The Local Development Plan will make the best use of the County's two existing key transport corridors – the A55 trunk road and the North Wales Coast main railway line.</p> <p>Objective 12: Infrastructure The Local Development Plan will ensure that an adequate level of physical and community infrastructure will be provided alongside new developments, e.g. water supply, primary care facilities, schools, roads, community facilities.</p> <p>Objective 13: Mixed Use Development</p>		
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			The LDP Local Development Plan will ensure that mixed use development sites are brought forward in key locations to ensure a better delivery of infrastructure and to support well integrated communities.		
FC37	75	BSC 6	<p>Policy BSC 6 - Local connections affordable housing in hamlets</p> <p>Local connections affordable housing will be permitted in the hamlets listed below, provided the proposal is acceptable in terms of other LDP policies that all the following criteria are met subject to the following criteria:</p> <ul style="list-style-type: none"> i) the proposal would provide an affordable dwelling to meet local needs; and, ii) the proposals would help to secure the viability of the local community, and strengthen the community and linguistic character; and, iii) new housing is located within the defined settlement confines area of search of the hamlet and overall growth levels restricted to that indicated below; and, iv) the proposal is in keeping with traditional building styles and is sympathetic in design, scale and materials to other traditional 	Amended to incorporate representations received on the Deposit LDP and Alternative Sites Register, and to provide clarification and incorporate minor editing changes.	<p>Minor editing changes to policy wording.</p> <p>Additional amlets have been identified (Derwen, Graianrhyd) and one hamlet deleted (Llidiart y Parc).</p> <p>Derwen – reclassified as a hamlet from a village (Deposit LDP 2009). However the principle of allowing local need development is retained. No further SA required.</p> <p>Graianrhyd – further site appraisal work required.</p> <p>Llidiart y Parc – deleted from the hamlets list due to statutory objection regarding flood risk.</p>

		<p>v) buildings in the locality; and, satisfactory arrangements are made to ensure the dwelling is retained in perpetuity as an affordable dwelling for local need and this is contained in a Section 106 agreement.</p> <p>The hamlets included in the policy are listed below and shown on the proposals maps – the figure in the second column denotes the number of dwellings that will be permitted in each settlement over the Plan period.</p> <p><u>National Policy links</u></p> <p>Planning Policy Wales : Chapter 9 – Housing.</p> <p>Technical Advice Notes TAN 2 – Planning & Affordable Housing TAN 6 – Planning for Sustainable Rural Communities</p> <p><u>Justification</u></p> <p>New dwellings in the hamlets will be restricted to affordable housing only in order to meet local affordable housing need. An applicant must have a strong local connection with the Community Council area in accordance with the Council’s Local Connections Policy, as</p>		
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		<p>stipulated in the Supplementary Planning Guidance on Affordable Housing.</p> <p>Applicants will not necessarily need to be registered on any housing waiting list but must:</p> <ol style="list-style-type: none"> 1. not be able to afford to purchase a suitable property for their needs on the open market, and 2. not own a property already, unless a larger or smaller house is required to meet the needs of the household and they are not able to afford to purchase a suitable property on the open market or they wish to move because of relationship and family breakdown, or are unable to meet monthly payments on their existing property, and 3. be subject to a financial appraisal which proves a genuine need for an affordable dwelling in the hamlet. This appraisal will be based on the specific needs criteria for hamlets as set out in the Council's Supplementary Planning Guidance on Affordable Housing. <p>The assessment of need and eligibility</p>		
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will be undertaken by a responsible body (ie a Registered Social Landlord) in accordance with the details set out in the Council's SPG Supplementary Planning Guidance on Affordable Housing.

This policy applies to all new residential development proposals within the hamlet including conversions and infill.

Settlement	No. Dwellings
Abbey Terrace (Llangollen)	3
Aberwheeler	4
Bontuchel	2
Cefn Mairwen	3
Cwm	2
Derwen	5
Graianrhyd	3
Groesffordd Marli (inc Cae Onnen)	4
Hendrerwydd	2
Hirwaen	2
Llanelidan	4
Llangynhafal	2
Llanrhaeadr yng Nghinmeirch	6
Llanrhydd	1

			<table border="1"> <tr><td>Llanynys</td><td>4</td></tr> <tr><td>Llidiart Y Parc</td><td>4</td></tr> <tr><td>Loggerheads</td><td>1</td></tr> <tr><td>Maeshafn</td><td>2</td></tr> <tr><td>Marian Cwm</td><td>2</td></tr> <tr><td>Melin-y-Wig</td><td>4</td></tr> <tr><td>Pant Pastynog</td><td>1</td></tr> <tr><td>Peniel</td><td>1</td></tr> <tr><td>Pentre Saron</td><td>1</td></tr> <tr><td>Pentrecelyn</td><td>2</td></tr> <tr><td>Pentredwr</td><td>12</td></tr> <tr><td>Prion</td><td>3</td></tr> <tr><td>Tafarn Y Gelyn</td><td>6-3</td></tr> <tr><td>Y Green</td><td>13</td></tr> <tr><td>Total</td><td>91 92</td></tr> </table>	Llanynys	4	Llidiart Y Parc	4	Loggerheads	1	Maeshafn	2	Marian Cwm	2	Melin-y-Wig	4	Pant Pastynog	1	Peniel	1	Pentre Saron	1	Pentrecelyn	2	Pentredwr	12	Prion	3	Tafarn Y Gelyn	6-3	Y Green	13	Total	91 92		
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FC38	77	BSC 7	<p>Policy BSC 7 – Houses in Multiple Occupation & Self Contained Flats</p> <p>Proposals which would lead to the creation of Houses in Multiple Occupation or non self-contained flats will not be permitted.</p>	Amended to provide clarification on policy wording, background and to incorporate minor editing changes.	Minor editing change no further SA required.																														

		<p>The sub-division of existing premises to self-contained flats will be permitted provided that all the following criteria are met the proposal is acceptable in terms of other LDP policies and:</p> <ul style="list-style-type: none"> i) the property is suitable for conversion to the number and type of flats proposed without unacceptably affecting the character, appearance and amenity standards of the locality (including cumulative effects of such proposals); and ii) the proposal conforms to the Council's approved space and amenity standards; and iii) the proposal does not require any extension to the property to enable the conversion to take place. <p>National Policy links Planning Policy Wales Chapter 9 – Housing.</p> <p>Technical Advice Notes TAN 12 – Design</p> <p>Justification</p>		
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		<p>Self-contained flats can help to address the needs of those wanting to purchase or rent small units of accommodation, as well as providing a relatively affordable housing option for those wishing to purchase their first property. Whilst the creation of such flats helps to meet housing need, in some instances their provision can be detrimental to the amenity of existing residential areas. In addition, areas with high levels of flats are often associated with low levels of owner occupation which in some instances can lead to lower standards of maintenance and associated environmental degradation issues. Furthermore, the cumulative impact of converting larger dwellings to flats can have a detrimental impact on creating mixed and balanced communities by reducing the number of family homes available within an area. It is therefore important that the development of such dwellings is strictly controlled.</p> <p>There is a high concentration of Houses in Multiple Occupation and small flats (both self-contained and non self-contained) in several areas of the county, particularly in the coastal towns, which has had an adverse impact upon the surrounding area and living conditions of some occupants. In order to support national and local</p>		
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			<p>regeneration aims, as well as other adopted council policy, further developments of this type will not be allowed anywhere in Denbighshire.</p> <p>Further guidance on space and amenity standards will be set out in Supplementary Planning Guidance.</p> <p>Objective 14: Design <i>The LDP Local Development Plan will ensure that new developments will exhibit a standard of sustainable and good quality design.</i></p>		
FC39	79	BSC 8	<p>Policy BSC 8 - Rural exception sites</p> <p>Affordable housing development for local needs will be supported as an exception to normal policy in certain circumstances. This policy does not relate to either Bodelwyddan or any of the designated Lower Growth Towns. In other areas Pproposals adjoining village development boundaries preposals will be supported provided the development is acceptable in terms of other LDP policies and provided that the proposal meets all the following criteria:</p> <p>i) there are no allocated sites coming forward within the</p>	Amended to incorporate representations received on the Deposit LDP, to provide background and clarity on policy wording and to incorporate minor editing changes.	Minor editing change no further SA required.

			<p>development boundary which could meet this need; and</p> <p>ii) the proposal adjoins and forms a logical extension to the development boundary whilst avoiding ribbon and fragmented patterns of development; and</p> <p>iii) evidence exists in the form of a local housing needs survey that there is a genuine demonstrable need for such accommodation; and</p> <p>iv) the proposal would not form an intrusive feature in the landscape or create traffic or access problems; and</p> <p>v) the siting, layout, scale, design, density and materials of the proposal are sympathetic and appropriate to the size and character of the settlement and also reflect the level of local need identified; and</p> <p>vi) satisfactory arrangements can be made to ensure that the dwellings are retained as affordable housing for local needs in perpetuity.</p> <p>In the interests of creating and</p>		
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		<p>maintaining sustainable mixed communities, proposals will only be considered for sites of 10 units or less.</p> <p><u>National Policy links</u></p> <p>Planning Policy Wales Chapter 4 – Planning for Sustainability Chapter 9 – Housing.</p> <p><u>Technical Advice Notes</u> TAN 2 – Planning & Affordable Housing TAN 6 – Planning for Sustainable Rural Communities TAN 12 – Design</p> <p><u>Justification</u></p> <p>The LDP Local Development Plan aims to make provision for a range of housing needs and in particular for affordable housing. National Planning Policy allows special provision to release housing sites in rural areas adjoining development boundaries for the provision of affordable housing to meet local needs.</p> <p>This policy does not relate to either Bodelwyddan or any of the designated Lower Growth Towns, Exceptions sites will only be considered outside of the Bodelwyddan Key Strategic Site and the</p>		
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		<p>Lower Growth Towns as it is considered that these areas already have an adequate supply of potential housing land through either brown field redevelopment sites or green field allocations. In rural areas opportunities are reduced and therefore in exceptional circumstances, rural exceptions sites will be considered.</p> <p>Exceptions sites will be considered adjacent to villages settlements where allocated sites exist within the development boundary but have not been brought forward. Evidence must be produced to demonstrate that any allocated sites the site is are not likely to come forward. Affordable housing will still be required on allocated and windfall sites within the development boundary in line with policy BSC 3 Affordable Housing as need is constantly arising and to avoid land owners not bringing land forward until they feel that there will be no affordable housing requirement.</p> <p>Objective 1: Population and Community The LDP Local Development Plan will aim to meet projected housing needs in terms of a total number, type and size of dwellings, including provision of affordable housing.</p>		
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FC40	80	BSC 9	<p>Policy BSC 9 - Local Connections Affordable Housing within small groups or clusters</p> <p>In open countryside, local connections affordable housing development of one or two units will be permitted within small groups or clusters, provided that the proposal meets all the following criteria:</p> <ul style="list-style-type: none"> i) comprises infilling of a small gap between buildings within a continuously developed frontage; and ii) does not result in ribbon development or the perpetuation of existing ribbon development; and iii) is of comparable scale and size to, and is sited so as to respect adjacent properties and the locality; and iv) satisfactory arrangements can be made to ensure that the dwelling(s) are retained in perpetuity as affordable dwelling for local need and this is contained in a Section 106 agreement. <p><u>National Policy links</u> <u>Planning Policy Wales</u></p>	Amended to provide background and clarity to policy wording and to incorporate minor editing changes.	Minor editing change no further SA required.
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		<p>Chapter 4 – Planning for Sustainability Chapter 9 – Housing.</p> <p>Technical Advice Notes TAN 2 – Planning & Affordable Housing TAN 6 – Planning for Sustainable Rural Communities TAN 12 – Design</p> <p><u>Justification</u></p> <p>Under current national planning policy in rural areas it is acceptable to build new housing within or adjacent to groups or clusters of existing houses. The opportunities to build houses in these locations are generally limited due to the need to reduce travelling. Because of their countryside location, building plots in such locations tend to have a financial premium which often precludes local people from building a home. They are often prevented from buying existing rural properties for the same reason.</p> <p>To ensure that local people can continue to live in rural areas, new housing in these locations will be restricted to affordable housing to meet local need.</p> <p>Once the principle of development has been approved the design of the new dwelling(s) should be in compliance with all other development polices.</p>		
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			<p>Objective 1: Population and Community</p> <p>The LDP Local Development Plan will aim to meet projected housing needs in terms of a total number, type and size of dwellings, including provision of affordable housing.</p>		
FC41	81	BSC 10	<p>Policy BSC 10 - Gypsy & Traveller sites</p> <p>Proposals for gypsy & traveller caravan sites (including mixed residential and business sites) will be allowed provided that all the following criteria are met:</p> <p>i) the site is situated outside the Area Of Outstanding Natural Beauty, Area of Outstanding Beauty and the Pontcysyllte Canal and Aqueduct World Heritage Site (including the World Heritage Site buffer zone), and;</p> <p>ii) the site is located within an established settlement with reasonable access to a range of facilities / services (including schools), public transport and main transport routes and makes suitable provision for on-</p>	Amended to incorporate representations received on the Deposit LDP, to provide background and clarity to policy wording and to incorporate minor editing changes.	Minor editing change no further SA required.

		<p>site play space, storage and parking, and;</p> <p>iii) the proposal would not be detrimental to the amenity of adjacent occupiers.</p> <p>Proposals for sites outside but adjoining development boundaries must meet all the above criteria and will only be allowed where there are no suitable sites available within the development boundary.</p> <p>Proposals for sites not in or adjoining development boundaries will not be permitted.</p> <p>The Council will identify permanent and transit caravan sites for gypsies and travellers should an unmet need be identified for Denbighshire in the emerging North West Wales Local Housing Market Assessment.</p> <p><u>National Policy links</u></p> <p>Planning Policy Wales : Chapter 9 – Housing. WAG Circular 30/2007 Planning for Gypsy and Traveller Caravan Sites</p> <p><u>Justification</u></p> <p>Welsh Assembly Government Circular</p>		
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		<p>30/2007 ('Planning for Gypsy and Traveller Caravan Sites') requires local planning authorities to make provision for gypsy and traveller caravan sites through site allocations, where a need is identified, along with criteria-based policies.</p> <p>Based upon the Welsh Assembly Government biannual gypsy-traveller caravan count and other sources of information identified in the Circular, the Council considers that there is currently insufficient identified need for the allocation of specific caravan sites within the County. Proposals for sites will therefore be assessed in accordance with the above policy. This policy, and need for site allocations, will be reviewed as part of the Plan Review following completion of the ongoing North West Wales Gypsy-Traveller Accommodation Assessment being completed as part of the North West Wales Local Housing Market Assessment.</p>		
		<p>Objective 1: Population and Community The LDP Local Development Plan will aim to meet projected housing needs in terms of a total number, type and size of dwellings, including provision of affordable housing.</p>		

FC42	83	BSC 11	<p>Policy BSC 11 - Recreation and Open Space</p> <p>Existing recreation, public open space, allotments and amenity greenspace will be protected and where possible enhanced.</p> <p>Development that would result in the loss of public or private land with recreational and/or amenity value will only be permitted where alternative outdoor provision of equivalent or greater community benefit is to be provided.</p> <p>In relation to new development sites:</p> <ul style="list-style-type: none"> • The County minimum standard of 3.6 8 hectares per 1,000 population will be applied to all development sites; and • Open space should always be provided on-site, commuted sums will only be acceptable where it can be demonstrated that a site becomes financially unviable with full open space provision being made on-site or where it is wholly impractical to make full open space provision on site. • Within the Key Strategic Site at Bodelwyddan open space 	<p>Amended to incorporate representations received on the Deposit LDP and to provide background to the policy.</p>	<p>Minor editing and factual changes no further SA required.</p>
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		<p>requirements will form an integral part of the Development Brief and Masterplan for the site.</p> <p><u>National Policy links</u></p> <p>Planning Policy Wales : Chapter 11 – Tourism, Sport and Recreation</p> <p>Technical Advice Notes TAN 16 – Sport, Recreation and Open Space</p> <p><u>Justification</u></p> <p>The need for new developments to make adequate provision for recreation and open space for the benefit of its residents is well established. Open space can include open space within housing developments, formal sports pitches, allotments and informal natural green and amenity spaces. The County Vision and Health, Well-being & Social Care Strategy National guidance recognises the linkages between opportunities for exercise and people’s general health and well-being.</p> <p>Retaining, protecting and enhancing open space provision is a key objective for the LDP. All land that has an existing recreational, amenity or open</p>		
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space use will be protected from development and measures to support and enhance usage will be encouraged. Additional provision will also be encouraged.

Within the Key Strategic Site (See Policy BSC 5) open and recreational space will form part of the master planned development of the site and provision levels will be expected to be higher than the County Standard.

The County Standard has been developed in line with Technical Advice Note 16 – Sport, Recreation and Open Space (2009) which recommends that where there is no comprehensive Open Space Assessment available that it may be appropriate to use the Fields In Trust ‘benchmark’ standards.

FIT Benchmark Standards

Type of Open Space	Standard
Playing Pitches	1.2 ha/1,000 population
Outdoor sport	1.6 ha/1,000 population
Children’s equipped playspace	0.25 ha/1,000

Children's informal space	0.55 ha/1,000 population
Overall	3.6 ha/1,000 population

This is the approach that has been used in developing the current Local Development Plan policies and standards. It is intended that a comprehensive Open Space Assessment will be completed within the first five years of the Local Development Plan and that the County Standard will be reviewed at this time.

New housing developments place increased demand on existing open space, sport and recreation facilities both formal and informal. The Council expects developers to include the required amount of formal and informal open space within their developments and on site. Commuted sums may be acceptable where it is not feasible to provide open space on site ie the development of a block of flats on a brown field site. In instances where there is no identified shortfall of open space in the local area, the Council will expect developers to make a financial contribution by means of a commuted sum to enhance the quality of existing open space in the area.

		<p>The Council provides over 100 allotment plots in 4 settlements (Llangollen, Ruthin, Denbigh, Prestatyn) in the County and the demand for new and additional plots is increasing. The Council will safeguard these community facilities and the loss of a site will be resisted except where it can be replaced by an equal or better alternative provision. Settlements with identified need for allotments are St. Asaph, Ruthin, Denbigh, Llangollen, Rhyl and Prestatyn (need to find a better site). There is potential to secure new allotment sites for the following settlements through use of Council owned land: Corwen, Gwyddelwern, Henllan, Llandegla, Llandrillo, Rhewl and Rhuallt. Funding contributions will be sought, in line with policy BSC 3 – Securing infrastructure contributions in new developments, to deliver new allotment sites.</p> <p>An updated Supplementary Planning Guidance Note will be prepared to provide additional guidance on these requirements.</p> <p>Objective 8: Public Open Space <i>The LDP will seek to protect existing open space and ensure that new developments make an adequate contribution to public open space provision.</i></p>		
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FC43	85	BSC 12	<p>Policy BSC 12 – Community facilities</p> <p>Proposals for the provision of community facilities and services will be supported provided the development is acceptable where in terms of other Local Development Plan policies and where:</p> <ul style="list-style-type: none"> i) they are located within existing development boundaries; or ii) outside of development boundaries, but within settlement clusters, where the proposal will provide an essential facility to support the community. <p>The change of use from a community service or facility could will be refused unless it can be shown that the potential for continued use of the facility is un-viable, or unsuitable.</p> <p><u>National Policy links</u></p> <p>Planning Policy Wales: Chapter 4 – Planning for Sustainability.</p> <p>TAN 12: Design</p> <p><u>Justification</u></p> <p>Access to community services and facilities is an essential element of</p>	<p>Amended to provide clarity and background to the policy.</p>	<p>Minor editing and clarification changes. Strengthens the sustainability commitment of the Plan and SA Objectives.</p> <p>No further SA required.</p>
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		<p>sustainable and inclusive communities. Community facilities such as schools, public houses, theatres, village halls and places of worship often serve a network of small settlements and are essential to reduce the amount of travelling to reach alternative community facilities. The loss of local services and facilities will lower community sustainability and this can have a knock on effect on the future well-being of the Welsh language. The Council will support and encourage the retention and improvement of community facilities and services which provide an essential facility to support the sustainability of Denbighshire's communities. Retention of open space and recreation are considered under Policy BSC 11. Retention of local shops is considered in Policy PSE 10. Retention of employment land and buildings is considered in Policy PSE 3.</p> <p>The Council provides over 100 allotment plots in 4 settlements (Llangollen, Ruthin, Denbigh, Prestatyn) in the County and the demand for new and additional plots is increasing. The Council will safeguard these community facilities and the loss of a site will be resisted except where it will be replaced by an equal or better alternative provision. Settlements with identified need for allotments are St. Asaph,</p>		
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		<p>Ruthin, Denbigh, Llangollen, Rhyl and Prestatyn (need to find a better site). There is potential to secure new allotment sites for the following settlements through use of Council owned land: Corwen, Gwyddelwern, Henllan, Llandegla, Llandrillo, Rhewl and Rhuallt. Funding contributions will be sought, in line with policy BSC 2 – Securing infrastructure in new developments, to deliver new allotment sites.</p> <p>Health care provision is also a key facility for communities. The Primary Care Estates Strategy (January 2008) identifies the development of community health care services over the next 10 year period. They have identified that they will be looking for new or improved sites at Rhyl, Corwen, Denbigh, Prestatyn, Rhuddlan, St Asaph, Bodelwyddan and Ruthin.</p>		
		<p>Objective 12: Infrastructure. The LDP Local Development Plan will ensure adequate level of physical and community infrastructure will be provided alongside new developments, e.g. water supply, primary care facilities, schools, roads, community facilities.</p>		

THEME: PROMOTING A SUSTAINABLE ECONOMY

Focussed Changes Ref. No	Page No.	Policy	Change Proposed	Justification	SA/SEA Screening.																											
FC44	87		<p>In line with the Local Development Plan Spatial Strategy the majority of new employment land will be located within the Key Strategic Site - a major mixed development area, identified under policy BSC 4 BSC 5 at Bodelwyddan and at the St Asaph Business Park.</p> <p>New employment land allocations have also been identified in the Lower Growth Settlements Towns as shown on the Proposals Maps as follows:</p> <table border="1" data-bbox="636 715 1413 1204"> <thead> <tr> <th data-bbox="642 719 943 788">Settlement Town</th> <th data-bbox="949 719 1205 788">Employment Allocation</th> <th data-bbox="1211 719 1406 788">(Hectares)</th> </tr> </thead> <tbody> <tr> <td data-bbox="642 793 943 861">Bodelwyddan</td> <td data-bbox="949 793 1205 861">Part of Key Strategic Site</td> <td data-bbox="1211 793 1406 861">26</td> </tr> <tr> <td data-bbox="642 866 943 903">Rhyl</td> <td data-bbox="949 866 1205 903">-</td> <td data-bbox="1211 866 1406 903">0</td> </tr> <tr> <td data-bbox="642 908 943 944">Prestatyn</td> <td data-bbox="949 908 1205 944">-</td> <td data-bbox="1211 908 1406 944">0</td> </tr> <tr> <td data-bbox="642 949 943 1018">St Asaph</td> <td data-bbox="949 949 1205 1018">St Asaph Business Park</td> <td data-bbox="1211 949 1406 1018">14</td> </tr> <tr> <td data-bbox="642 1023 943 1091">Denbigh</td> <td data-bbox="949 1023 1205 1091">Colomendy North</td> <td data-bbox="1211 1023 1406 1091">8</td> </tr> <tr> <td data-bbox="642 1096 943 1133">Ruthin</td> <td data-bbox="949 1096 1205 1133">Lon Parcwr</td> <td data-bbox="1211 1096 1406 1133">5.5</td> </tr> <tr> <td data-bbox="642 1137 943 1174">Corwen</td> <td data-bbox="949 1137 1205 1174">Ty'n Llidiart</td> <td data-bbox="1211 1137 1406 1174">6</td> </tr> <tr> <td data-bbox="642 1179 943 1204"></td> <td data-bbox="949 1179 1205 1204"></td> <td data-bbox="1211 1179 1406 1204">33.5 59.5</td> </tr> </tbody> </table>	Settlement Town	Employment Allocation	(Hectares)	Bodelwyddan	Part of Key Strategic Site	26	Rhyl	-	0	Prestatyn	-	0	St Asaph	St Asaph Business Park	14	Denbigh	Colomendy North	8	Ruthin	Lon Parcwr	5.5	Corwen	Ty'n Llidiart	6			33.5 59.5	To improve clarity and cross-referencing within the LDP.	Minor editing change no further SA required.
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FC45	88	PSE 1	<p>Policy PSE 1 – North Wales Coast Strategic Regeneration Area</p> <p>Proposals in the North Wales Coast Strategic Regeneration Area will be</p>	Amended to incorporate minor editing changes and to provide background to the policy.	Minor editing change no further SA required.																											

		<p>required to:</p> <ul style="list-style-type: none"> i) retain and develop a mix of employment generating uses in the town centre; or ii) support new or resist the loss of existing family residential accommodation; or (in line with policy BSC 7 HMO's); iii) enable the retention, enhancement and development of tourism related facilities; and or iv) serve to address existing problems of deprivation in order to sustain and develop communities in a manner that is consistent with the underlying principles of sustainable development. <p><u>National Policy links</u></p> <p>Planning Policy Wales : Chapter 5 – Conserving and Improving Natural Heritage and the Coast, Chapter 7 – Supporting the Economy, Chapter 9 – Housing.</p> <p>Technical Advice Notes TAN 2 – Planning and Affordable Housing TAN 12 – Design TAN 13 - Tourism</p> <p><u>Justification</u></p>		
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		<p>The coastal hub area between Prestatyn, Rhyl and Colwyn Bay will benefit from significant additional funding over the next 7-10 years. This area is shown on the key proposals map. The Development Strategy for the North Wales Coast Strategic Regeneration Area seeks to exploit appropriate development opportunities where they exist in the more deprived northern part of the County, in particular Rhyl, with a view to creating a viable future for all of the communities in this area. Supplementary Planning Guidance will be adopted to provide more detailed guidance for regeneration and development proposals within the Strategic Regeneration Area.</p> <p>Improved accommodation and a need to diversify the housing stock in order to tackle chronic housing conditions, empty homes and the proliferation of Homes in Multiple Occupation is a key land use issue and has links to policy BSC 7– Proposals for new retail development.</p> <p>Allocating the Key Strategic Site at Bodelwyddan will improve employment opportunities within the regeneration area. New education opportunities, and focused training and improvements to</p>		
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		<p>the public transport system will open up opportunities for the population of Rhyl to find employment at Bodelwyddan. Regard must be had to policy BSC 5 4 Key Strategic Site when considering improvements in the Strategic Regeneration Area and vice-versa. A new tourism marketing approach is proposed for Rhyl with lessons learnt from the Colwyn Bay 'Bay Life' brand. New health facilities delivered in conjunction with the Local Health Board and improvements to community facilities, such as community allotments, are proposed to improve the well-being of local residents.</p> <p>In the past the private sector has shown a reluctance to invest in this part of the county. More recently there have been signs that this is changing but implementation of proposals in this area will still be more dependent on public finance than areas closer to the A55. Low land values and weak demand mean that significant contributions from planning obligations are unlikely in this area.</p> <p>As this area qualifies for both North Wales Coast Strategic Regeneration Area funding (which is a long term commitment from WAG for the part of the Plan period) and European Convergence Funding (2007-2013) and</p>		
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			<p>is a priority area for investment for the Council substantial input of public sector funds is anticipated.</p> <p>Objective 1: Population and Community <i>The LDP Local Development Plan will aim to meet projected housing needs in terms of a total number, type and size of dwellings, including provision of affordable housing.</i></p> <p>Objective 4: Retail <i>The LDP Local Development Plan will aim to re-establish Rhyl as one of the sub-region's most attractive shopping centres.</i></p> <p>Objective 12: Infrastructure <i>The LDP Local Development Plan will ensure that an adequate level of physical and community infrastructure will be provided alongside new developments, e.g. water supply, primary care facilities, schools, roads, community facilities.</i></p> <p>Objective 15: Tourism <i>The LDP Local Development Plan will seek to enhance and sustain tourism in the rural and coastal areas of the County.</i></p>		
FC46	89	PSE 2	<p>Policy PSE 2 - Land for employment uses</p> <p>Existing employment sites and new</p>	Amended to incorporate representations received on the Deposit LDP, to provide background to the policy and	Minor editing change (B1 Use). No alterations to allocated sites on the proposals map.

		<p>allocations specifically for employment purposes are shown on the Proposals Maps. Within these areas employment development for the following use classes will be supported permitted subject to being acceptable in terms of other LDP policies:</p> <ul style="list-style-type: none"> • B1 Business Use • B2 General Industrial & waste management facilities • B8 Warehousing and Distribution <p>Land and premises at the St Asaph Business Park, as shown on the Proposals Map, is safeguarded and allocated as a high quality employment site, where proposals will be supported provided the development is acceptable in terms of other Local Development Plan policies for:</p> <ul style="list-style-type: none"> • B1 Business use for light industry; offices (non town centre uses), research and development; • B1 & B2 General Industrial and waste management facilities only within the area designated for B1 & B2 uses on the proposals map. 	<p>to incorporate minor editing changes.</p>	<p>No further SA required.</p>
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		<p>Hazardous development and development of other land uses in close proximity to existing hazardous developments will only be permitted where there are no unacceptable risks to the public, other land uses or the environment.</p> <p><u>National Policy links</u></p> <p>Planning Policy Wales : Chapter 7 – Supporting the Economy,</p> <p>Technical Advice Notes TAN12 – Design</p> <p><u>Justification</u></p> <p>Employment areas define where most employment development will take place over the Local Development Plan period and enable the expansion and/or intensification of existing businesses. Employment areas are defined on the proposals maps and include:</p> <ul style="list-style-type: none"> i) existing employment locations; ii) land with employment related planning permission; iii) undeveloped employment allocations. <p>This policy is intended to retain employment areas specifically for</p>		
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employment rather than retail related business classes.

Denbighshire has 3 hazardous installations around which are identified Health and Safety Executive consultation zones:

Parcel of land on St Asaph Business Park	St Asaph
DT. Jones and Son	Denbigh
LE Jones Ltd, Lon Gwenydd	Ruthin

These installations carry an element of risk, however small, which may cause a degree of hazard beyond the site itself. The Health and Safety Executive (HSE) have identified consultation zones around each of the installations, within which the HSE must be identified notified of proposals for development. Where the HSE considers the risk of development is unacceptable they will object to the proposal. In such circumstances planning permission will be refused.

Objective 2: Economy and Jobs

The LDP Local Development Plan will ensure the County has economically viable, i.e. deliverable, and well planned strategic employment sites in areas of greatest demand and where they will support sustainable development.

			<p>Objective 3: Economy and Jobs <i>The LDP Local Development Plan will also allow sufficient flexibility to provide for local employment opportunities, particularly in rural areas.</i></p>		
FC47	91	PSE 3	<p>Policy PSE 3 - Protection of employment land and buildings</p> <p>Proposals which would result in the loss of employment land or buildings will only be supported provided the development is acceptable in terms of other LDP policies and provided that:</p> <p>i) no other suitable site for the this type of development is available there are no other suitable sites available for this development; and</p> <p>ii) the site or premises is no longer capable of providing an acceptable standard of accommodation for employment purposes; and</p> <p>iii) the loss of the site or premises would not prejudice the ability of an area to meet a range of local employment needs; iv) or the proposal involves the satisfactory relocation of a non-conforming use from an unsuitable site.</p>	Amended to incorporate representations received on the Deposit LDP, to provide background to the policy and to incorporate minor editing changes.	<p>Minor editing changes</p> <p>One new site identified (safeguarding) in Llangollen. This change is made to reflect the existing planning permission for the site.</p> <p>No further SA required.</p>

		<p><u>National Policy links</u></p> <p>Planning Policy Wales : Chapter 7 – Supporting the Economy,</p> <p>Technical Advice Notes TAN12 – Design</p> <p><u>Justification</u></p> <p>All employment sites, both existing and newly allocated, will be covered by this policy. There is often pressure to allow alternative, higher value land uses on employment sites which if uncontrolled will reduce the scale, range and type of employment sites available.</p> <p>All employment sites are covered by this policy. In some cases, the Council is pressured to allow alternative and higher value land uses on employment sites, which, if uncontrolled, will reduce the scale, range and type of employment land available in Denbighshire.</p> <p>In addition to allocated employment sites there are a significant number of smaller sites that provide valuable employment premises for local businesses but which are not specifically allocated for employment use. It is important to retain all these types of sites for employment use in</p>		
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			<p>order to ensure a range of opportunities are made available in terms of location, type and size of employment land.</p> <p>Consideration should be given to the impact the closure would have on the sustainability of the local area.</p> <p>Objective 2: Economy and Jobs <i>The LDP Local Development Plan will ensure the County has economically viable, i.e. deliverable, and well planned strategic employment sites in areas of greatest demand and where they will support sustainable development.</i></p> <p>Objective 3: Economy and Jobs <i>The LDP Local Development Plan will also allow sufficient flexibility to provide for local employment opportunities, particularly in rural areas.</i></p>		
FC48	92	PSE 4	<p>Policy PSE 4 – Re-use and adaptation of redundant rural buildings in open countryside</p> <p>Proposals for the conversion of redundant rural buildings outside development boundaries for residential use will be supported only be permitted provided the proposal is acceptable in terms of other Local Development Plan policies and the building(s) have architectural or historic merit and/or make a positive contribution to the landscape. Proposals for conversion for employment use will be supported.</p> <p>Proposals for the conversion of</p>	<p>Amended to incorporate representations received on the Deposit LDP, to provide background to the policy and to incorporate minor editing changes.</p>	<p>Minor editing and clarification changes noted.</p> <p>Seperation of policy to reflect circumstances inside and outside the development boundaries will provide the developers with further clarification.</p> <p>Stipulation of local connection affordable housing on residential conversions further strengthens the</p>

		<p>redundant rural buildings outside development boundaries for residential use will only be permitted where the following criteria are met:</p> <ul style="list-style-type: none"> • an employment use has been demonstrated to be unfeasible; and • the dwelling(s) are affordable to meet local needs. <p><u>National Policy links</u></p> <p>Planning Policy Wales : Chapter 5 – Conserving and Improving Natural Heritage and the Coast, Chapter 7 – Supporting the Economy, Chapter 9 – Housing.</p> <p>Technical Advice Notes TAN 2 – Planning & Affordable Housing TAN 5 – Nature Conservation and Planning TAN 6 – Planning for Sustainable Rural Communities TAN 12 – Design TAN 13 – Tourism</p> <p><u>Justification</u></p> <p>Traditional rural buildings outside development boundaries make an important contribution to the quality of the landscape in Denbighshire and securing new uses for buildings that have become redundant can help to preserve them. In cases where the</p>		<p>sustainability commitment to ensure the housing needs of the community are met.</p> <p>Takes account of SAR (2009) recommendations.</p> <p>Note that there remains a conflict between options for housing need of the local community and development with access to sustainable mode of transport.</p> <p>No further SA required.</p>
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			<p>redundant building makes little or no positive contribution to the landscape quality, conversion for residential use will not be considered acceptable. In line with national guidance, re-use for employment use will always be the first priority. Where an application for the reuse of a rural building for residential purposes is acceptable, the Council will require that the applicant demonstrates that the occupant of the new house satisfies the requirements of both the affordable housing policy BSC 4 and the forthcoming Affordable Housing SPG.</p> <p>Old and redundant rural buildings can provide important habitats for wildlife. Care must always be taken when developing such sites to ensure biodiversity interests are protected in line with policy VOE 5 Protecting natural resources: biodiversity/nature conservation.</p>		
			<p>Objective 1: Population and Community <i>The LDP Local Development Plan will aim to meet projected housing needs in terms of a total number, type and size of dwellings, including provision of affordable housing.</i></p>		
FC49	94	PSE 5	<p>Policy PSE 5 - Rural Economy</p> <p>In order to help to sustain the rural economy settlements, tourism and commercial development, including agricultural diversification, will be</p>	Amended to incorporate minor editing changes and to provide clarity and background to the policy.	<p>Minor editing change no further SA required.</p> <p>Takes account of SAR (2009) recommendations.</p>

		<p>supported throughout the County subject to detailed criteria, which include making a significant contribution to sustainable development and recognising the special status of the Area of Outstanding Natural Beauty/Area of Outstanding Beauty.</p> <p>Appropriate employment proposals for both conversions and new build outside of development boundaries will be supported provided the development is acceptable in terms of other LDP policies and the following criteria are met:</p> <ul style="list-style-type: none"> i) the proposal is appropriate in scale and nature to its location; and ii) any suitable existing buildings are converted or re-used in preference to new build; and iii) the proposal is supported by an appropriate business case which demonstrates that it will support the local economy to help sustain local rural communities; and iv) any proposals within the AONB/AOB, Pontcysyllte Aqueduct and Canal World Heritage Site (including the buffer zone) or other regionally important landscape areas, take 		
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			<p>full account of and seek to enhance the nature and distinctive qualities of the local landscape. In line with national policy any proposals that are considered to be detrimental to the quality of the AONB and World Heritage Site will be refused.</p> <p><u>National Policy links</u></p> <p>Planning Policy Wales : Chapter 5 – Conserving and Improving Natural Heritage and the Coast, Chapter 7 – Supporting the Economy,</p> <p>Technical Advice Notes 6 – Planning for Sustainable Rural Communities 12 – Design 13 – Tourism</p> <p><u>Justification</u></p> <p>The need to sustain rural employment throughout the County is recognised and relevant considerations relating to sustainability and minimising environmental concerns are identified.</p> <p>The policy requires the demonstration of a business case for the development, in order to establish the benefits of the scheme in relation to sustaining local</p>		
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			<p>employment and the rural economy. The benefits could include provision of local employment opportunities, use of locally sustainable sources for any raw materials, scope to sell local produce, and provision of services to local communities.</p> <p>Development proposals will have to evaluate their impact to ensure no detriment to the landscape character in accordance to policy RD 1 – Sustainable Development and Good Standard Design.</p>		
			<p>Objective 3: Economy and Jobs <i>The LDP Local Development Plan will also allow sufficient flexibility to provide for local employment opportunities, particularly in rural areas.</i></p>		
			<p>Objective 16: Areas of Protection <i>The LDP Local Development Plan will seek to protect and enhance the natural and built heritage of the County including aspects such as landscape, biodiversity, geo-diversity, designated sites and buildings and protected species. Environmental services and goods will additionally be enhanced and developed.</i></p>		
FC50	95	PSE 6	<p>Policy PSE 6 - Retail economy</p> <p>Proposals for retail within defined town centres will be supported provided that they are acceptable in</p>	Amended to incorporate minor editing changes and to provide clarity and background to the policy.	Minor clarification changes no further SA required.

		<p>terms of other LDP policies and of a scale and type appropriate to the size, character and function of the centre.</p> <p>Sub Regional Centre: Rhyl</p> <p>Town Centres: Prestatyn, Denbigh, Ruthin, Llangollen,</p> <p>District Centres: Rhuddlan, St Asaph, Corwen, Clwyd Retail Park</p> <p><u>National Policy links</u></p> <p>Planning Policy Wales : Chapter 10 – Planning for Retail and Town Centres.</p> <p>Technical Advice Notes TAN 4 – Retailing and Town Centres TAN 12 – Design</p> <p><u>Justification</u></p> <p>Planning Policy Wales seeks to avoid new development out of town centres in favour of enhancing town centres. The Local Development Plan will reinforce this through the direction of new retail and services towards the County’s main town centres. Existing out of town retail developments, including the Clwyd Retail Park and Tweedmill Factory outlet, provide an important contribution</p>		
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			<p>to the County's overall retail offer, however, further expansion is not proposed due to the potential impact on the town centres of Rhyl, Rhuddlan and St Asaph.</p> <p>Exceptions may be made in relation to sites allocated under Policy BSC2 where such development can be demonstrated to support the Council's regeneration aspirations. Policy PSE 8 – Development within town centres, addresses other types of development which will be acceptable in town centres, such as leisure uses which attract a large number of people, commercial uses or community uses.</p> <p>Objective 4: Retail <i>The LDP Local Development Plan will aim to re-establish Rhyl as one of the sub-region's most attractive shopping centres.</i></p>		
FC51	96	PSE 7	<p>Policy PSE 7 - Proposals for new retail development</p> <p>The following allocations for retail are identified on the proposals map:</p> <p>Rhyl: High Street/Queen Street area: Predominantly non-food retailing, leisure and commercial offices</p>	Amended to provide background to the policy and to incorporate minor editing changes.	<p>Minor editing change.</p> <p>Some cartographical omissions are noted on the proposals map, however they do not require further SA considerations.</p>

		<p>Prestatyn: Town centre redevelopment: Mixture of food & non-food retailing</p> <p>Denbigh: Station Yard site: Mixture of food & non-food retailing</p> <p><u>National Policy links</u></p> <p>Planning Policy Wales : Chapter 10 – Planning for Retail and Town Centres.</p> <p>Technical Advice Notes TAN 4 – Retailing and Town Centres TAN 12 – Design</p> <p><u>Justification</u> A quantitative need for additional non-food retailing has been identified within the County (Update of the Quantitative Retail Capacity Analysis from the Denbighshire Retail & Leisure Study - Roger Tym & Partners 2006). In order to reinforce Rhyl as a sub-regional centre, an allocation is made at the Queen Street/West Rhyl Parade area which is being actively promoted by the Council. Proposals should include a mix of uses, comprising predominantly non-food retailing, and with elements of food retailing, leisure and commercial uses.</p>		
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		<p>No additional quantitative need has been identified specifically for Prestatyn and Denbigh because of a number of extant permissions. To date, these permissions have not been implemented and the Council is concerned that failure to allocate these areas within the LDP Local Development Plan could result in the loss of these areas for retail, or result in piecemeal development which would jeopardise the Council's regeneration objectives for the towns. Proposals include a mixture of non-food and food retailing, including supermarket provision.</p> <p>Whilst the 2006 retail study identified a qualitative need for supermarket provision in Corwen, Llangollen and St Asaph, no allocations have been made. No suitable town centre sites have been identified in the towns and it is felt that out of town supermarket provision would negatively impact on the viability and vitality of the towns. Furthermore, St Asaph suffers from congestion problems which it is considered would be exacerbated by the development of a supermarket within the town. Proposals for retail development will be considered using policies PSE 8 - Development within town centres and PSE 9 – Out of town centre retail development.</p>		
		<p>Objective 4: Retail</p>		

			<p><i>The LDP Local Development Plan will aim to re-establish Rhyl as one of the sub-region's most attractive shopping centres.</i></p> <p>Objective 5: Transport</p> <p><i>The LDP Local Development Plan will place emphasis on integrating land uses, such as, employment, housing, transport, with a view to reduce the need to travel and will promote sustainable transport.</i></p>		
FC52	98	PSE 8	<p>Policy PSE 8 - Development within town centres</p> <p>Development proposals within town centres defined on the proposals map will be permitted provided that all of the following criteria are met that they are acceptable in terms of other LDP policies and:</p> <ul style="list-style-type: none"> i) they enhance the vitality and viability of the town centre; and ii) they do not result in an unacceptable balance of retail and non-retail uses; iii) Within the primary shopping frontage of Rhyl, Prestatyn, Denbigh, Ruthin and Llangollen the change of use of ground floor retail premises (A1 shops) to any other use class will be resisted. 	Amended to incorporate representations received on the Deposit LDP, to provide background to the policy and to incorporate minor editing changes.	Minor editing changes for clarification no further SA required.

		<p><u>National Policy links</u></p> <p>Planning Policy Wales : Chapter 10 – Planning for Retail and Town Centres.</p> <p>Technical Advice Notes TAN 4 – Retailing and Town Centres TAN 12 – Design</p> <p><u>Justification</u></p> <p>Appropriate retail provision across the County is essential. It can help ensure the vitality of rural communities by acting as a central meeting place, a regeneration catalyst in deprived areas, enhance the economy, and help reduce the need for private transport.</p> <p>Town centres may appropriately accommodate non-retail uses; however, it is essential that the primary function of the town centre is not eroded by incremental development. Towns across the County perform a variety of different roles which will be supported through the LDP Local Development Plan. Proposals for non-retail uses such as financial institutions, leisure uses, offices and proposals that relate to the night time economy (e.g. pubs, clubs etc) will be permitted where they enhance the vitality of the town, and do not result in an unacceptable balance of</p>		
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			<p>non A1 uses and do not conflict with other Plan policies. Town centres are defined on the Proposals Map.</p> <p>A p Primary frontages has have been identified in Rhyl, Prestatyn, Denbigh, Ruthin and Llangollen to preserve its their retail function. Non-retail uses will be encouraged to locate outside of the primary frontage.</p>		
			<p>Objective 4: Retail <i>The LDP Local Development Plan will aim to re-establish Rhyl as one of the sub-region's most attractive shopping centres.</i></p> <p>Objective 5: Transport <i>The LDP Local Development Plan will place emphasis on integrating land uses, such as, employment, housing, transport, with a view to reduce the need to travel and will promote sustainable transport.</i></p>		
FC53	99	PSE 9	<p>Policy PSE 9 – Out of centre retail development</p> <p>Proposals for small scale retail uses within development boundaries will be permitted outside of town centres provided all of the following criteria are met they are acceptable in terms of other LDP policies and:</p> <p>i) are less than 500m² gross area,</p>	Amended to provide background and clarification on the policy and to incorporate minor editing changes.	<p>Minor changes to reflect policy clarification.</p> <p>No further SA required.</p> <p>SAR (2009) recommendations have been excluded as national guidance now requires this stipulation</p>

		<p>and</p> <ul style="list-style-type: none"> ii) serve the local area; and iii) do not form part of an industrial estate; and iv) do not jeopardise the viability and vitality of town or district centres <p><u>National Policy links</u></p> <p>Planning Policy Wales : Chapter 10 – Planning for Retail and Town Centres.</p> <p>Technical Advice Notes TAN 4 – Retailing and Town Centres TAN 12 – Design</p> <p><u>Justification</u></p> <p>Retail development outside of town centres can jeopardise the vitality and viability of existing town centres. The LDP will seek to limit the scale of retail development outside of town centres, whilst recognising the need to allow some development to help sustain communities, particularly in rural areas. Proposals that are outside of the main town centre will be determined using the sequential approach outlined in Chapter 10 of Planning Policy Wales Ministerial Planning Policy Statement 02/2005: Planning for Retailing and Town Centres. Where proposals are of a</p>		(TAN15).
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			<p>scale that is found to be unacceptable they will be refused. The Council will direct any new supermarket provision either within or on the edge of existing town centres as defined on the proposals map. Proposals for retail on industrial estates will be not be permitted to prevent incremental change in the overall use of the site.</p>		
			<p>Objective 5: Transport <i>The LDP Local Development Plan will place emphasis on integrating land uses, such as, employment, housing, transport, with a view to reduce the need to travel and will promote sustainable transport.</i></p>		
FC54	100	PSE 10	<p>Policy PSE 10 - Local shops and services</p> <p>Proposals for new or expansion of existing local shops and local services within settlements will generally be supported provided the development is acceptable in terms of other LDP policies. Proposals to combine a number of services within a single location to ensure their overall continued viability will be looked upon favourably.</p> <p>Proposals that result in the loss of such shops or services to other uses</p>	<p>Amended to incorporate representations received on the Deposit LDP, to provide background to the policy and to incorporate minor editing changes.</p>	<p>Minor clarification changes no further SA required.</p>

		<p>will not be permitted unless it can be demonstrated that all of the following criteria are met:</p> <ul style="list-style-type: none"> i) the unit is no longer financially viable; and ii) the unit has been actively marketed for a period of 12 months without success; and iii) all reasonable other options to find a new user for the unit have been pursued. <p><u>National Policy links</u></p> <p>Planning Policy Wales : Chapter 10 – Planning for Retail and Town Centres.</p> <p>Technical Advice Notes TAN 4 – Retailing and Town Centres TAN 12 – Design</p> <p><u>Justification</u></p> <p>Denbighshire possesses a significant number of shops and other local services such as local retail shops, post offices, meeting halls, public houses, community transport etc in its towns, villages and rural settlements, many of which are under threat. These perform a vital role in meeting the daily needs of people and it is important that these services facilities are not lost.</p>		
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			<p>The Council will support proposals for new small scale shops, and pubs and post offices etc within development boundaries or associated with identified hamlets that meet other LDP policy criteria.</p> <p>Where proposals relate to the loss of shops or other services facilities, the Council will require applicants to produce evidence to substantiate the lack of viability of the use. This will include access to the financial records of the business in appropriate circumstances. Attempts to subvert the policy by deliberately running down a business to demonstrate it is not financially viable will not be supported.</p> <p>Where services can be combined in a single unit to improve their viability then this will be supported.</p> <p>Objective 5: Transport <i>The LDP Local Development Plan will place emphasis on integrating land uses, such as, employment, housing, transport, with a view to reduce the need to travel and will promote sustainable transport.</i></p>		
FC55	102	PSE 11	Policy PSE 11 – Major new tourism developments	Amended to incorporate representations received on the Deposit LDP, to provide	Changes strengthen the sustainability commitment.

		<p>Proposals for sustainable forms of tourism development, of regional or national significance, which meet the needs of residents and visitors will be supported if also acceptable in terms of other Local Development Plan policies and subject to meeting all the following criteria:</p> <p>i) [redacted] is appropriate to its setting and within the capacity of the local environment, particularly within or affecting the Area of Outstanding Natural Beauty, Area of Outstanding Beauty, Pontcysyllte Aqueduct and Canal World Heritage Site (including the buffer zone) or other regionally important landscape areas. In line with national policy any proposals that are considered to be detrimental to the quality of the Area of Outstanding Natural Beauty and World Heritage Site will be refused; and</p> <p>ii) is within the capacity of the local infrastructure, or it can be demonstrated that the development can fully address any infrastructure deficiencies identified, and;</p> <p>iii) is accessible to all potential users, offering large scale and appropriate public transport and</p>	<p>clarity and background to the policy and to incorporate minor editing changes.</p>	<p>SAR ("009) recommendation excluded from the policy as national guidance prevails regarding achieving BREEAM standards.</p> <p>No further SA requirements.</p>
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		<p>where possible access by walking and cycling, and;</p> <p>iv) will support and extend the range of facilities on offer within the County, and;</p> <p>v) will assist in the regeneration and biodiversity objectives of Denbighshire, and;</p> <p>vi) will utilise available local labour where possible.</p> <p><u>National Policy links</u></p> <p>Planning Policy Wales : Chapter 5 – Conserving and Improving Natural Heritage and the Coast, Chapter 7 – Supporting the Economy, Chapter 11 – Tourism, Sport and Recreation</p> <p>Technical Advice Notes TAN 6 – Planning for Sustainable Rural Communities TAN 12 – Design TAN 13 – Tourism</p> <p><u>Justification</u></p> <p>Large scale innovative projects can significantly enhance the visitor economy and offer wide reaching benefits throughout the County. Developments such as major holiday parks and visitor centres of national or regional significance can significantly</p>		
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		<p>increase visitor numbers and can be an effective way of raising the profile and reputation of a visitor destination.</p> <p>Major new tourism developments can have a negative impact upon landscape character if they are insensitively developed or inappropriately located. Development proposals, particularly within the Area of Outstanding Natural Beauty, Area of Outstanding Beauty, Pontcysyllte Aqueduct and Canal World Heritage Site (including the buffer zone) or other regionally important landscape areas, will require very careful consideration to ensure there will be no detriment to the landscape character.</p>		
		<p>Objective 12: Infrastructure <i>The LDP Local Development Plan will ensure that an adequate level of physical and community infrastructure will be provided alongside new developments, e.g. water supply, primary care facilities, schools, roads, community facilities.</i></p>		
		<p>Objective 15: Tourism <i>The LDP Local Development Plan will seek to enhance and sustain tourism in the rural and coastal areas of the County.</i></p>		
		<p>Objective 16: Areas of Protection</p>		

			<p><i>The Local Development Plan will seek to protect and enhance the natural and built heritage of the County including aspects such as landscape, biodiversity, geo-diversity, designated sites and buildings and protected species. Environmental services and goods will additionally be enhanced and developed.</i></p>		
FC56	104	PSE 12	<p>Policy PSE 12 - Chalet, static and touring caravan and camping sites</p> <p>Proposals for new static caravan sites will not be permitted in Denbighshire within the lifetime of the plan. However Proposals for the environmental improvement of existing static holiday caravan or chalet sites by remodelling, provision of new facilities and by landscaping will be supported provided the development is acceptable in terms of other Local Development Plan policies and meets the following criteria:</p> <p>i) the proposal results in the overall improvement of the facilities, layout and landscaping; and</p> <p>ii) the development does not increase the number of static caravan or chalet units on the site; and</p>	<p>Amended to incorporate responses received on the Deposit LDP, to provide background to the policy and to incorporate minor editing changes.</p>	<p>Minor editing changes and policy clarification.</p> <p>Changes strengthen the sustainability commitments of the SA objectives.</p> <p>No further SA required.</p>

		<p>iii) the development does not result in an overall increase in the site area</p> <p>ii) it can be demonstrated that any minor proposed increase in the number of static caravan/chalet units or site area will preserve or enhance the landscape setting of the overall site.</p> <p>Proposals for the change of use of a static caravan or chalet from tourist use to residential use will not be permitted. Proposals for the conversion of touring caravan sites to statics will not be permitted.</p> <p>Proposals for new touring caravans and tent sites will be encouraged where all the following criteria are met:</p> <p>i) the site is small in scale and proportionate to its location, particularly within and adjoining the Area of Outstanding Natural Beauty or Area of Outstanding Beauty, Pontcysyllte Aqueduct and Canal World Heritage Site (including the buffer zone) or other regionally important landscape areas; and</p> <p>ii) the development would not result in an over concentration</p>		
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		<p>of sites in any one locality to the detriment of the landscape or residential amenity; and</p> <p>iii) the development makes a positive contribution to the local biodiversity, and natural and built environment; and</p> <p>iv) the development would not appear obtrusive in the landscape and is high quality in terms of layout, design and landscaping in line with the development principles, and it has no adverse highway or community impacts; and</p> <p>v) does not allow individual caravans/tents to remain on site for more than 31 consecutive days.</p> <p><u>National Policy links</u></p> <p>Planning Policy Wales : Chapter 5 – Conserving and Improving Natural Heritage and the Coast, Chapter 7 – Supporting the Economy, Chapter 11 – Tourism, Sport and Recreation</p> <p>Technical Advice Notes TAN 6 – Planning for Sustainable Rural Communities TAN 12 – Design TAN 13 – Tourism</p>		
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		<p><u>Justification</u></p> <p>Static and touring caravan sites together with chalets and camp sites are an important source of holiday accommodation, which can be crucial to the success of the tourism industry, although such sites are often seen as being visually intrusive. This is particularly felt in the main resort areas of Rhyl and Prestatyn where a series of adjoining sites are prominent and in various countryside locations. In some areas the cumulative impact of existing sites may be considered visually obtrusive and dominant in the landscape therefore the Council will encourage landscaping schemes to improve and screen sites. The Plan will seek to ensure that future development is permitted only where the proposal would not result in an over concentration of similar uses in the locality and where there is significant enhancement of the biodiversity of the area. The occupancy of static caravans and chalets will be restricted to holiday use and any residential use will be subject to enforcement action.</p> <p>There is already an over provision of caravan type development particularly in the north of the County much of which is of low quality. Much of the coastal area is exposed with little tree</p>		
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		<p>cover which makes the assimilation of caravan sites into the landscape difficult. In the inland rural areas, caravan development, particularly static caravans, can be obtrusive in the landscape and damaging to the character of the rural area unless strictly controlled.</p> <p><u>Improvement of existing static caravan sites</u></p> <p>The replacement of existing static caravan sites with woodland-lodge style developments will be permitted where it improves the appearance and landscaping of the site. However, as with all development, proposals for any accommodation will only be allowed after it has been demonstrated that no adverse impact on the integrity of nature conservation and biodiversity sites will result. The use of a caravan or chalet for residential purposes will be resisted due to the unsuitability of this type of property for permanent residential occupation.</p> <p>Any extensions to static caravan sites will be minor in nature and permitted only in exceptional circumstances.</p> <p><u>New proposals for touring caravan sites</u></p> <p>Touring caravan sites and camp sites have a lower impact as they are not permanently occupied and in winter</p>		
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		<p>months there may be little evidence of activity. However in summer months they can be intrusive in the landscape and may add to visitor pressure on particular areas if not controlled. Where visitor pressures are less they may be suitable, subject to other environmental considerations.</p> <p>The policy is intended to ensure that proposals for touring caravan sites only cater for short term tourist use, are unobtrusive in the landscape, can be safely accessed, are attractively designed and include a high quality landscaping scheme incorporating mature planting. In line with national guidance, these sites will not be permitted within flood risk zones. Beyond the settlement limits landscape and other environmental considerations become more important, so it is unlikely that many new touring caravan and tent sites will be developed in the rural area during the plan period. It is envisaged that this policy could be used to allow small-scale development on new sites providing this does not adversely impact on the landscape. It is recognised that the number of pitches would probably not be economically viable as a stand alone business enterprise. Instead it is considered that the policy can be used by the agricultural community as a form of farm diversification and a means of</p>		
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			<p>providing an additional income.</p> <p>Objective 14: Design <i>The LDP Local Development Plan will ensure that new developments will exhibit a standard of sustainable and good quality design.</i></p> <p>Objective 15: Tourism <i>The LDP Local Development Plan will seek to enhance and sustain tourism in the rural and coastal areas of the County.</i></p> <p>Objective 16: Areas of Protection <i>The LDP Local Development Plan will seek to protect and enhance the natural and built heritage of the County including aspects such as landscape, biodiversity, geo-diversity, designated sites and buildings and protected species. Environmental services and goods will additionally be enhanced and developed.</i></p>		
FC57	107	PSE 13	<p>Policy PSE 13 - Coastal tourism protection zones</p> <p>Within the coastal tourism protection zones shown on the proposals maps only tourism related development proposals will be supported provided they meet other LDP policy criteria.</p> <p><u>National Policy links</u></p> <p>Planning Policy Wales : Chapter 5 – Conserving and Improving Natural Heritage and the Coast, Chapter 7 – Supporting the Economy,</p>	Amended to provide background and clarity to the policy.	Minor clarification changes no further SA required.

			<p>Chapter 11 – Tourism, Sport and Recreation</p> <p>Technical Advice Notes TAN 6 – Planning for Sustainable Rural Communities TAN 12 – Design TAN 13 - Tourism</p> <p><u>Justification</u></p> <p>The coastal areas of Rhyl and Prestatyn are vital to the visitor economy of the area. An integral part of the regeneration of the coastal area is to reposition the resorts to attract new and higher spending visitors with quality attractions, activities, accommodation and environment. Restricting land uses in the coastal tourism protection areas to those relating to the visitor economy is complementary to the regeneration aims for the area.</p>		
			<p><i>Objective 15: Tourism</i> <i>The LDP Local Development Plan will seek to enhance and sustain tourism in the rural and coastal areas of the County.</i></p>		
FC58	107	PSE 14	<p>Policy PSE 14 – Outdoor activity tourism</p> <p>Development proposals that expand or reinforce the tourism offer of the County in the outdoor activity sector will be supported provided the</p>	Amended to incorporate representations received on the Deposit LDP, to provide background to the policy and to incorporate minor editing changes.	Changes strengthen the SA commitments. No further SA requirements.

		<p>development is acceptable in terms of other LDP policies and the following criteria are met:</p> <ul style="list-style-type: none"> i) the development is appropriate to its setting and within the capacity of the local environment and infrastructure, particularly within and adjoining the Area of Outstanding Natural Beauty, Area of Outstanding Beauty, Pontcysyllte Aqueduct and Canal World Heritage Site (including the buffer zone) or other regionally important landscape areas. In line with national policy any proposals that are considered to be detrimental to the quality of the Area of Outstanding Natural Beauty and World Heritage will be refused; and ii) that any suitable existing buildings are converted or re-used in preference to new build; and iii) necessary mitigation measures are included and the proposals would not have an unacceptable impact on neighbours the local community. <p><u>National Policy links</u> <u>Planning Policy Wales :</u></p>		
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		<p>Chapter 5 – Conserving and Improving Natural Heritage and the Coast, Chapter 7 – Supporting the Economy, Chapter 11 – Tourism, Sport and Recreation</p> <p>Technical Advice Notes TAN 6 – Planning for Sustainable Rural Communities TAN 12 – Design TAN 13 – Tourism</p> <p><u>Justification</u></p> <p>Denbighshire is well placed to take advantage of the growth in the outdoor activities sector. The success of current facilities such as the Llandegla Mountain Bike Centre should be built upon and encouraged. Expenditure by participants in outdoor activities is often high and the County is supportive of developments that will encourage sustainable growth in this sector within environmental capacity limits.</p> <p>Development proposals, particularly within the Area of Outstanding Natural Beauty or Area of Outstanding Beauty, will require very careful consideration to ensure there will be no detriment to the landscape character.</p> <p>In line with policy PSE 12 - Chalet,</p>		
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			<p>static and touring caravan and camping sites, the Local Development Plan will not permit the development of new static caravan sites. Chalet development in association with outdoor activity tourism will also not be permitted unless a significant need is demonstrated and there are no opportunities to re-use or convert existing buildings for tourist accommodation.</p>		
			<p>Objective 15: Tourism <i>The LDP Local Development Plan will seek to enhance and sustain tourism in the rural and coastal areas of the County.</i></p> <p>Objective 16: Areas of Protection <i>The LDP Local Development Plan will seek to protect and enhance the natural and built heritage of the County including aspects such as landscape, biodiversity, geo-diversity, designated sites and buildings and protected species. Environmental services and goods will additionally be enhanced and developed.</i></p>		
FC59	109	PSE 15	<p>Policy PSE 15 - Safeguarding Minerals</p> <p>High quality resources of minerals, including limestone, sand and gravel,</p>	Amended to incorporate representations received on the Deposit LDP and to provide background to the policy.	Minor editing change no further SA required.

		<p>Denbigh Gritstones, igneous, and volcanic deposits and coal will be safeguarded from development that would result in its permanent loss or hinder future extraction. Development will only be permitted where:</p> <ul style="list-style-type: none"> i) it can be demonstrated that the need for the development outweighs the need to protect the mineral resource; or ii) where such development would not have a significant impact on the viability of that mineral being worked; or iii) where the mineral is extracted prior to the development. <p><u>National Policy links</u></p> <p>Planning Policy Wales : Minerals Planning Policy Wales</p> <p>Technical Advice Notes Minerals Technical Advice Note 1: Aggregates Minerals Technical Advice Note 2: Coal</p> <p><u>Justification</u></p> <p>The safeguarding of an area does not indicate an acceptance of working but protects potential resources from other types of permanent development which would either sterilise them or hinder</p>		
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		<p>future extraction. Small scale developments may be suitably located so as to minimise impacts on the mineral reserve and its likelihood of being worked in the future. Developments that are adjacent to existing settlements are unlikely to have a significant impact because of the need to retain a buffer between mineral working and dwellings however, large scale developments could potentially sterilise mineral reserves. Where this is the case, the mineral should be removed prior to, or as part of, the development of the site. The Local Development Plan allocations are not considered to jeopardise the safeguarding of minerals due to their proximity to existing built up areas.</p> <p>No safeguarding areas for coal are identified on the proposals maps at the present time as there are no known primary or secondary resources in Denbighshire. Should further information become available which indicates such resources are present; the proposals maps will be amended.</p>		
		<p>Objective 9: Minerals <i>The LDP Local Development Plan will seek to meet its local and regional mineral needs in the most sustainable manner.</i></p>		

FC60	110	PSE 16	<p>Policy PSE 16 - Mineral buffer zones</p> <p>i) Sensitive development within buffer zones, as defined on the proposals map, will not be permitted unless it can be demonstrated that working has ceased and will not be resumed.</p> <p>ii) Extensions to quarries within the AONB will not be permitted unless there is an overriding national need that cannot be met elsewhere.</p> <p>ii) Extensions to quarries outside of the AONB will only be permitted where a suitable buffer can be retained, i.e. where such an extension would not cause other development to become part of a buffer, and where it can be demonstrated that there is no unacceptable impact on the environment or human health.</p> <p><u>National Policy links</u></p> <p>Planning Policy Wales : Minerals Planning Policy Wales</p> <p>Technical Advice Notes Minerals Technical Advice Note 1: Aggregates Minerals Technical Advice Note 2: Coal</p>	Amended to incorporate representations received on the Deposit LDP and to provide background to the policy.	Minor editing change no further SA required.
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		<p><u>Justification</u></p> <p>Sensitive development, as defined within Minerals Planning Policy Wales, includes residential development, hospitals, schools and specialised high technology. Development which is not sensitive, such as general industry and distribution, is therefore not affected by the buffer zones, and will be assessed using policy PSE 15 in terms of its impact on future extraction. Operations undertaken at mineral workings may be incompatible with these uses. The buffer zones selected reflect the nature and activities of the mineral extraction in question. In the case of sand and gravel, buffer zones are 100m and in the case of hard rock, they are 200m. These distances will be applied unless there are clear and justifiable reasons for reducing them, in line with Minerals Technical Advice Note 1: Aggregates. Where quarries are no longer permitted to operate, such buffers are not necessary. However, where sites are dormant and may continue operations at a later date, it is undesirable to inhibit further working by introducing sensitive development. Buffer zones do not preclude further expansion of a quarry; however, development outside of these buffer zones may limit further expansion.</p>		
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			<p>Objective 9: Minerals <i>The LDP Local Development Plan will seek to meet its local and regional mineral needs in the most sustainable manner.</i></p> <p>Objective 16: Areas of Protection <i>The LDP Local Development Plan will seek to protect and enhance the natural and built heritage of the County including aspects such as landscape, biodiversity, geo-diversity, designated sites and buildings and protected species. Environmental services and goods will additionally be enhanced and developed.</i></p>		
FC61	111	PSE 17	<p>Policy PSE 17 - Future mineral extraction</p> <p>i) Applications for the working of minerals within the Area of Outstanding Natural Beauty or Area of Outstanding Beauty will not be permitted unless exceptional circumstances can be demonstrated. there is an overriding national need that cannot be met elsewhere</p> <p>ii) Applications for the extraction of aggregate minerals will only be permitted where it is necessary to maintain stocks of permitted reserves having regard to the Regional</p>	Amended to incorporate representations received on the Deposit LDP, to provide background and clarity to the policy and to incorporate minor editing changes.	Minor editing and clarification changes no further SA required.

			<p>Aggregate Working Party apportionment figures, or, where no figure exists, the demonstrated need of the industry concerned.</p> <p>iii) Applications for the extraction of up to 1 million tonnes of sand and gravel will be permitted in Preferred Areas (identified on the proposals maps); taking into account the above criteria.</p> <p>iv) Applications for the extraction of coal will only be permitted where it can be demonstrated that there is an overriding national need;</p> <p>v) Applications that accord with the above criteria will be permitted provided that all the following criteria are met they accord with other plan policies and:</p> <p>a. An appropriate buffer is included, within which no mineral working or sensitive development will be allowed; and</p> <p>b. Suitable access and transport routes are identified; and</p> <p>c. Final reinstatement of public rights of way should be close to their original alignment with intermediate reinstatements where</p>		
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			<p>possible; and</p> <p>d. Noise is kept to an acceptable level; and</p> <p>e. Measures to reduce the impact of dust, smoke and fumes are implemented; and</p> <p>f. Suitable blasting controls are implemented; and</p> <p>g. Impacts on groundwater and water supplies are found to be acceptable; and</p> <p>h. An appropriate restoration scheme and after use is identified for the site.</p> <p><u>National Policy links</u></p> <p>Planning Policy Wales : Minerals Planning Policy Wales</p> <p>Technical Advice Notes Minerals Technical Advice Note 1: Aggregates Minerals Technical Advice Note 2: Coal</p> <p><u>Justification</u></p> <p>Minerals can only be worked where they are found; however, the existence of a mineral reserve does not justify its extraction. The need for the extraction of the mineral should be demonstrated and found to outweigh the environmental impacts of such</p>		
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		<p>development.</p> <p>There are a number of existing quarries located within the Area of Outstanding Natural Beauty or Area of Outstanding Beauty. Mineral extraction conflicts with the objectives of the Area of Outstanding Natural Beauty strategy and will therefore be directed away from the Area of Outstanding Natural Beauty or Area of Outstanding Beauty. Proposals for extraction within the Area of Outstanding Natural Beauty or Area of Outstanding Beauty, including proposals to extend existing sites, will be assessed using the strict tests contained within Minerals Planning Policy Wales, paragraph 21.</p> <p>Minerals Technical Advice Note 1: Aggregates (paragraph 49) requires local authorities to maintain landbanks of 10 years crushed rock and 7 years sand and gravel to be maintained over the entire plan period. The Regional Aggregates Working Party produced a Regional Technical Statement (RTS) in 2009 which forecast levels of demand for aggregates in the region and apportioned allocations to local authorities in the region to enable the region to maintain a 15 and 12 year landbank for crushed rock and sand & gravel respectively. The RTS identified that there was no need to allocate</p>		
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		<p>crushed rock (limestone) as adequate landbanks already exist. However, it did identify the need for Denbighshire to allocate 1 million tonnes of sand and gravel.</p> <p>In order to ensure that an adequate land bank of sand and gravel is maintained preferred areas (as defined by Minerals Planning Policy Wales, paragraph 14) have been identified on the proposals maps. Within these areas resources have been identified in GIS data supplied by the British Geological Survey. Preferred Areas have been determined by removing areas that are considered sensitive, such as the Area of Outstanding Natural Beauty, Area of Outstanding Beauty, Sites of Special Scientific Interest, Special Protection Areas. The area can accommodate well in excess of 1mt. This will ensure that a degree of market choice is retained and will ensure towards the end of the Local Development Plan the landbank can be maintained beyond 1 million tonnes if required.</p> <p>Coal can contribute towards the energy requirements of Wales. The Energy Review (2006) states the Government believes that it is right to make the best use of UK energy resources, including coal reserves, where it is economically viable and environmentally acceptable to do so. Minerals Technical Advice</p>		
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		<p>Note 2: Coal, sets out the Assembly's requirements with respect to coal and Local Development Plans. Local Development Plans are required to identify shallow coal areas that should not be worked. Denbighshire has two areas of shallow coal deposit in the Prestatyn/Dyserth area and the Trefnant/Henllan area. It is felt that neither of these areas is are acceptable for future working of the coal because of the presence of sensitive development, environmental designations and constraints. Further information is available within the minerals background paper.</p> <p>The majority of existing quarries are located within the AONB or AOB, which conflicts with the objectives of the AONB strategy.</p>		
		<p>Objective 9: Minerals <i>The LDP Local Development Plan will seek to meet its local and regional mineral needs in the most sustainable manner.</i></p> <p>Objective 16: Areas of Protection <i>The LDP Local Development Plan will seek to protect and enhance the natural and built heritage of the County including aspects such as landscape, biodiversity, geo-diversity, designated sites and buildings and protected species. Environmental services and</i></p>		

			<i>goods will additionally be enhanced and developed.</i>		
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<i>THEME: VALUING OUR ENVIRONMENT</i>					
Focussed Changes Ref. No.	Page No.	Policy	Change Proposed	Justification	SA/SEA Screening
FC62	115		Valuing Our Environment (VOE) is concerned with the protection conservation and enhancement, i.e. preservation, protection, wise use, restoration and sustainable management, of those assets, both all natural and built features, that make up Denbighshire's unique environment. The natural and historic environment can They positively contribute towards to the economy, and maintain the health and well being of those who live and work in Denbighshire the County. The local economy benefits from individual landscape assets as well, for example rural tourism in the 'Clwyd Ranges' and the 'Vale of Llangollen', and high quality agricultural land used for farming. Denbighshire has a quality Therefore, it is a key objective of the Local Development plan to conserve and enhance the natural and man-made built environment in Denbighshire. National policy affords these assets a degree of protection, particularly Sites of Special Scientific Interest, Special Areas of	Amended to provide clarification and background to the policy theme.	Minor editing change and further pre-ambule for clarification. No further SA required.

		<p>Conservation, Ramsar sites, AONB, high quality agricultural land, listed buildings, conservation areas, sites of archaeological interest, historic parks and gardens and ancient monuments.</p> <p>Specific policies are included within the LDP to outline the Council's priorities in terms of several protected areas of protection, protection of such as the AOB Area of Outstanding Natural Beauty (AONB), and the Pontcysyllte Aqueduct World Heritage Site, to control enabling development, and to guide development for waste facilities and renewable energy development throughout the County.</p> <p>Climate change is a serious perhaps one of the largest threats to our local communities and the natural environment. Denbighshire strongly supports the objectives set out by Welsh Assembly Government in the 'Climate Change Strategy for Wales'. needs We aim to minimise the impact it has on climate change need to travel by ensuring that new development can be accessed in a sustainably manner, minimises the demand for non-renewable energy use, and support an by ensuring that increase in the use of renewable energy is maximised wherever possible.</p> <p>New Ddevelopments in Denbighshire also needs to ensure should demonstrate that</p>		
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			<p>it can they contain measures to adapt to the impacts consequences of climate change., such as Our built environment must be able to withstand a rise in sea levels, an increased in flood risk, and extreme extraordinary weather events and rise in sea levels, by ensuring that new development is located away from those areas that are susceptible to flooding. such as heavy rain storms and drier summers. The use of sustainable drainage systems will be encouraged within all new relevant development proposals.</p>		
FC63	116	VOE 1	<p>Policy VOE 1 – Key areas of protection</p> <p>The following areas will be protected from inappropriate development and, wherever possible, enhanced for their particular characteristics, and value to local communities in Denbighshire:</p> <ul style="list-style-type: none"> • Statutory designated sites for nature conservation; • Local Aareas designated /or identified because of their landscape, biodiversity, geodiversity, archaeological, and / or agricultural value; • Formal pPublic open space and leisure facilities; • Employment land and buildings Sites of built heritage, historic landscapes, historic parks and gardens; 	<p>Amended to incorporate representations received on the Deposit LDP, to provide clarification and background to the policy and to incorporate minor editing changes.</p>	<p>Effective progression of SA Objective and in conformity with specific HRA Report recommendations and statutory advice.</p> <p>Takes account of SAR (2009) recommendations.</p> <p>No further SA required.</p>

		<ul style="list-style-type: none"> • Greenfield land within a defined floodplain. <p>vi) Land designated for community use</p> <p><u>National Policy Links</u></p> <p>Planning Policy Wales (PPW) Chapter 4 – Planning for Sustainability Chapter 5 – Conserving and Improving Natural Heritage and the Coast Chapter 6 – Conserving the Historic Environment</p> <p>Technical Advice Notes (TANs) TAN 5 – Nature Conservation and Planning TAN 6 – Planning for Sustainable Rural Communities TAN 15 – Development and Flood Risk</p> <p><u>Justification</u></p> <p>National policy International obligations and national policy provides a degree of protection to areas that are designated because of their landscape geomorphologic features, biodiversity rare species and habitats, archaeological historic importance, or agricultural value, or amenity benefits to local communities.</p> <p>Statutory designated sites for nature conservation are Ramsar sites, Special</p>		
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		<p>Protection Areas (SPAs), Special Areas of Conservation (SACs), Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNR), Marine Nature Reserves (MNR) and Local Nature Reserves (LNR).</p> <p>This policy includes locally designated or identified areas. Denbighshire County Council as the local planning authority is bound by international and national legislation with regard to statutory nature conservation and built heritage when deciding on development proposals that aim to either conserve or enhance a feature at a local level. Planning Policy Wales (PPW) and Technical Advice Note (TAN 5) 'Nature Conservation and Planning' provide information about statutory nature designation and the different levels of protection.</p> <p>Public open space and leisure facilities, such as sports grounds, are very important as they help to maintain the social fabric of communities. Some areas within the County are particularly limited in terms of the quality and distribution of open space. There is increased pressure on public open space for outdoor activities from development in coastal and rural areas. The LDP will therefore, the Local Development Plan will protect formal public open space and leisure facilities these areas as shown on the Local</p>		
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		<p>Development Plan proposals maps.</p> <p>Employment land is vital to the local economy. There is therefore a need to ensure that there is an adequate and appropriate supply of employment land within the County. Development that would compromise existing employment land within the County will be refused.</p> <p>The inclusion of parks and gardens in the Cadw/ICOMOS Register does not confer any extra statutory controls. New development which is proposed within boundaries or within their defined essential settings should not harm the special character(s). Development proposals which fall within registered historic landscapes, parks and gardens will be assessed against the Guide to Good Practice on using the Register of Landscapes of Historic Interest in Wales in the Planning and Development Process (Cadw/CCW/WAG).</p> <p>National policy is relatively comprehensive in terms of flood risk. Technical Advice Note 15: Flood Risk states that development on greenfield land in areas that are within the flood plain should not be permitted. The LDP Local Development Plan will seek to ensure that this is strictly enforced.</p>		
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			<p>Objective 3: Economy and Jobs The LDP will also allow sufficient flexibility to provide for local employment opportunities, particular in rural areas.</p>		
			<p>Objective 8: Public Open Space The LDP Local Development Plan will seek to protect existing open space and ensure that new developments make an adequate contribution to public open space provision.</p>		
			<p>Objective 16: Areas of Protection The LDP Local Development Plan will seek to protect and enhance the natural and built heritage of the County including aspects such as landscape, biodiversity, geodiversity, designated sites and buildings and protected species. Environmental services and goods will additionally be enhanced and developed.</p>		
FC64	118	VOE2	<p>Policy VOE 2 - Area of Outstanding Natural Beauty and Area of Outstanding Beauty</p> <p>In determining development proposals within or affecting the Areas of Outstanding Natural Beauty (AONB) and Area of Outstanding Beauty (AOB), will be supported where there would be no development that would cause unacceptable harm to the character and appearance of the landscape and provided the development is acceptable in terms of other Local Development Plan policies. the</p>	Amended to incorporate representations received on the Deposit LDP and to provide clarification and background to the policy.	<p>Minor editing change to reflect comments and for clarification.</p> <p>No further SA required.</p>

		<p>reasons for designation will not be permitted.</p> <p>National Policy Links Planning Policy Wales: Chapter 5 – Conserving and Improving Natural Heritage and the Coast</p> <p>Technical Advice Notes (TANs) TAN 6 – Planning for Sustainable Rural Communities TAN 16 – Sport, Recreation and Open Space</p> <p>Justification</p> <p>The Clwydian Range and Y Berwyn were identified as being of national landscape importance by the Hobhouse Report in 1947. The Clwydian Range was statutorily designated as an Area of Outstanding Natural Beauty (AONB) in 1985, whilst part of Y Berwyn is under active consideration by CCW Countryside Council for Wales as an extension to the Clwydian Range AONB for full AONB status. Policy VOE 2 will continue to apply to the entire area covered by the AONB (current and extended) and the AOB before and after a decision on the AONB extension has been finalised. The proposals maps will be updated to reflect any revised AONB boundary at the first review following formal designation.</p>		
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			<p>The purpose of this policy is to demonstrate that the AOB and AONB will be afforded equal protection in order to ensure development does not prejudice the future designation of part of Y Berwyn area as an AONB.</p> <p>Consideration will be given to both the impact of development within the AONB and AOB and the impact of development within on the setting of the AONB and AOB. Important views to and from the AONB and AOB will be protected.</p> <p>Applicants should ensure that proposals are compatible with the aims and objectives of the AONB Management Plan.</p>		
			<p>Objective 16: Areas of Protection The LDP Local Development Plan will seek to protect and enhance the natural and built heritage of the County including aspects such as landscape, biodiversity, geodiversity, designated sites and buildings and protected species. Environmental services and goods will additionally be enhanced and developed.</p>		
FC65	119	VOE 3	<p>Policy VOE 3 – Pontcysyllte Aqueduct and Canal World Heritage Site</p> <p>Development which would harm the setting of the Pontcysyllte Aqueduct and</p>	Amended to incorporate representations received on the Deposit LDP and to provide clarification on the policy.	Policy reworded in its entirety. The policy principles however remain. The changes are as a result of further

		<p>Canal World Heritage Site, the key views to and from it or the interpretation of qualities which justified its designation as a World Heritage Site will not be permitted.</p> <p>Non-residential visitor attraction facilities for the World Heritage Site outside of settlement limits but within the Pontcysyllte Aqueduct and Canal Buffer Zone will only be permitted where:</p> <ul style="list-style-type: none"> a) it is compatible with the reasons for nominating it; and b) it is sensitively located and designed. <p>Development which would harm the attributes which justified the designation of the Pontcysyllte Aqueduct and Canal as a World Heritage Site and the site's Outstanding Universal Value will not be permitted. The following are considered to be key material considerations:</p> <ul style="list-style-type: none"> i) The authenticity and integrity of the attributes that contribute to the Outstanding Universal Value of the World Heritage Site including views, and features of cultural, artistic, historical, social and natural environmental importance. ii) The setting of the World Heritage 		<p>clarification on the status of the World Heritage Site Buffer Zone.</p> <p>Changes are for clarification and therefore considered minor.</p> <p>No further SA required.</p>
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		<p>Site and attributes important to the Outstanding Universal Value of the site present within the Buffer Zone.</p> <p>Where there is a demonstrable need for essential non-residential visitor attraction facilities for the World Heritage Site which cannot be provided within the settlement limit, their location outside settlement limits will be permitted where there is no adverse impact on the Outstanding Universal Value.</p> <p><u>Justification</u></p> <p>National Policy links</p> <p>Planning Policy Wales: Chapter 6 – Conserving the Historic Environment.</p> <p>Welsh Office Circular 61/96, 'Planning and the Historic Environment: Historic Buildings and Conservation Areas'.</p> <p>Pontcysyllte Aqueduct and Canal World Heritage Site contains a number of outstanding and internationally important features. The aqueduct and the eleven miles of canals centred upon it utilised a concentrated series of innovative engineering solutions to negotiate a challenging upland landscape and for two</p>		
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		<p>centuries it remained as the tallest navigable aqueduct in the world. The site is a spectacular example of canal engineering, an architectural masterpiece set in a dramatic landscape, exemplifying improvements in transport during the industrial revolution. It is of outstanding universal value (OUV). contains a number of outstanding and internationally important features and is a World Heritage Site. The aqueduct and canal, its immediate setting and key views to and from the site and its wider historic and social context (e.g. the immediate locality provided materials and engineering expertise) that underpin the justification for building the aqueduct and canal are critical to the interpretation of the site and in understanding the integrity and authenticity of the outstanding universal value. and will be protected. There is a need to provide essential facilities to meet the needs of visitors to the site. Since the site lies largely within open countryside it is not always possible for these facilities to be located within developed areas and it is therefore recognised that limited development (such as car parking, toilets) in the open countryside will be necessary. Essential facilities must be sensitively located, landscaped and designed so as not to conflict with the reasons for designating the site. Bilingual signage and interpretation is expected.</p>		
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			<p>The aqueduct and canal and its immediate environs extend into Wrexham and Shropshire and this policy has been jointly formulated to ensure a consistent approach. Further advice will be set out in joint Supplementary Planning Guidance.</p> <p>Objective 15: Tourism <i>The LDP Local Development Plan will seek to enhance and sustain tourism in the rural and coastal areas of the County.</i></p> <p>Objective 16: Areas of Protection <i>The LDP Local Development Plan will seek to protect and enhance the natural and built heritage of the County including aspects such as landscape, biodiversity, geo-diversity, designated sites and buildings and protected species. Environmental services and goods will additionally be enhanced and developed.</i></p>		
FC66	120	VOE 4	<p>Policy VOE 4 - Enabling development</p> <p>Enabling development may be permitted as a way of resolving the status of heritage assets designated as 'at risk', provided all of the following criteria are met:</p> <p>i) The enabling development will not materially detract from the archaeological, architectural, historic, landscape or biodiversity</p>	Amended to include the Former North Wales Hospital site, to provide links to national policy and to incorporate minor editing changes.	<p>The former north Wales Hospital site had the benefit of a valid planning permission which has now lapsed.</p> <p>A site appraisal is required.</p>

			<p>interest of an asset, or materially harm its setting; and</p> <p>ii) the proposal avoids detrimental fragmentation of management of the heritage asset; and</p> <p>iii) the proposal will secure the long term future of the heritage asset, and where applicable, its continued use for a sympathetic purpose; and</p> <p>iv) the problem arises from the inherent needs of the heritage asset, rather than the circumstances of the present owner or the purchase price paid; and</p> <p>v) sufficient financial assistance is not available from any other source; and</p> <p>vi) it is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the heritage asset, and that its form minimises disbenefits; and</p> <p>vii) the value or benefit of the survival or enhancement of the heritage asset outweighs the long term cost to the community (ie disbenefits) of providing the</p>		
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			<p style="text-align: center;">enabling development.</p> <p><u>National Policy Links</u></p> <p>Planning Policy Wales (PPW) Chapter 6 – Conserving the Historic Environment</p> <p><u>Justification</u></p> <p>Enabling development is development which would normally be unacceptable in planning terms but for the fact that it would bring public benefits sufficient to justify it being carried out and which could not otherwise be achieved. In some rare cases the only way of securing the future of a heritage asset is to allow enabling development, which normally would not be allowed, thereby releasing funds. This will only be allowed where all the criteria in this policy are met. In addition, the guidance as set out in the document "Enabling Development and the Conservation of Heritage Assets" published by English Heritage will be applied. The Former North Wales Hospital, Denbigh is designated under this policy as the Council wants to secure the future of these important listed buildings but any enabling development must be the minimum necessary to secure the future of the buildings.</p>		
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			<p>Enabling development, as an approach, will only be considered in relation to heritage assets designated as 'at risk' and not to any other heritage asset or other type of building/facility.</p> <p>Objective 16: Areas of Protection The LDP Local Development Plan will seek to protect and enhance the natural and built heritage of the County including aspects such as landscape, biodiversity, geo-diversity, designated sites and buildings and protected species. Environmental services and goods will additionally be enhanced and developed</p>		
FC67	122	VOE 5	<p>Policy VOE 5 – Protecting Conservation of natural resources. : biodiversity/nature conservation</p> <p>Development proposals will be required to submit a biodiversity statement which must have regard to the County biodiversity aspiration for conservation, enhancement and restoration of habitats and species.</p> <p>Where the overall benefits of a development outweigh the conservation interest of a locally protected nature site, mitigation and enhancement measures required to offset any adverse effects will be secured by planning condition and/or</p>	Amended to incorporate representations received on the Deposit LDP, to provide clarification and background to the policy and to incorporate minor editing changes.	<p>Effective progression of SA Objective and in conformity with specific HRA Report recommendations and statutory advice.</p> <p>Takes account of SAR (2009) recommendations.</p> <p>No further SA required.</p>

		<p>obligation in or adjacent to these sites should be an integral part of the planning proposal.</p> <p>Where adequate measures are taken to cancel or mitigate likely adverse effects on the qualifying features of statutory designated sites, these must ensure that the adverse effects are prevented from occurring, and if necessary, be put in place prior to the commencement of development. Measures required to offset any likely adverse effects from occurring will be secured by planning conditions and/ or planning obligations.</p> <p>Planning Permission will not be granted for development proposals which would that are likely to cause significant harm to the qualifying features of internationally and nationally designated sites of nature conservation, biodiversity priority habitats, priority species, sites of geological importance, regionally important geodiversity sites, or to species that are protected or under threat.</p> <p><u>National Policy Links</u></p> <p>Planning Policy Wales Chapter 5 – Conserving and Improving Natural Heritage and the Coast</p>		
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		<p>Chapter 13 – Minimising and Managing Environmental Risks and Pollution</p> <p>Technical Advice Notes TAN 5 – Nature Conservation and Planning TAN 6 – Planning for Sustainable Rural Communities</p> <p><u>Justification</u></p> <p>The County has a varied landscape and natural environment which supports a rich variety of habitats and species, some of which are nationally rare (e.g. oak woodlands and upland moors). There are several international sites of nature conservation (proposed Ramsar site, Special Areas of Conservation, and Special Protection Areas), which benefit from the highest level of protection under European and international legislation. Sites designated under national & international legislation will be protected under the terms of that relevant legislation. Proposals for development must be accompanied by a biodiversity statement appropriate to the scale and potential impact of the proposal.</p> <p>In addition there are over more than 250 regionally and locally important sites for of nature conservation interest (County wildlife sites) and over 200 species of conservation importance to Denbighshire.</p>		
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		<p>The Denbighshire Local Biodiversity Plan has undertaken surveys to prioritise education, awareness and conservation of the above. Furthermore, There are also a number of 65 Regionally Important Sites for Geology Geodiversity Sites (RIGS) which currently have no statutory protection. Locally important sites will be protected and enhanced as appropriate to their local importance. Support will be given to the enhancement and increase in number of sites and priority habitats/ priority species of high nature conservation (biodiversity/ geodiversity) value, including geodiversity, and in particular to meeting the objectives identified in the proposals action plans of the Local Biodiversity Action Plan.</p> <p>Denbighshire Local Biodiversity Action Plan supplements the United Kingdom Biodiversity Action Plan (UK BAP) and provides the framework for future wildlife conservation action at County level. It is concerned with the production and implementation of the County Habitats and Species Action Plans. These documents provide information on the habitats and species that are of local importance.</p> <p>In cooperation with Countryside Council for Wales (CCW), the Council has set up the 'LANDMAP' landscape database that provides information about the importance</p>		
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		<p>of local landscape features. Both, the Local Biodiversity Action Plan and LANDMAP are key sources of information for developers to establish an understanding of the biodiversity situation on sites likely to be affected by a development proposal.</p> <p>Whilst many important areas for biodiversity are covered by recognised designations, it is important that the biodiversity value of non-designated areas is also understood and recognised. The Local Biodiversity Action Plan provides the relevant information on the habitats and species which are of local importance, and the local wildlife trust and/or Local Biological Records Centre are likely to be key partners/consultees when developing an understanding of the baseline situation.</p> <p>The restoration or enhancement of habitats and species numbers will be supported where these contribute to the Local Biodiversity Action Plan. The Council is committed to support the implementation of Regulation 39 of 'The Conservation of Habitats and Species Regulations 2010' in Denbighshire. Facilitating species adaptation and migration through protecting habitat connectivity corridors and enhancing biodiversity is necessary to adapt to climate change.</p>		
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		<p>There are several internationally designated sites of nature conservation within or adjacent to Denbighshire. They benefit from the highest level of protection under international legislation. The Local Development Plan is accompanied by a Habitats Regulations Assessment (HRA) that investigated the likelihood of significant effects on the qualifying features of these sites.</p> <p>However, development proposals might require a further Habitats Regulations Appraisal on a project level to ascertain whether or not there will be any adverse effects. Information on how to do a Habitats Regulations Appraisal can be found in Technical Advice Note (TAN) 5 'Nature Conservation and Planning', and practical guidance provided by Countryside Council for Wales.</p> <p>New development will have regard to the impact, either direct or indirect, on people's opportunity to enjoy and experience nature, enabling where appropriate, improved public access and understanding of local environmental characteristics.</p> <p>Development proposals will be expected to undertake appropriate surveys and include measures that maintain and enhance important features whilst</p>		
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			<p>incorporating them within any development of the site.</p> <p>Practical guidance for applicants and developers will be set out in offered in Supplementary Planning Guidance.</p> <p>Objective 16: Areas of Protection The LDP Local Development Plan will seek to protect and enhance the natural and built heritage of the County including aspects such as landscape, biodiversity, geodiversity, designated sites and buildings and protected species. Environmental services and goods will additionally be enhanced and developed.</p>		
FC68	124	VOE 6	<p>VOE 6 – Water Management.</p> <p>All development should will be required to incorporate water conservation measures, where practicable. Major development proposals (greater than 1,000 sqm floorspace or 10 dwellings) should be accompanied by a Water Management Conservation Statement.</p> <p>All development should incorporate methods to will be required to eliminate or reduce surface water run-off from the site, where practicable. The run-off rates from the site should maintain or reduce pre-development rates not be any greater than that of a greenfield site, where applicable.</p>	Amended to provide clarification and background to the policy.	<p>Minor editing and policy clarification changes. The policy had previously taken account of the SAR (2009) recommendations with regards to “Water Management Statement”, however in discussion with officers and statutory consultees it is considered that the statement only related to water conservation issues.</p> <p>No further SA requirements.</p>

National Policy links

Planning Policy Wales :
Chapter 12 – Infrastructure and Services

Technical Advice Notes

TAN 21 – Waste
TAN 12 – Design

Justification:

~~Wales' waters are there for us all. We use and enjoy them in different ways and we all need to look after them.~~

~~The UK Climate Impacts Programme predicts hotter drier summers, warmer wetter winters and rising sea levels. These changes need to be taken into account in assessing the scale of the pressures on the water environment.~~

~~Denbighshire falls into two river basement management plan areas, the Dee and Western Wales. They identify land use actions for the Local Development Plan.~~

~~The River Basin Management Plans identify measures for long term improvements to drinking water supply and the wider water environment & for the first time ever, all issues affecting water can be addressed together to find shared~~

		<p>solutions to improving water quality, supply, flood risk and to reducing pollution.</p> <p>High quality drinking water is frequently used for activities where rain water or grey water could be used.</p> <p>There is a need to balance the growing demand for water with the needs of the environment. Even when there is theoretical capacity, sustaining the provision for the future population needs to have regard to the vulnerability of supply. The UK Climate Impacts Programme predicts hotter drier summers, warmer wetter winters and rising sea levels. These changes need to be taken into account in assessing the scale of the pressures on the water environment.</p> <p>There are a number of ways water conservation can be achieved, such as water saving devices, rainwater harvesting, and grey water recycling, and the policy offers a degree of flexibility on the exact methods used. Water storage and treatment technologies are required to ensure safe use of these. Grey water could be for garden use or toilet flushing, etc. Rainwater harvesting could also have these and other uses. In some circumstances with the correct water treatment/s to ensure satisfactory water quality to ensure protection of human</p>		
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		<p>health, could be used for drinking water.</p> <p>Rainwater falling on undeveloped land soaks into the ground and arrives in rivers and streams gradually. However, Large developments, or the cumulative impact of smaller developments, incorporating water storing measures could by reducing surface water run-off, have the potential to reduce flow levels in water courses and water tables, and thereby have a negative impact on biodiversity. Too much storing of surface water can also raise the water table level, and there by have a negative impact on ground stability. A balance must be achieved between management of water recycling and ensuring no adverse impact on the water environment and biodiversity.</p> <p>The use of Sustainable Drainage Systems (SuDS) to manage surface water flows can also be an important tool in minimising flood risk by increasing permeable surfaces in an area which allows water to seep into the ground rather than running off into the drainage system. The effective use of permeable surfaces, soakaways and water storage areas should be incorporated in all new development where technically possible. SuDS can also reduce the impact of diffuse pollution from run-off and flooding securing environmental, biodiversity and aesthetic benefits. Early consideration of</p>		
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			<p>SuDS is required in order that a range of techniques can be considered and developers are encouraged to enter into early discussions with the Council.</p> <p>Where achievable, Sustainable Drainage Systems (SUDS's) will be expected. The Council supports the Environment Agency in promoting sustainable drainage systems which maintain or reduce pre-development rates of run-off and will seek advice from the agency to determine allowable rates of run-off.</p> <p>Developers will be referred to SUDS Working Group guidance which is updated regularly, www.ciria.org.uk/suds for guidance.</p> <p>Guidance on the requirements of a Water Conservation Statement will be contained in the General Development Consideration SPG. set out in Supplementary Planning Guidance.</p>		
			<p>Objective 12: Infrastructure The LDP Local Development Plan will ensure that an adequate level of physical and community infrastructure will be provided alongside new developments, e.g. water supply, primary care facilities, schools, roads, community facilities.</p>		
FC69	126	VOE 7	Policy VOE 7 - Locations for waste	Amended to provide	Minor editing change for

		<p>management</p> <p>The following sites are identified on the Proposals Map for waste management facilities:</p> <p>WM1: Rhualt: Design needs to reflect the rural nature of the surrounding area. Landscape will be important due to proximity of AONB</p> <p>WM2: St Asaph Business Park: High quality, in-built facilities, emphasis on design.</p> <p>WM3: Bodelwyddan Key Strategic Site: High quality, in-built facilities. Design needs to reflect the rural nature of the surrounding area and the location of St Margaret's Church</p> <p>WM4: Denbigh Quarry: Small scale to serve the local area</p> <p>WM5: Graig Lelo Quarry: Mixture of uses including open-air</p> <p>WM6: Ruthin: Bus Depot: Small scale to serve the local area</p> <p>WM7: Ruthin: Fedw Fawr: Small scale to serve the local area</p> <p>WM8 Corwen Ty'n Y Gottel: Small scale to serve the local area</p> <p>In addition to allocated sites, waste sites for in-built waste facilities, excluding landfill and open-windrow composting including in-vessel composting and anaerobic digestion, will generally be acceptable on existing industrial estates.</p>	<p>consistency with proposals maps, and to provide clarification and background to the policy.</p>	<p>clarification no further SA required.</p>
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		<p><u>National Policy links</u></p> <p>Planning Policy Wales : Chapter 12 – Infrastructure and Services</p> <p>Technical Advice Notes TAN 21 – Waste TAN 12 – Design</p> <p><u>Justification</u></p> <p>The North Wales Regional Waste Plan 1st Review (NWRWPR) identified that there is an urgent need to address the current lack of recycling and recovery facilities in the County. The allocations identified above provide in excess of the minimum requirements set out in the NWRWPR in order to provide maximum flexibility to the market and allow for the fact that not all sites will come forward for waste management purposes. Rhualt and St Asaph Business Park are considered to be of a strategic nature, whereas the sites in the south of the County are considered to be of local significance. There are a number of employment sites across the County which also offer potential in terms of their suitability for waste management. The Bodelwyddan employment site is considered to offer potential and a detailed allocation will be identified within the Master Plan for the area. Small scale, localised waste management can help to</p>		
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		<p>reduce the transport impacts waste can have and assist the local economy. The way in which waste is managed will change over the life of the Local Development Plan and it is important that policies do not prevent such change but ensure that it is carried out in such a way as to maximise benefit and minimise or remove any negative impacts.</p> <p>The above allocations have been included to direct developers to locations that are considered suitable for waste management in the County. It is acknowledged that there may be other suitable sites on existing industrial sites. The suitability of a site will depend upon a variety of different factors, including the nature and scale of the waste facility and any site constraints such as flood risk, sensitive landscape and ecological sensitivity. No industrial sites will be excluded from consideration for waste facilities.</p> <p>Community based waste facilities, by their very nature, may need to be located within existing communities which do not have industrial estates. In such cases, an application would be viewed positively.</p>		
		<p>Objective 10: Waste The LDP Local Development Plan will ensure that Denbighshire has adequate</p>		

			land available for the development of waste facilities to contribute towards meeting the needs of the region.		
FC70	128	VOE 8	<p>Policy VOE 8 - Waste management outside development boundaries</p> <p>Proposals for the treatment of biodegradable waste by means of composting, including anaerobic digestion and in-vessel composting, will generally be acceptable on sites with existing agricultural use as part of farm diversification, outside of the AONB and AOB and Pontcysyllte Aqueduct and Canal World Heritage Site (including the buffer zone).</p> <p>Proposals for the management of all other wastes outside of the development boundary will be permitted provided that all the following criteria are met: they are acceptable in terms of other LDP policies:</p> <ul style="list-style-type: none"> i) There is an unmet need identified in the Regional Waste Plan or the proposal relates to the management of waste generated and to be dealt with entirely on that site; and ii) Allocated sites are either unavailable or unsuitable for the proposed activity. (The location of the allocated sites will be taken 	Amended to incorporate representations received on the Deposit LDP, to provide clarification and background to the policy and to incorporate minor editing changes.	Minor editing change for clarification no further SA required.

		<p>into account, particularly for small scale proposals); and</p> <p>iii) There are no suitable sites within the development boundary; and</p> <p>iv) The proposal accords with other LDP policies in terms of environmental, amenity and landscape impacts and highways impacts;</p> <p>v) iv) The proposal will not have any unacceptable community impacts; and</p> <p>vi) v) The proposal is of an appropriate scale and nature in terms of the site and its surroundings; and</p> <p>vii) vi) The proposal seeks to avoid the disposal of waste in landfill or W where the proposal is for landfill, the site is outside of the AONB and AOB, Pontcysyllte Aqueduct and Canal World Heritage Site (including the buffer zone) or other regionally important landscape and T there is an appropriate scheme for restoration and aftercare.</p> <p><u>National Policy links</u></p> <p>Planning Policy Wales : Chapter 12 – Infrastructure and Services</p> <p>Technical Advice Notes TAN 21 – Waste TAN 12 – Design</p> <p><u>Justification</u></p>		
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		<p>There is an identified need for new waste facilities within the County. Whilst it is important that waste infrastructure is developed within the County, it is necessary to ensure that the infrastructure is suitably located so as to minimise the impact of new waste facilities on the environment and surrounding communities. National policy states that the majority of waste facilities are likely to be acceptable on existing industrial estates, with landfill and windrow composting likely to be suitable on farms as part of farm diversification. The Council considers that in some instances, facilities such as anaerobic digestion and in-vessel-composting may be acceptable on farms as part of farm diversification, particularly where it can be demonstrated that the output of the process is to be applied locally. In exceptional circumstances, other facilities may be acceptable on farms as part of farm diversification. Proposals should demonstrate that there is an overriding need for the development, and that there are no suitable alternative sites. In general, consideration should be given to the proximity principle and the need to locate waste facilities close to the source of the arisings. Facilities in rural locations that are to serve a local need may be considered to be appropriate. Proposals should demonstrate, through a sequential test, that the choice of location is</p>		
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		<p>appropriate. No sites have been allocated for landfill within the County. Proposals for landfill will be considered on their own merits taking into account need.</p>		
		<p>Objective 10: Waste The LDP Local Development Plan will ensure that Denbighshire has adequate land available for the development of waste facilities to contribute towards meeting the needs of the region.</p>		
FC71	129	<p>Renewable Energy</p> <p>The LDP will encourage development to consider REDUCING the energy demand of buildings through sustainable design, and reducing the energy by designing out energy demands. PROMOTE energy efficiency during the ongoing use of the building and PROVIDE sustainable alternatives from renewable sources.</p> <p>This three step approach is called the “energy hierarchy” and minimises the impact of the use of the development upon the environment.</p> <p>For the purposes of planning policy, renewable energy is the term used to cover those sources of energy, other than fossil fuels or nuclear fuel, which are continuously and sustainably available in our environment. This includes wind,</p>	Amended to incorporate representations received on the Deposit LDP.	Minor editing and clarification changes no further SA required.

		<p>water, solar, geothermal energy and plant material (biomass). These sources of energy can be utilised to generate power, heat, and fuels (for transport) through a range of renewable energy technologies such as solar panels and wind turbines.</p> <p>Renewable energy developments will feature in many types of situations such as:</p> <ol style="list-style-type: none">1. Those directly incorporated into the fabric of a building,2. Those that are stand-alone directly connected to the grid,3. Those built within a new development (e.g. development scale combined heat and power),4. Those that provide heat for a number of buildings (e.g. district heating),5. Those that provide a fuel for use in transport. <p>National renewable energy policy has changed rapidly to reflect improvements in knowledge and understanding, and to reflect changes at the European level, in particular, the Renewable Energy Directive. The most significant changes to the planning system are introduced through Planning Policy Wales (Edition 4), which requires Local Planning Authorities to undertake an assessment of the</p>		
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			<p>potential of all renewable energy resources and renewable and low carbon energy opportunities within their area. The Local Development Plan process was too advanced to enable an assessment to be undertaken and completed prior to its submission to the Welsh Assembly Government. The Council will therefore undertake an assessment and publish the findings at the earliest opportunity. This will inform the first review of the Local Development Plan and any future Supplementary Planning Guidance.</p> <p>Denbighshire is well placed to contribute to renewable energy generation by virtue of its natural resource. The Clocaenog Forest Strategic Search Area (SSA) identified by Technical Advice Note 8: Planning for Renewable Energy as a location for large scale wind turbine developments falls within Denbighshire and Conwy Council boundaries. The Environment Agency also identified a number of opportunities within the County with respect to hydropower. The Council recognises its responsibility to promote renewable energy through the planning system and has sought to balance this need with other objectives, including protection of important landscapes and conservation of the natural environment and built heritage.</p>		
FC72	121	VOE 9	Policy VOE 9 –Large scale wind farms	Amended to incorporate	Clarifies the national

		<p>On-shore Wind Energy</p> <p>As a broad principle and subject to other sustainability environmental considerations the Local Development Plan will permit large scale wind farm applications within the Clocaenog Strategic Search Area provided that they are acceptable in terms of other Local Development Plan Policies and:</p> <ul style="list-style-type: none"> i) habitat creation or restoration is in keeping with the Clocaenog Statement of Environmental Master Planning Principles; and ii) on surrounding communities. Where the development of a wind farm will have an unacceptable cumulative impact on a community it will be refused. <p>On shore wind turbine developments of the following scales may be supported in principle subject to assessment of their environmental and sustainability impacts:</p> <p>STRATEGIC / LARGE SCALE developments (generating capacity over 25MW) will only be permitted within the Clocaenog Strategic Search Area (SSA-A).</p> <p>LOCAL AUTHORITY WIDE SCALE</p>	<p>policy requirements previously contained within VOE 10 and VOE 11.</p>	<p>arrangements at the local level. Whilst the policy text (old VOE 9 / 10 & 11) has been replaced the principle remains. Policies VOE 10 & 11 have been deleted to reflect statutory representations. The policy principles of policies VOE 10 & 11 have been incorporated into new policy VOE 9.</p> <p>Takes account of SAR (2009) recommendation.</p> <p>New Assessment required????</p>
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		<p>developments (generating capacity between 5MW and 25MW) will only be permitted:</p> <ul style="list-style-type: none"> • within the Clocaenog Strategic Search Area where they do not prejudice the development of strategic/large scale schemes, and / or • on the periphery of the SSA-A where it can be demonstrated there is an overriding need and evidence of a sequential test of alternative sites. <p>SUB LOCAL AUTHORITY SCALE</p> <p>developments (generating capacity between 50kW and 5MW) in the form of individual turbines or clusters of turbines will only be permitted:</p> <ul style="list-style-type: none"> • within the Clocaenog Strategic Search Area where they do not prejudice the development of strategic/large scale schemes; or • outside the Clocaenog Strategic Search Area; and • outside the Area of Outstanding Natural Beauty, Area of Outstanding Beauty, Conservation Areas, World Heritage Site and Buffer Zone, and other sites designated for ecological, historic, landscape, or other value, and where they do not adversely affect the setting of 		
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			<p>these areas; and</p> <ul style="list-style-type: none"> • under 50 metres ground to blade tip height. <p>MICRO / SMALL SCALE turbine developments (generating capacity below 50kW) will be permitted subject to:</p> <ul style="list-style-type: none"> • assessment of localised impacts; and • under 20 metres ground to blade tip height. <p>All applications will be subject to normal environmental impact tests and include specific assessment / explanation of all the following criteria:</p> <ul style="list-style-type: none"> • how the proposals are consistent with the Clocaenog Statement of Environmental Master Planning Principles (applicable to strategic/large, local authority wide, and sub local authority scale, where in or on the periphery of the SSA-A); and • impacts, including cumulative impact on the surrounding area and community (e.g. landscape/visual, noise, biodiversity, transport, health impact); and • what alternative sites, technologies, and turbine heights have been investigated, 	
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		<p>information on wind resource and the justification for the choice of turbine; and</p> <ul style="list-style-type: none"> • community engagement; and • mitigation proposals; and • the colours to be used on the turbine tower and blades. <p><u>Justification</u></p> <p>The Strategic Search Area (SSA) has been identified at the national level (in Technical Advice Note 8) and is therefore carried through into local policy.</p> <p>The SSA is expected to provide a minimum of 140 MW by 2010. Further targets are expected by the Welsh Assembly Government, however, it is uncertain whether these can, and should be met within the SSAs. Further guidance by WAG is therefore required on these matters.</p> <p>TAN 8 provides detailed guidance to developers and local planning authorities as to the types of factors that should be taken into account when planning for large scale wind farms. Large scale wind farms also require environmental impact assessment which ensures that there are no significant impacts on the environment as a result of the development. These requirements have therefore not been repeated here. The purpose of this policy is to ensure developers adhere to the</p>		
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		<p>Glocaenog Statement of Environmental Master Planning Principles (SEMP) developed by the RSPB in conjunction with a steering group made up of Denbighshire and Conwy local authorities, Countryside Council for Wales, and the North Wales Wildlife Trust. The SEMP identifies broad ecological character zones and draws up schedules of land management in order to maintain, improve or convert habitats within zones. The key objectives of the SEMP are to avoid a pattern of inappropriate and conflicting land management and provide a rationale for the spatial location of environmental community benefit.</p> <p>The impact of large scale wind farms on local communities, particularly cumulative impacts, needs to be considered when determining appropriate locations within the SSA for a wind farm. Whilst Environmental Impact Assessment considers the impact of a proposal on populations, the focus tends to be on environmental impacts and impacts on animal species rather than impacts on human communities. In order to determine whether or not there is an unacceptable impact on a community, developers should submit a Health Impact Assessment as part of their application. This should include consultation with the affected community and identify measures taken to address any negative impacts,</p>		
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		<p>including cumulative impacts if applicable.</p> <p>The Clocaenog Strategic Search Area (SSA-A) has been identified at the national level (in Technical Advice Note 8) and is felt to offer the greatest potential in terms of the generation of energy from large scale wind turbines. The SSA-A boundary was identified by the Welsh Assembly Government at a “broad brush” scale and has been included in the Local Development Plan Proposals Map. In order to minimise the impact of large scale wind farms on the landscape, the Council will seek to direct strategic/large scale wind farms to the SSA-A in the first instance. There may be just cause for a development on the periphery of the SSA-A, to be partly located outside of the SSA-A. Applications on the periphery of the SSA-A will be dealt with on a case by case basis and must be justified in terms of a sequential test of alternative sites.</p> <p>The Clocaenog Statement of Environmental Master Planning Principles (SEMP) was developed by the RSPB in conjunction with a steering group made up of Denbighshire and Conwy local authorities, Countryside Council for Wales, and the North Wales Wildlife Trust. The SEMP identifies broad ecological character zones and draws up schedules of land management in order to maintain, improve or convert habitats within zones.</p>		
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		<p>The key objectives of the SEMP are to avoid a pattern of inappropriate and conflicting land management and provide a rationale for the spatial location of environmental community benefit. Where proposals fall outside of the SSA-A applicants will be expected to use the Environmental Master Planning Principles, to determine which Ecological Character Zone the proposal falls within in addition to normal environmental impacts.</p> <p>Outside the SSA-A, sub-local authority scale developments will be considered where they fall outside designated areas or the setting of the designated areas. Turbine height will be limited to protect landscape impact. At the micro/small scale turbine height will be limited further to reflect the greater flexibility of location.</p> <p>In all the above cases there are localised issues that all application will need to address. The impact of wind turbine(s) on local communities, particularly cumulative impacts, needs full consideration when justifying development proposals. In order to determine whether or not there is an unacceptable impact on a community, consultation with the affected community is expected and measures taken to address any negative impacts, including cumulative impacts if applicable.</p> <p>Proposals will also be considered in terms</p>		
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			<p>of whether there are more suitable alternatives that could be reasonably be implemented. The County has a high quality landscape which the Local Development Plan will seek to preserve. Alternative forms of renewable energy may be more appropriate or efficient.</p> <p>Further guidance will be set out in a Supplementary Planning Guide.</p>		
			<p>Objective 11: Energy The LDP Local Development Plan will ensure that Denbighshire makes a significant contribution to reducing greenhouse gases through both supporting the principle of large wind farm development within identified zones and other renewable energy technologies, and ensuring that all new developments are built to minimise their carbon footprint.</p>		
FC73	134	-	<p>Policy VOE 10 – Large scale wind farm applications over 5Mega Watts and outside of the Strategic Search Area</p> <p>Applications for large scale wind farms outside of the Strategic Search Area will only be permitted where they are acceptable in terms of other Local Development Plan policies and it can be demonstrated that there is an overriding need which cannot be met within the Strategic Search Area and</p>	Deleted and incorporated within policy VOE 9.	<p>Policy deleted and content (policy principle) incorporated into new policy VOE 9.</p> <p>No further SA requirements.</p>

		<p>providing any impacts on wildlife and the surrounding environment, including indirect impacts of deforestation, can be suitably mitigated.</p> <p><u>Justification</u></p> <p>The Strategic Search Area has been identified at the national level and is felt to offer the greatest potential in terms of large scale wind farm locations. However, there may be just cause for a development on the periphery of the Strategic Search Area, which may cause part of the development to be located outside of the Strategic Search Area, or where targets have been revised and cannot be met within the Strategic Search Area. In such circumstances such an application would be considered. Within Strategic Search Areas the visual impact associated with wind farms are expected, however, the authority does not wish to see the whole of the County's landscape impacted by wind farms and will seek to restrict large scale wind farms to the Strategic Search Area. Whilst TAN 8 identifies Brownfield sites as potentially suitable for wind farms between 5MW and 25MW, Denbighshire does not have large Brownfield sites on which to accommodate such large scale turbines. In addition, the majority of Brownfield land in the County is located within Rhyl, where</p>		
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		<p>turbines could not be located at a suitable distance from residential development due to its built up nature. The restriction of such large scale wind farms to the Strategic Search Area is therefore considered appropriate.</p> <p>Objective 11: Energy <i>The LDP will ensure that Denbighshire makes a significant contribution to reducing greenhouse gases through both supporting the principle of large wind farm development within identified zones and other renewable energy technologies, and ensuring that all new developments are built to minimise their carbon footprint.</i></p>			
FC74	135	-	<p>Policy VOE 11- Community based wind farms</p> <p>As a broad principle and subject to other environmental considerations the Local Development Plan will permit community based wind farms outside of the AONB, AOB, conservation areas and other sites designated for their ecological or historical value. Turbines should be no more than 50m from the base to the top of the turbine, including the rotor, and suitably located so as to minimise the visual impact of the turbines on the surrounding landscape whilst seeking to maximise their efficiency. Where proposals are found</p>	Deleted and incorporated within policy VOE 9.	<p>Policy deleted and content (policy principle) incorporated into new policy VOE 9.</p> <p>No further SA requirements.</p>

		<p>to have a detrimental visual impact on important views, or conflict with other policies within the Local Development Plan they will be refused.</p> <p><u>Justification</u></p> <p>Community wind farms can vary considerably in height, which in terms of the landscape, has the greatest impact. For the purposes of the Local Development Plan, community wind farms are considered to be less than 5MW in total and no more than 50m from the base to the top of the turbine, including the rotor. The Local Development Plan will generally support community based schemes for renewable energy, including wind farms, however, proposals will be considered in terms of their overall impact and whether there are more suitable alternatives that could be reasonably be implemented. The County has a high quality landscape which the Local Development Plan will seek to preserve. In visually sensitive areas, such as the Vale of Clwyd, alternative forms of renewable energy such as Combined Heat and Power may be more appropriate.</p> <p><i>Objective 11: Energy</i> <i>The LDP will ensure that Denbighshire makes a significant contribution to reducing greenhouse gases through both</i></p>		
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			<p><i>supporting the principle of large wind farm development within identified zones and other renewable energy technologies, and ensuring that all new developments are built to minimise their carbon footprint.</i></p>		
FC75	135	VOE 12	<p>Policy VOE 12 0- Renewable energy technologies</p> <p>Renewable energy technologies will generally be supported within development boundaries providing they are suitably located so as to minimise visual, noise and amenity impact. In areas that are visually sensitive, including the AONB and AOB, conservation areas and in close proximity to historic buildings, it is unlikely that visually intrusive technologies will be permitted unless it can be demonstrated that there is no negative impact on the designated area or there is an overriding public need for the development.</p> <p>Outside development boundaries small scale renewable energy schemes will be permitted within the curtailage of existing properties and providing they are located so as to minimise visual, noise and amenity impact.</p> <p>In exceptional circumstances, large scale schemes, will be permitted outside development boundaries</p>	Amended to incorporate representations received on the Deposit LDP, provide clarification on the policy and incorporate minor editing changes.	<p>Whilst policy text has been deleted the principle remains.</p> <p>No further SA required.</p>

		<p>where it can be demonstrated there is an overall benefit to the community from the proposal and suitable mitigation measures can address any negative impacts of the proposal.</p> <p>Development proposals which promote the provision of renewable energy technologies may be supported providing they are located so as to minimise visual, noise and amenity impact and demonstrate no unacceptable impact upon the interests of nature conservation, wildlife, natural and cultural heritage, landscape, public health and residential amenity. In areas that are visually sensitive, including the AONB and AOB, Conservation Areas, World Heritage Site and Buffer Zone and in close proximity to historic buildings, visually intrusive technologies will not be permitted unless it can be demonstrated that there is no negative impact on the designation or there is an overriding public need for the development.</p> <p><u>Justification</u></p> <p>This policy covers a range of renewable energy technologies, including micro-wind, solar, biomass, Combined Heat and Power (CHP). This policy does not cover large scale or community based wind</p>		
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		<p>energy which are is covered by policies VOE 9, 10 & 11 above.</p> <p>Renewable energy has a large part to play in reducing the impacts of climate change and addressing the depletion of fossil fuels. Renewable energy schemes can also help address rising fuel costs, particularly in rural areas where larger community based schemes may not be viable. There remain uncertainties regarding the impacts and benefits associated with some renewable energy technologies. Further work by the Welsh Assembly Government is being undertaken to address this gap in knowledge. Developers should consider whether on-site provision is the best approach in terms of off-setting carbon or whether near-site provision, through CHP may be more appropriate, enabling economies of scale to be achieved.</p> <p>The impact of any proposal should be considered in relation to other policies contained within the plan, including their visual impact, impact on ecology, the historic environment and amenity. Developers should carefully consider the most appropriate technology to be used in order to comply with National Policy contained in MIPPS 01/2009.</p> <p>Anaerobic digestion facilities may utilise human sewage, animal slurry or fuel</p>		
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		<p>crops, and may therefore be appropriately located alongside sewage treatment facilities, intensive livestock units and farms which grow fuel crops. The majority of sewage treatment works within the County are located within a flood plain and further development would be contrary to the tests outlined in TAN 15: Flood Risk. There is therefore limited opportunity within the County to co-locate anaerobic digestion with sewage treatment works.</p> <p>Biomass, particularly wood fuel, will have requirements for fuel storage facilities. In rural locations, the use of wood fuel provides a reasonable alternative to oil which is a common fuel source. Fuel storage may fall within the permitted development rights of a dwelling house. Where planning permission is required applications will generally be supported.</p> <p>Further guidance will be set out in a Supplementary Planning Guide.</p>		
		<p>Objective 11: Energy The LDP Local Development Plan will ensure that Denbighshire makes a significant contribution to reducing greenhouse gases through both supporting the principle of large wind farm development within identified zones and other renewable energy technologies, and ensuring that all new developments are</p>		

			built to minimise their carbon footprint.		

THEME: ACHIEVING SUSTAINABLE ACCESSIBILITY					
Focussed Changes Ref. No.	Page No.	Policy	Change Proposed	Justification	SA/SEA Screening
FC76	139		<p>Local Development Plan Objectives support the need to improve accessibility to facilities and promote sustainable forms of transport. Local planning policies listed in this theme contribute to the Local Development Plan Strategy and objectives by promoting inclusive communities through supporting sustainable means of transport and improving accessibility to community facilities, employment opportunities, retail and residential areas. It is accepted that Denbighshire is largely car dependent given the rural nature of the county. Encouraging sustainable means of transport is particularly challenging in Denbighshire because of the low population density, rural nature of the County and the overriding culture of car dependency.</p> <p>Welsh national policies require a reduction in the need for and length of travel, whilst recognising that access by car will continue to some extent. In line with the sustainable development aims</p>	Amended to provide greater explanation and clarity to the policies contained within the policy theme.	Editing changes. No further SA required.

			of the Welsh Assembly Government, the Council aims to minimise carbon emissions by reducing the need to travel and applying high quality design standards to new transport infrastructure proposals.		
FC77	139	ASA 1	<p>Policy ASA 1 – New transport infrastructure</p> <p>Development Proposals for the provision of new transport infrastructure, including the development of new transport routes, or and improvements to existing infrastructure facilities will be supported providing that they are acceptable in terms of other Local Development Plan policies and the following criteria are met:</p> <ul style="list-style-type: none"> i) There is sufficient need and justification for the proposal on economic and/or social grounds; and ii) There are no unacceptable impacts upon adverse impacts on the natural and built environment; and iii) Provision is made for safe access by all users, including cyclists, pedestrians and the mobility impaired; iv) The proposal has been identified in the North Wales Regional Transport Plan. 	Amended to incorporate representations received on the Deposit LDP, to provide clarity on the policy wording and to incorporate minor editing changes.	<p>Minor editing to policy and further policy clarification. No further SA required.</p> <p>Note: an additional walking & cycling route has been safeguarded on the proposals map.</p>

		<p>The development of The Council supports the following transport projects will be supported:</p> <ul style="list-style-type: none"> - Any transport proposal Projects, measures or actions identified in the North Wales Regional Transport Plan; - The use of suitable disused railway lines as recreational routes; - The development, eExtension and improvement in any local and national of cycle and walking networks in the County; - Extension of the Llangollen railway from Carrog to Corwen. <p><u>Justification</u></p> <p>The provision of new, or the extension of existing transport infrastructure is not limited to roads and motor vehicle requirements but equally focuses on walking routes, cycling infrastructure and public transport infrastructure/ facilities. The aim of this policy is to allow for new transport proposals or improvements to existing infrastructure. New transport infrastructure may be required, to alleviate existing highway problems, based on evidence of need, or to facilitate major developments, which cannot are unlikely to be accommodated within the existing</p>		
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		<p>infrastructure. This policy is not restricted to consideration of roads or road improvements only. It also covers sustainable forms of public transport.</p> <p>Road traffic significantly contributes to carbon dioxide (CO2) emissions and other air pollutants that have a negative impact on health & well-being of local communities. Denbighshire has no air quality management areas in place at the moment, and is committed to avoiding reaching critical levels. Health & well-being is also affected by noise pollution. The Welsh Assembly Government has issued maps for the north of the County with relevant information for developers. Therefore, the assessment of the environmental impact of transport proposals, especially highway schemes, will not be limited to habitats and species but must also include noise and air pollution.</p> <p>For instance, there are several walking & cycling paths and disused railway lines throughout the County. Their location close to centres of population settlements makes them a useful resource in providing safe, accessible routes for walking, cycling and horse riding. Local Communities are encouraged to take part in outdoor activities, experience the natural environment and improve health & well-</p>		
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		<p>being. There also are several routes planned across the county, which incorporate the National Cycle Network (NCN). Safeguarding these land from development for planned routes and incorporating the National Cycle Network (NCN) will assist in the joining-up extension of the NCN walking and cycling networks as well as ensuring links to destinations and routes of local or national importance.</p> <p>A Non Motorised Users (NMU) audit should be carried out for any major proposal and the recommendations incorporated into the development. Non-motorised user (NMU) audits aim to encouraging developers to consider the needs on non-motorised users, i.e. pedestrians, cyclists and equestrians, when proposing work to trunk roads and highway schemes. Since they inform highway schemes in improvements to design and road layout, non-motorised user audits conclusions and recommendations should be incorporated into developments. Guidance on non-motorised user audits is set out in 'Design Manual For Roads And Bridges', Volume 5 – Assessment And Preparation of Road Schemes, which was prepared by Department for Transport in cooperation with Welsh Assembly Government.</p>		
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		<p>Major developments will have implications on existing travel patterns in an area. (Re-) Locating retail, housing, education facilities and health services can cause change to travel directions, travel frequencies, and the choice of means of transport. A Transport Assessment for a proposed development should assist planners to predict implications and identify measures to counteract the likelihood of negative impacts. Like non-motorised user audits, the conclusions and recommendations of a transport assessment should be incorporated into the development proposal. Information with regard to transport assessment requirements and process can be found in Technical Advice Note (TAN) 18: Transport, Appendix D.</p> <p>Where development proposals are of a significant scale, these they will be considered in light of their inclusion in the North Wales Regional Transport Plan (NWRTP). Development proposals referring to either aviation or railway infrastructure will be assessed in light of Welsh national planning policy and in consultation with relevant government bodies.</p> <p>The extension of the railway line along the River Dee from Carrog to Corwen is a major tourist project that does not only</p>		
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			<p>aim at attracting more visitors into the Vale of Llangollen/ Dee Valley but also at supporting regeneration projects in the town of Corwen. The Welsh Assembly Government has granted a Transport and Works Order, 'The <i>Llangollen and Corwen Railway Order 2010</i>', which allows the Council to deal with planning details.</p> <p><u>National Policy Links</u></p> <p>Planning Policy Wales Chapter 3 – Making and Enforcing Planning Decisions Chapter 8 – Transport</p> <p>Technical Advice Notes (TANs) TAN 18 – Transport</p> <p>Objective 5: Transport <i>The LDP Local Development Plan will place emphasis on integrating land uses, such as, employment, housing, transport, with a view to reduce the need to travel and will promote sustainable transport.</i></p>		
FC78	141	ASA 2	<p>Policy ASA 2 – Provision of sustainable transport facilities</p> <p>Development Proposals expected to result in a need to improve or bring forward improvements to public transport, walking or cycling infrastructure in general will be required</p>	Amended to incorporate representations received on the Deposit LDP, to provide clarity on the policy wording and to incorporate minor editing changes.	Minor editing to policy and further policy clarification. No further SA required.

		<p>to incorporate or contribute to the cost of their provision. Subject to individual assessments, schemes may be required to provide or contribute to:</p> <ul style="list-style-type: none"> - Capacity improvements or connection to the cycle network; - Provision pedestrian of walking and cycling links with public transport routes/ interchanges facilities; - Improvement of public transport services. <p><u>Justification</u></p> <p>Improved walking, cycling and public transport facilities offer communities access to/ from new developments via sustainable means of transport and increase peoples' health and well-being from the outset.</p> <p>This policy links to the theme “Building Sustainable Communities”, Local Development Plan policy BSC 3 “Securing infrastructure in new developments”, in setting out the contribution which new developments will be expected to make in supporting sustainable forms of transport by modes other than the car.</p> <p>This It is an important element in ensuring that developments likely to</p>		
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			<p>generate either an increase in car-based trips, or additional demand for walking and cycling infrastructure, or public transport facilities, assist in mitigating contribute to reducing carbon emissions, whilst improving accessibility for those unable to (or who choose not to depend on the) use (of)-a car.</p> <p><u>National Policy Links</u></p> <p>Planning Policy Wales Chapter 8 – Transport</p> <p>Technical Advice Notes (TANs) TAN 18 – Transport</p> <p>Objective 5: Transport <i>The LDP Local Development Plan will place emphasis on integrating land uses, such as, employment, housing, transport, with a view to reduce the need to travel and will promote sustainable transport.</i></p> <p>Objective 12: Infrastructure <i>The Local Development Plan will ensure that an adequate level of physical and community infrastructure will be provided alongside new developments, e.g. water supply, primary care facilities, schools, roads, community facilities.</i></p>		
FC79	142	ASA 3	Policy ASA 3 – Parking standards	Amended to provide clarification on the policy	Minor editing to policy and further policy

		<p>All new development proposals, including changes of use, will be expected to provide appropriate parking spaces for cars and bicycles. If the use of a property or premises requires parking infrastructure for mobility impaired people, then these facilities will additionally be taken into account when determining the amount of parking space required. In determining parking provision, consideration will be given to the following circumstances (where they apply) in determining parking provision:</p> <ul style="list-style-type: none"> i) The site is located within a high-densely populated area; ii) Access to and availability of public transport is sufficiently secured; iii) Public parking is available within an adequate reasonable distance to of the site; iv) Alternative forms of transport are available in this the area. <p><u>Justification</u></p> <p>This policy is aiming at ensuring sufficient parking spaces for any new developments, or changes of in use of a site and subdivision of premises into independent units helps to reduce</p>	<p>wording and to incorporate minor editing changes.</p>	<p>clarification. No further SA required.</p>
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		<p>unnecessary land-take, and to implement well designed parking infrastructure throughout the County.</p> <p>The availability of car parking can have a significant effect on people's choice of transport. In locations where access to any form of sustainable transport is available, and where there is good accessibility to facilities and services the Council will apply to site owners are encouraged to use these facilities. The use of maximum standards which are intended to reduce over-reliance on the car to avoid the unnecessary induction of individual car based trips. However, the need to avoid exacerbating parking and congestion problems in surrounding areas has to be a priority.</p> <p>Further information on parking standards will be set out in Supplementary Planning Guidance.</p> <p>National Policy Links</p> <p>Planning Policy Wales (PPW) Chapter 8 – Transport</p> <p>Technical Advice Notes (TANs) TAN 18 – Transport</p> <p>Objective 5: Transport The LDP Local Development Plan will place emphasis on integrating land</p>		
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			uses, such as, employment, housing, transport, with a view to reduce the need to travel and will promote sustainable transport.		
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CHAPTER 9 – MONITORING AND IMPLEMENTATION						
Focussed Changes Ref. No.	Page No.	Policy	Change Proposed			Justification
FC80	147		In terms of time scales, the Local Development Plan will be adopted in 2014 2012, some 5 6 years into the Local Development Plan plan period.			Minor factual change.
FC81	147		<i>IT IS PROPOSED TO DELETE AND REPLACE THE MONITORING TABLE IN ITS ENTIRETY. THIS IS INCLUDED AS APPENDIX 1 TO THIS REPORT.</i>			Amended to incorporate guidance from Planning Inspectorate.

APPENDIX 1 – LINKS WITH NATIONAL PLANNING POLICIES						
Focussed Changes Ref. No.	Page No.	Policy	Change Proposed			Justification
FC82	167		Policy Issue	Planning Policy Wales [Edition 4 (February 2011)] reference to paragraph	Technical Advice Note	Amended to incorporate representations received on the Deposit LDP.

			sustainable buildings	4.11.7	
			Theme: Building Sustainable Communities		
			• Securing the provision of infrastructure	4.4.2	-
			• Infilling or minor extensions to rural settlement	4.6.8	6
			• Preference for use of previously developed land	4.8.1	-
			• Coastal development	5.7.2, 5.8.1 - 5.8.3	14
			• Coastal defence works	5.8.4	14
			• Integration of new housing with existing settlement pattern	9.3.1	-
			• Tandem development	9.2.13	-
			• Housing in open countryside	9.2.22, 9.3.6	6
			• Infill development	9.3.2 - 9.3.4	-
			• Extensions of small towns and villages	9.3.2	-
			• Housing in the vicinity of industrial use	9.3.2	-
			• Affordable housing as a material consideration	9.3.5	2

			<ul style="list-style-type: none"> Rural enterprise dwellings 	9.3.6 9.3.10	-	6
			Policy Issue	Planning Policy Wales [Edition 4 (February 2011)] reference to paragraph		Technical Advice Note
			Theme: Promoting a Sustainable Economy			
			<ul style="list-style-type: none"> Uses best located in centres – key factors 	10.3.1, 10.3.16	-	
			<ul style="list-style-type: none"> Uses best located in centres – needs 	10.3.2	-	
			<ul style="list-style-type: none"> Major new retail proposals – incremental and cumulative effects 	10.3.6	-	
			<ul style="list-style-type: none"> Retention of food shopping and essential services etc in centres 	10.3.7	-	
			<ul style="list-style-type: none"> Out-of-centre food supermarkets 	10.3.8	-	
			<ul style="list-style-type: none"> Change of use to/ from local shops and village shops, and to/ from public houses 	10.3.9		4

			<ul style="list-style-type: none"> • Shops ancillary to uses, e.g. farm shops 	10.3.10	6	
			<ul style="list-style-type: none"> • Change in nature of edge of centre and out-of-centre retail developments 	10.3.11	-	
			<ul style="list-style-type: none"> • Bulky goods 	10.3.12	-	
			<ul style="list-style-type: none"> • Factory outlets 	10.3.13	-	
			<ul style="list-style-type: none"> • Warehouse clubs 	10.3.14	-	
			<ul style="list-style-type: none"> • Amusement centres 	10.3.15	-	
			<ul style="list-style-type: none"> • Inappropriate retail allocations 	10.3.16	-	
			<ul style="list-style-type: none"> • Retention of allocated retail sites 	10.3.17	-	
			<ul style="list-style-type: none"> • Retail development on land designated for other uses 	10.3.18	-	
			<ul style="list-style-type: none"> • Sympathetic rural tourism 	11.1.7	-	
			<ul style="list-style-type: none"> • Maintenance and accessibility of areas and facilities 	11.1.8	16	
			<ul style="list-style-type: none"> • Provision of green routes and rights of way 	11.1.8	16	
			<ul style="list-style-type: none"> • Provision on previously-developed land; re-use of buildings 	11.1.9	16	
			<ul style="list-style-type: none"> • Protection of open 	11.1.11	16	

			spaces		
			• Protection of playing fields	11.1.12	16
			• Protection of Rights of Way	11.1.13	16
			• Recreational and tourist development control considerations	11.3.1 11.3.3	- 16
				Minerals Planning Policy Wales Dec 2000 Paragraph reference	Minerals Technical Advice Note
			• Safeguarding minerals	13	1 & 2
			• Mineral Buffer Zones	40	
			• Minerals extraction & protection of AONB	21	1 & 2
			• Reduction of the impact of extraction	34 - 44	1 & 2
			• Restoration & after-use of sites	48 - 53	1 & 2

Policy Issue	Planning Policy Wales [Edition 4 (February 2011)] reference to paragraph	Technical Advice Note
Theme: Valuing our Environment		
<ul style="list-style-type: none"> Conserving the best and most versatile agricultural land 	4.9.1	
<ul style="list-style-type: none"> Areas with statutory landscape designation (National Parks and AONB) 	5.3.4 - 5.3.7, 5.5.5 - 5.5.7	6
<ul style="list-style-type: none"> Areas and sites with statutory nature conservation designation (SSSIs, Ramsar sites, SPAs, SACs) 	5.3.9, 5.5.9	5
<ul style="list-style-type: none"> Protected species 	5.5.11 - 5.5.12	5
<ul style="list-style-type: none"> Development affecting SSSIs 	5.5.8 - 5.5.9	5
<ul style="list-style-type: none"> Protection of trees and woodlands 	5.2.9	5
<ul style="list-style-type: none"> Common land 	5.2.11, 5.5.16	16
<ul style="list-style-type: none"> Town and village greens 	5.5.17	16
<ul style="list-style-type: none"> Allotments 	5.5.18	16
<ul style="list-style-type: none"> Minimising adverse 	5.5.2, 5.5.5,	5

			environmental impacts	5.5.9		
			• Financing archaeological works	6.4.3	-	
			• Preservation of listed buildings and optimum viable use	6.5.8	-	
			• Conservation Areas and assessments	6.4.6	-	
			• Ancient monuments and archaeological remains	6.5.1	-	
			• Archaeological investigation before development commences	6.5.3	-	
			• Proposals affecting a listed building or its setting	6.5.9	-	
			• Consent to demolish a listed building/ use of conditions	6.5.12	-	
			• Conservation Area consent: need to preserve or enhance character	6.5.17	-	
			• Conservation Area consent considerations	6.5.18	-	
			• Advertisements in Conservation Areas	6.5.19	-	
			• Trees in Conservation Areas	6.5.20	10	
			• World Heritage sites	6.5.24	-	

			<ul style="list-style-type: none"> • Effect on historic landscape, park or garden and settings as a material considerations 	6.5.25		
			<ul style="list-style-type: none"> • Waste management 	12.5.1, 12.5.3, 12.5.4		21
			<ul style="list-style-type: none"> • Waste facilities and major developments 	12.7.1		21
			<ul style="list-style-type: none"> • Assembly Government renewable energy targets 	12.8.1, 12.8.4		8
			<ul style="list-style-type: none"> • Support for all forms of renewable energy projects where environmental impacts are avoided or minimised 	12.8.2, 12.8.11		8
			<ul style="list-style-type: none"> • Strategic Search Area 	12.8.8 12.8.9	-	8
			<ul style="list-style-type: none"> • Development control for renewable energy 	12.8.10 12.8.11, 12.10.1 12.10.3	-	8
			<ul style="list-style-type: none"> • Facilitation of additional grid network infrastructure 	12.8.9		8
			<ul style="list-style-type: none"> • Large scale renewable energy development in internationally or nationally designated 	12.8.9		8

			areas		
			<ul style="list-style-type: none"> • Renewable energy proposals, nature conservation and landscape considerations 	12.8.11	8
			<ul style="list-style-type: none"> • Minimise detrimental effects on local communities arising from renewable energy 	12.8.11	8
			<ul style="list-style-type: none"> • Telecoms mast and site sharing, re-use of existing sites 	12.13.2 12.13.3	- 19
			<ul style="list-style-type: none"> • Siting of telecoms equipment 	12.13.2	19
			<ul style="list-style-type: none"> • Taking account of modern telecoms 	12.13.5	19
			<ul style="list-style-type: none"> • Need for proposed telecoms system 	12.13.6	19
			<ul style="list-style-type: none"> • Radio interference 	12.13.11	19
			<ul style="list-style-type: none"> • Noise generating development, statutorily designated areas and protected species 	13.15.2	11
			<ul style="list-style-type: none"> • Satisfaction that any remaining pollution concerns are capable of being dealt with under other pollution regimes 	13.12.2	-

			<ul style="list-style-type: none"> • Designing development to prevent adverse affect to the environment 	13.12.3	-
			<ul style="list-style-type: none"> • Minimising emissions and levels of ambient noise 	13.13.1	11
			<ul style="list-style-type: none"> • Balance provision of lighting with protection of amenity and environment 	13.13.2	-
			Policy Issue	Planning Policy Wales [Edition 4 (February 2011)] reference to paragraph	Technical Advice Note
			Theme: Achieving Sustainable Accessibility		
			<ul style="list-style-type: none"> • Accessibility for all 	4.10.11	18
			<ul style="list-style-type: none"> • Access for all 	3.4.2 - 3.4.4	18
			<ul style="list-style-type: none"> • Access to historic buildings 	3.4.5	18
			<ul style="list-style-type: none"> • Promoting walking 	8.2.1	18
			<ul style="list-style-type: none"> • Encouraging cycling 	8.2.2	18
			<ul style="list-style-type: none"> • Promoting public transport 	8.3.1	18
			<ul style="list-style-type: none"> • Traffic management (urban and rural) 	8.4.1	18
			<ul style="list-style-type: none"> • Car parks to meet strategic aims 	8.4.5	18

			<ul style="list-style-type: none"> • Shift of freight to non-road modes; promotion of modal transfer 	8.5.3 - 8.5.4	18	
			<ul style="list-style-type: none"> • Distribution centre location 	8.5.3	18	
			<ul style="list-style-type: none"> • Airport development 	8.5.5		
			<ul style="list-style-type: none"> • Transport infrastructure impacts 	8.5.7	18	
			<ul style="list-style-type: none"> • Transport considerations in development control 	8.7.1	18	
			<ul style="list-style-type: none"> • Transport Assessments and Travel Plans 	8.7.2	18	
			<ul style="list-style-type: none"> • Access to developments 	8.7.3	18	
			<ul style="list-style-type: none"> • Motorway and other road junctions 	8.7.4	18	

APPENDIX 2 – TESTS OF SOUNDNESS
<i>NO CHANGES PROPOSED</i>

APPENDIX 3 – GLOSSARY OF TERMS				
Focussed Changes Ref. No.	Page No.	Policy	Change Proposed	Justification
FC83	175		Climate Change	Amended to incorporate representations

			A long-term significant change in weather patterns in a region or across the planet. Although these changes occur naturally, there is evidence that in recent years they have come about as a result of human activity.	received on the Deposit LDP.
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PROPOSALS MAPS

Focussed Change Ref. No.	Map No.	Policy	Settlement	Proposed Change	Justification
FC37/1	09D	BSC 6	Aberwheeler	Exclusion of land from area of search	Amended to incorporate representations received on the Deposit LDP
FC36/1	40A	BSC 5	Bodelwyddan	Exclusion of land from Bodelwyddan Key Strategic Site	Amended to incorporate representations received on the

					Deposit LDP
FC84	40A	-	Bodelwyddan	Inclusion of land within Conservation Area	Correction of cartographical error
FC32/1	40A	BSC 1	Bodelwyddan	Exclusion of land from within Bodelwyddan development boundary	Undeveloped allocation within Denbighshire Unitary Development Plan
FC32/2	40A	BSC 1	Bodelwyddan	Inclusion of housing allocation	Reflects existing planning permission
FC32/3	12A	BSC 1	Clawddnewydd	Extension of housing allocation	Correction of cartographical error
FC32/4	12A	BSC 1	Corwen	Inclusion of land within development boundary	Reflects existing planning permission
FC32/5	01A	BSC 1	Denbigh	Inclusion of land as housing allocation	Reflects existing planning permission
FC32/6	01A	BSC 1	Denbigh	Inclusion of land as housing allocation	Reflects existing planning permission
FC32/7	01A	BSC 1 / PSE 2	Denbigh	Deletion of mixed use housing and employment allocation	Site to be allocated under policy VOE 4 – Enabling Development
FC66/1	01A	VOE 4	Denbigh	Inclusion of land for enabling development	Site to be allocated under policy VOE 4 – Enabling Development – to secure the future of heritage assets on site
FC37/2	12B	BSC 6	Derwen	Inclusion of land within Area of Search	Reflects existing planning permission
FC32/8	12B	BSC 1	Derwen	Removal of development boundary	Amended to incorporate representations received on the Deposit LDP
FC37/3	12B	BSC 6	Derwen	Inclusion of Area of Search	Amended too incorporate representations received on Deposit LDP
FC28/1	43B	RD 2	Gallt Melyd / Meliden	Extension of green barrier	Amended to incorporate representations received on the Deposit LDP
FC32/9	05C	BSC 1	Glyndyfrdwy	Deletion of housing allocation	Amended to incorporate representations received on the

					Deposit LDP
FC32/10	05C	BSC 1	Glyndyfrdwy	Exclusion of land from within development boundary	To reflect the deletion of housing allocation BSC-HSG 05C-02
FC37/4	15C	BSC 6	Graianrhyd	Inclusion of land within Area of Search	Amended to incorporate representations received on the Deposit LDP
FC32/11	20B	BSC 1	Graigfechan	Inclusion of land within development boundary	To reflect the inclusion of housing allocation BSC-HSG 20B-02
FC32/12	20B	BSC 1	Graigfechan	Inclusion of land as housing allocation	Amended to incorporate representations received on the Deposit LDP
FC32/13	20B	BSC 1	Graigfechan	Deletion of housing allocation	Amended to incorporate representations received on the Deposit LDP
FC32/14	20B	BSC 1	Graigfechan	Exclusion of land from within development boundary	To reflect the deletion of housing allocation BSC-HSG 20B-01
FC32/15	28A	BSC 1	Henllan	Inclusion of land as housing allocation	To reflect existing planning permission
FC32/16	18A	BSC 1	Llandyrnog	Deletion of housing allocation	Amended to incorporate comments received on the Deposit LDP
FC32/17	18A	BSC 1	Llandyrnog	Exclusion of land from within development boundary	To reflect the deletion of housing allocation BSC-HSG 18A-01
FC32/18	18A	BSC 1	Llandyrnog	Inclusion of land as housing allocation	Amended to incorporate representations received on the Deposit LDP
FC32/19	18A	BSC 1	Llandyrnog	Inclusion of land within development boundary	To reflect the inclusion of housing allocation BSC-HSG 18A-05
FC42/1	18A	BSC 11	Llandyrnog	Inclusion of land as recreation allocation	Correction of cartographical error
FC42/2	21A	BSC 11	Llanferres	Inclusion of land as recreation allocation	Amended to incorporate representations received on the Deposit LDP
FC42/3	21A	BSC 11	Llanferres	Inclusion of land as recreation allocation	Correction of cartographical error

FC32/20	21A	BSC 1	Llanferres	Inclusion of land as housing allocation	Reflects existing planning permission
FC27/1	21A	RD 1	Llanferres	Inclusion of land area within development boundary	To reflect the inclusion of housing allocation BSC-HSG 21A-03
FC77/1	03A	ASA 1	Llangollen	Allocation of route for proposed cycling / walking path	Reflects recent development not included in the Deposit LDP
FC37/5	05D	BSC 6	Llidiart y Parc	Removal of hamlet status and Area of Search	Amended to incorporate representations received on the Deposit LDP
FC37/6	47D	BSC 6	Marian Cwm	Exclusion of land from within Area of Search.	Amended to incorporate representations received on the Deposit LDP
FC32/21	13A	BSC 1 / BSC 11	Pwllglas	Exclusion of land from mixed housing / recreation allocation	Amended to incorporate representations received on the Deposit LDP
FC27/2	13A	RD 1	Pwllglas	Exclusion of land from within the development boundary	To reflect the exclusion of land from site BSC-HSG/ BSC-REC 13A-01
FC32/22	44A	BSC 1	Rhuddlan	Inclusion of land as housing allocation	Reflects existing planning permission
FC27/3	44A	RD 1	Rhuddlan	Inclusion of land within development boundary	Correction of cartographical error
FC32/23	45A	BSC 1	Rhyl	Inclusion of land as housing allocation	Reflects existing planning permission
FC32/24	45A	BSC 1	Rhyl	Inclusion of as housing allocation	Reflects existing planning permission
FC32/25	45A	BSC 1	Rhyl	Show housing allocation as two distinct sites	To distinguish between land with planning permission and without planning permission
FC32/26	45A	BSC 1	Rhyl	Show housing allocation as two distinct sites	To distinguish between land with planning permission and without planning permission
FC32/27	45A	BSC 1	Rhyl	Inclusion of land as housing allocation	Reflects existing planning permission
FC43/1	45A	BSC 12	Rhyl	Inclusion of land as community facility allocation	Reflects existing planning permission

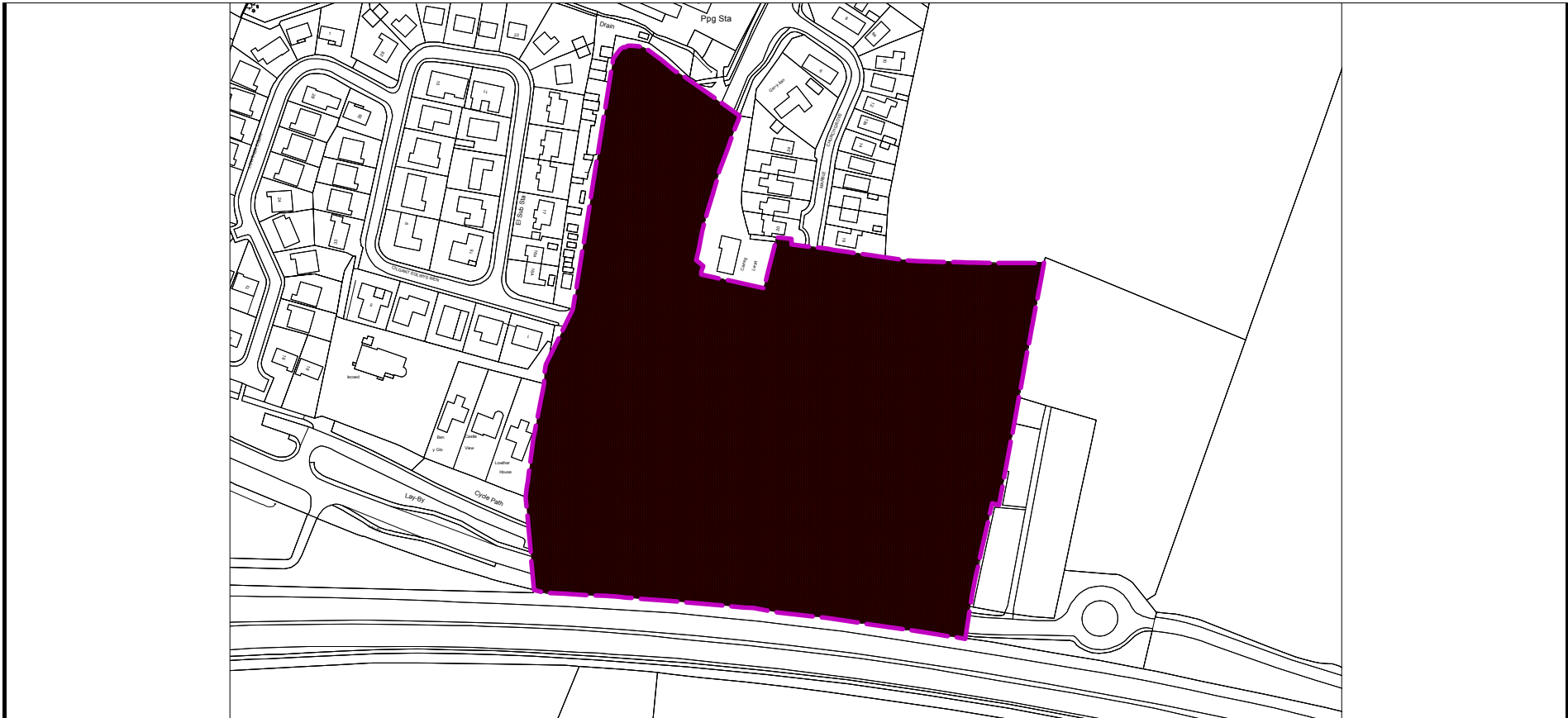
FC33/1	45A	BSC 2	Rhyl	Inclusion of land as brownfield priority allocation	Reflects the existing planning permission
FC77/2	45A	ASA 1	Rhyl	Inclusion of land allocating walking and cycle bridge over Foryd harbour	Reflects existing planning permission
FC42/3	45A	BSC 11	Rhyl	Inclusion of land as recreation allocation	Correction of cartographical error
FC32/28	45A	BSC 1	Rhyl	Inclusion of land as housing allocation	Reflects existing planning permission
FC27/4	47B	RD 1	Tremeirchion	Exclusion of land from within development boundary.	Amended to incorporate representations received on the Deposit LDP
FC59/1	-	PSE 15	County-wide	Inclusion of Minerals Safeguarding Areas (previously shown on separate Minerals Proposals Map)	Amended to incorporate representations received on the Deposit LDP
FC60/1	-	PSE 16	County-wide	Inclusion of Minerals Buffer Zones (previously shown on separate Minerals Proposals Map)	Amended to incorporate representations received on the Deposit LDP
FC61/1	-	PSE 17	County-wide	Inclusion of Future Mineral Extraction areas (previously shown on separate Minerals Proposals map)	Amended to incorporate representations received on the Deposit LDP
FC65/1	03A & 27A	VOE 3	Llangollen & Abbey Terrace	Inclusion of Pontcysyllte Aqueduct & Canal World Heritage Site and Buffer Zone (previously shown on County key Map only)	Correction of cartographical error
FC85	-	-	County-wide	Inclusion of Sites of Special Scientific Interest (SSSI)	Correction of cartographical omission
FC86	-	-	County-wide	Inclusion of European designated sites (Special Protection Areas and Special Area of Conservation)	Correction of cartographical omission

Focussed Change	FC37/1	Deposit LDP Policy	BSC6
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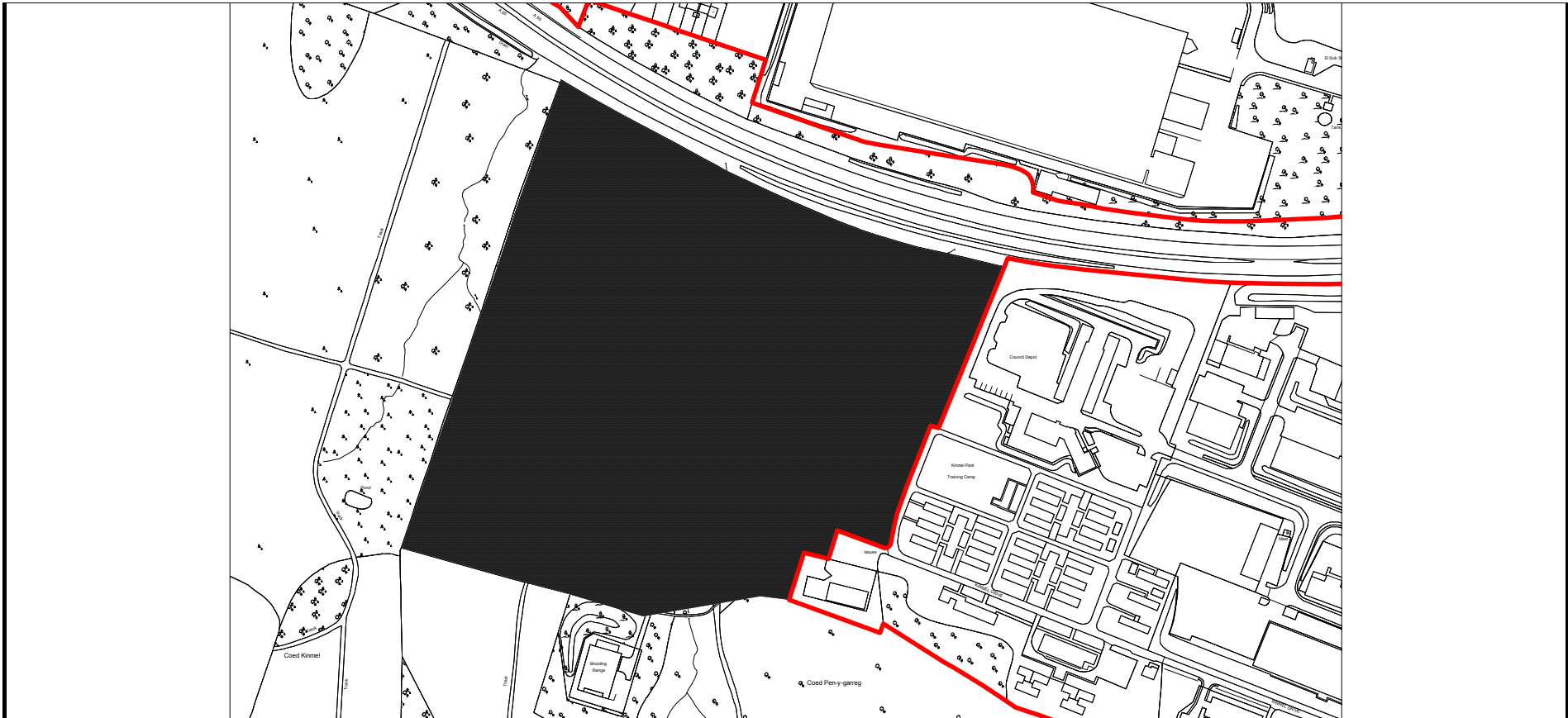
Map	09D - Aberwheeler	Site Reference	N/A
Change Proposed	Exclude area shaded in grey from Area of Search	Justification	Amended to incorporate representations received on the Deposit LDP.
Focussed Change	FC36/1	Deposit LDP Policy	BSC5
Map	40A – Tref Bodelwyddan Town	Site Reference	BSC-BKSS 40A-01
Change Proposed	Exclude area shaded in grey from Bodelwyddan Key Strategic Site	Justification	Amended to incorporate representations received on the Deposit LDP.



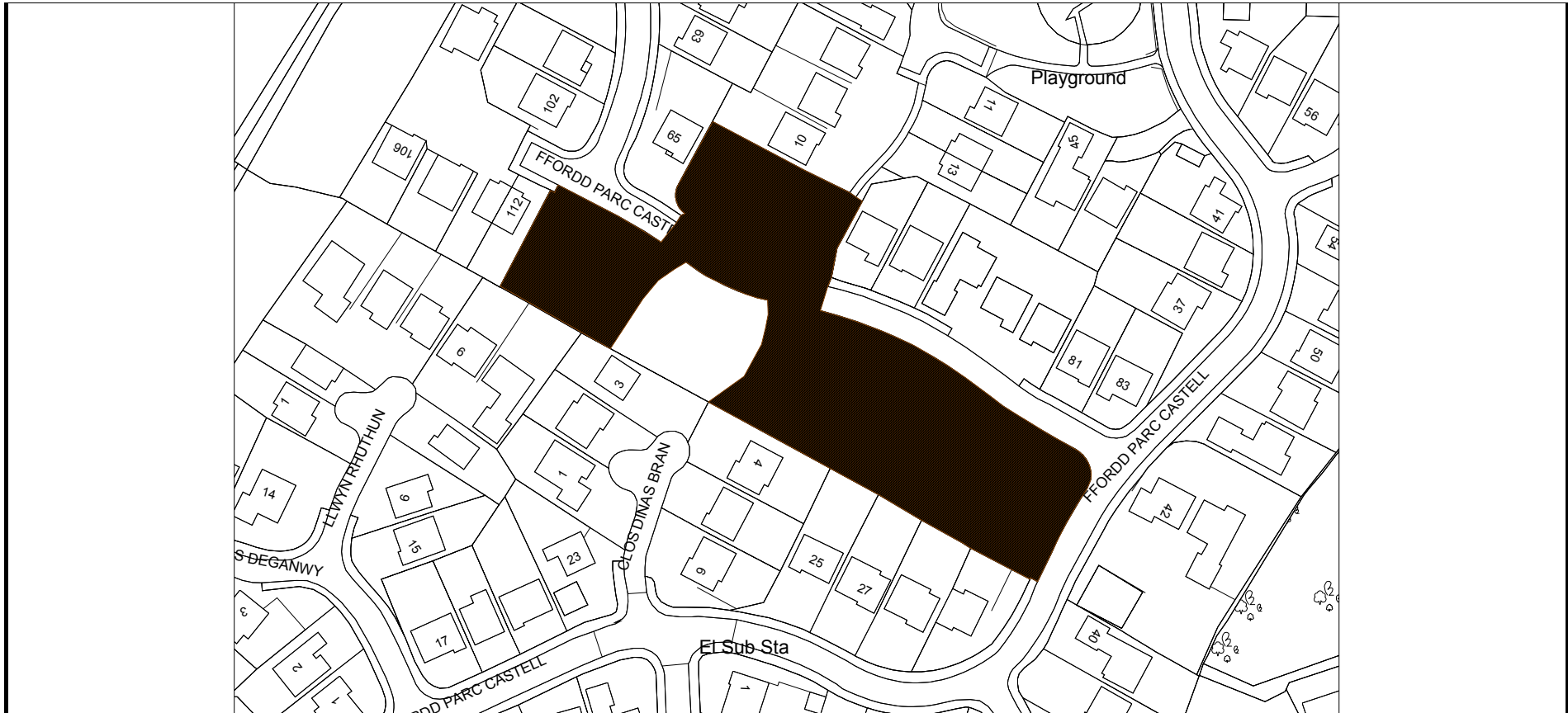
Focussed Change	FC84	Deposit LDP Policy	N/A
Map	40A – Tref Bodelwyddan Town	Site Reference	N/A
Change Proposed	Include within Conservation Area (shaded in red)	Justification	Correction of cartographical error.



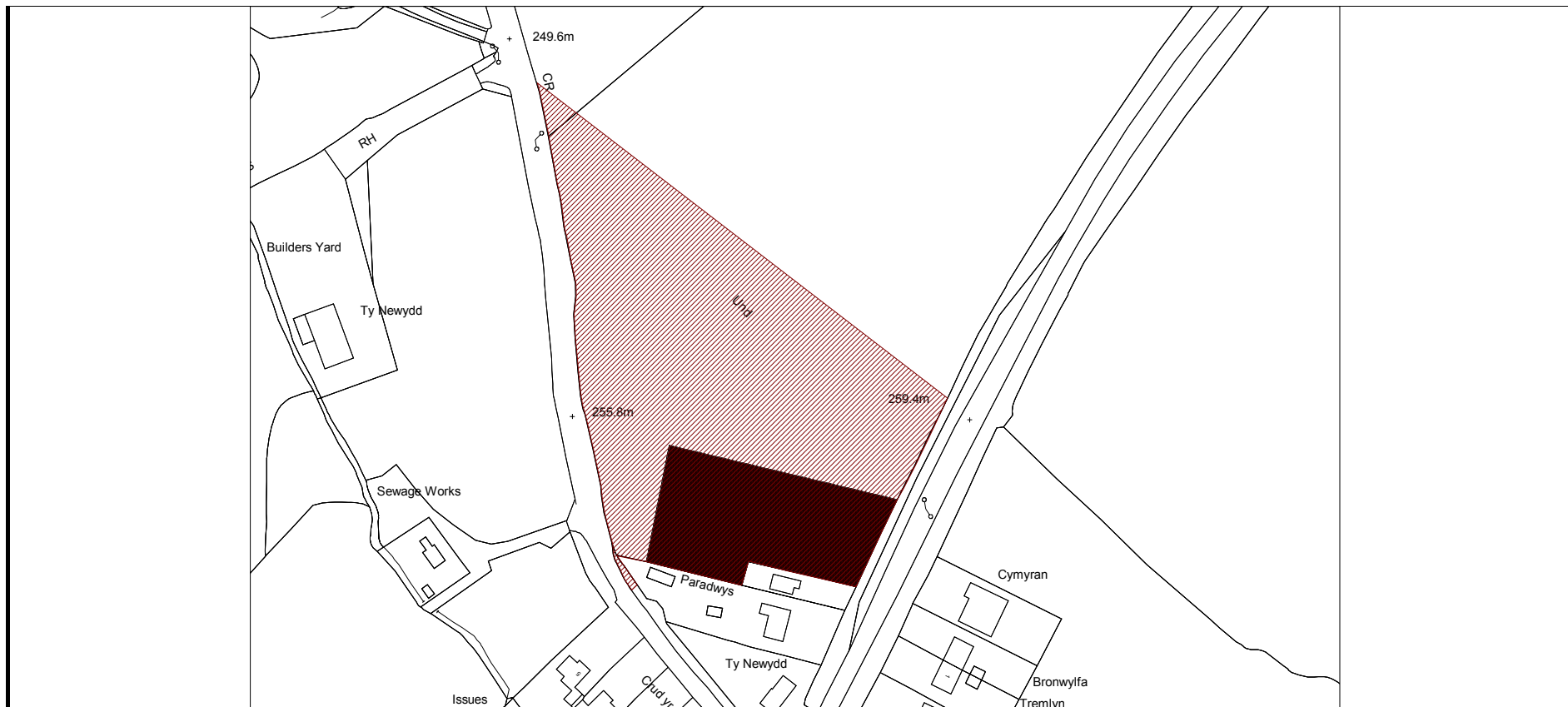
Focussed Change	FC32/1	Deposit LDP Policy	RD1
Map	40A – Tref Bodelwyddan Town	Site Reference	N/A
Change Proposed	To exclude area shaded in grey from Bodelwyddan development boundary	Justification	Undeveloped allocation within Denbighshire Unitary Development Plan.



Focussed Change		FC32/2		Deposit LDP Policy		BSC1	
Map	40A – Tref Bodelwyddan Town			Site Reference	40A-17		
Change Proposed	Include land shaded in red as housing allocation			Justification	Reflects existing planning permission		



Focussed Change		FC32/2	Deposit LDP Policy		BSC1
Map	12A – Pentref Clawddnewydd Village		Site Reference	BSC-HSG 12A-02	
Change Proposed	Extend housing allocation as shaded in red		Justification	Correction of cartographical error.	



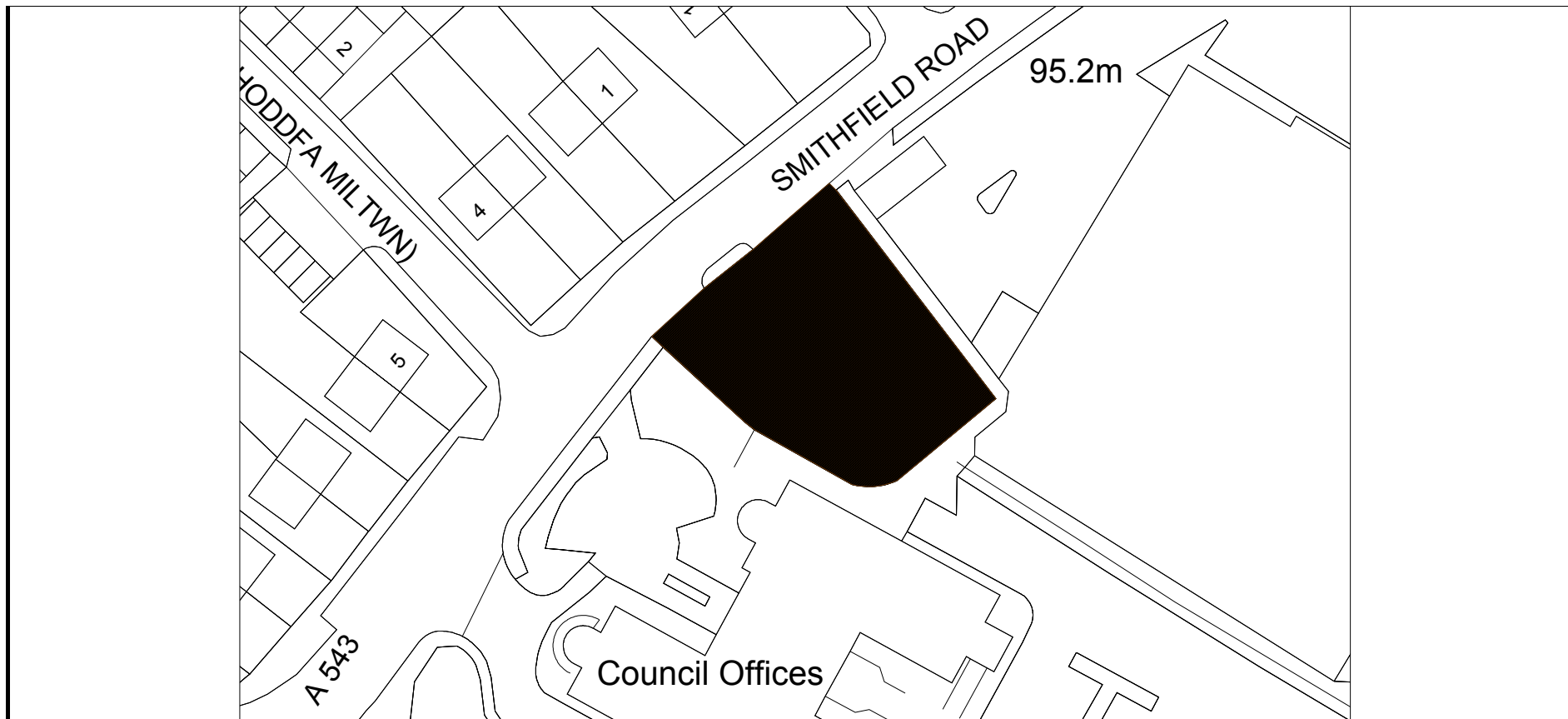
Focussed Change		FC32/4	Deposit LDP Policy		RD1
Map	05A – Tref Corwen Town		Site Reference	N/A	
Change Proposed	Include land shaded in red within development boundary		Justification	Reflects existing planning permission.	



Focussed Change	FC32/5	Deposit LDP Policy	BSC1
Map	01A – Tref Dinbych/ Denbigh Town	Site Reference	BSC-HSG 01A-25
Change Proposed	Included land shaded in red as housing allocation	Justification	To reflect existing planning permission



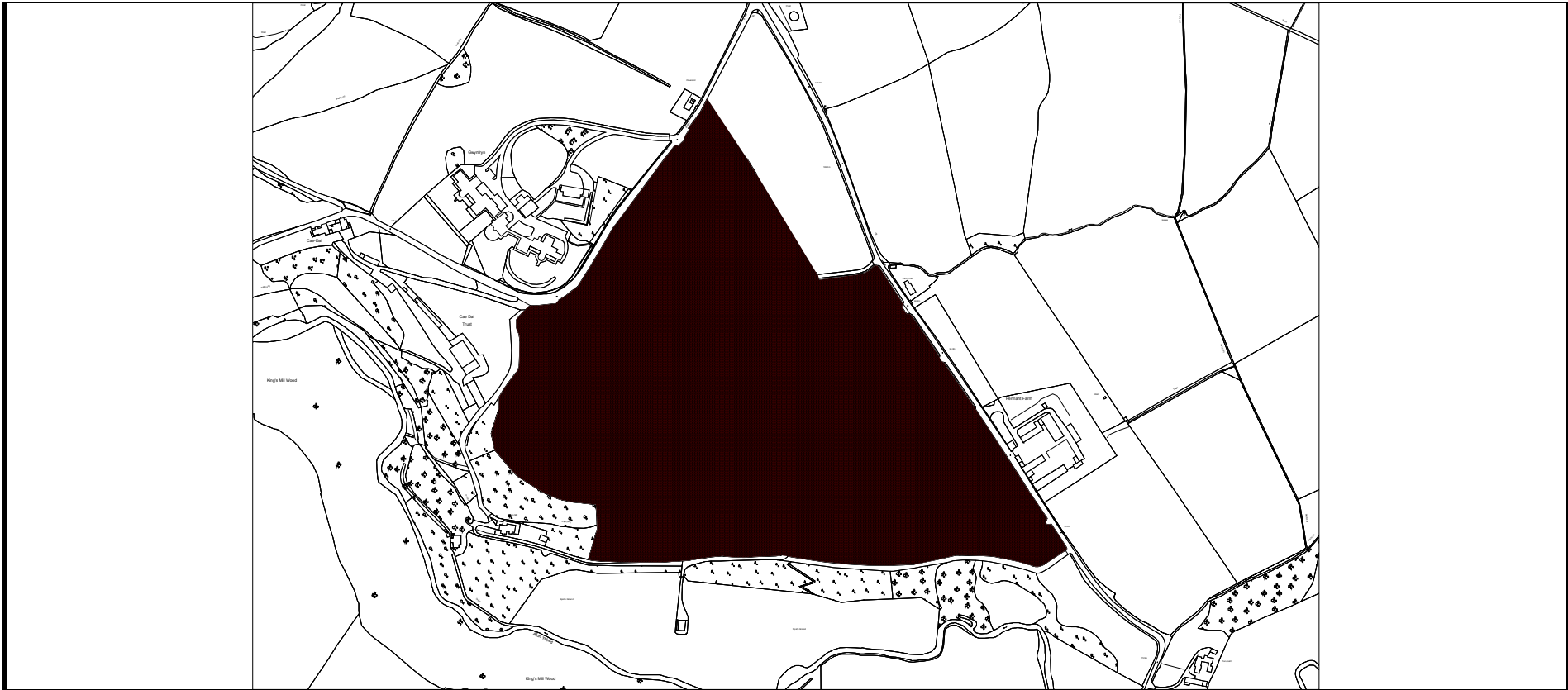
Focussed Change	FC32/6	Deposit LDP Policy	BSC1
Map	01A – Tref Dinbych/ Denbigh Town	Site Reference	BSC-HSG 01A-26
Change Proposed	Include land shaded in red as housing allocation	Justification	To reflect existing planning permission



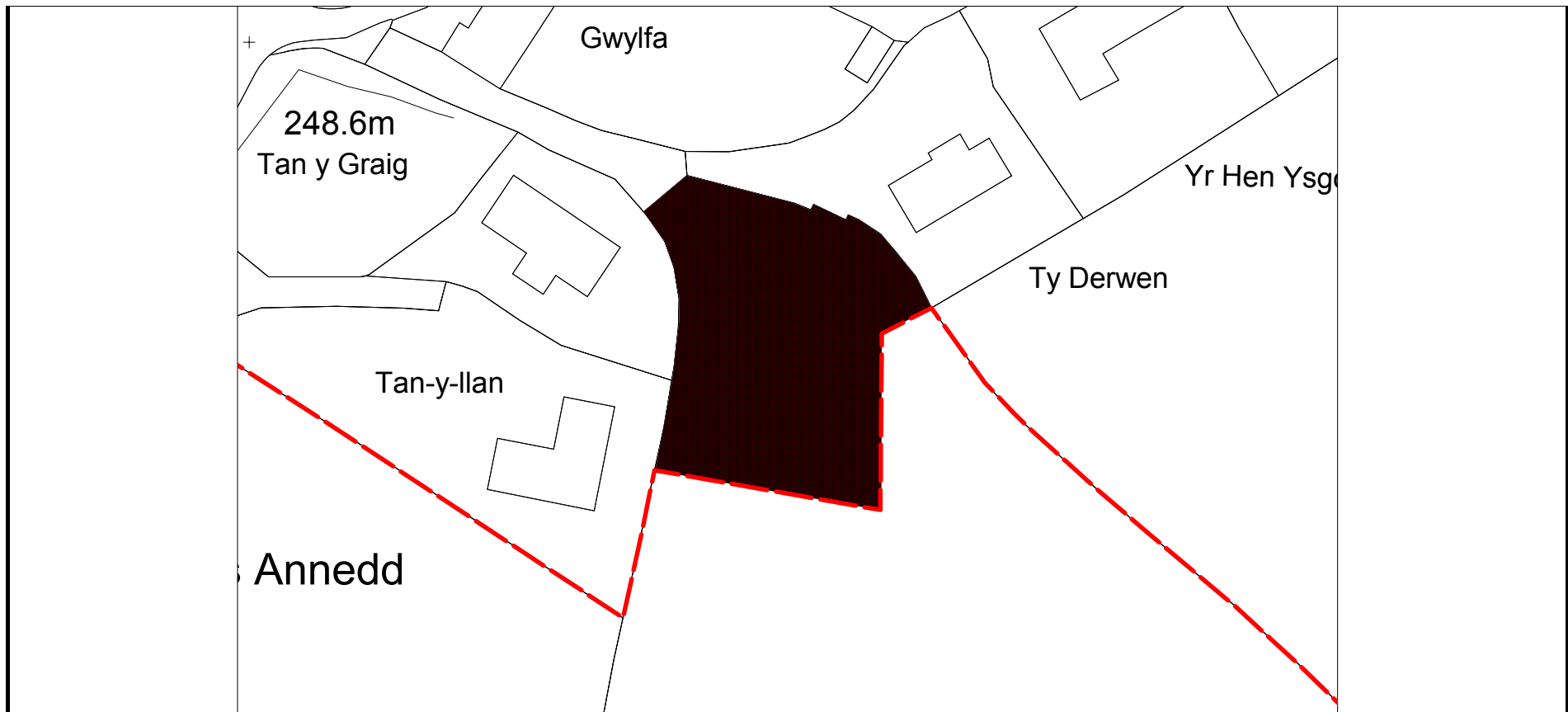
Focussed Change	FC32/7	Deposit LDP Policy	BSC1/ EMP2
Map	01A – Tref Dinbych/ Denbigh Town	Site Reference	BSC-HSG/ PSE-EMP 01A-04
Change Proposed	Delete mixed housing and employment allocation as shaded in grey	Justification	Site to be allocated under policy VOE 4 – Enabling Development



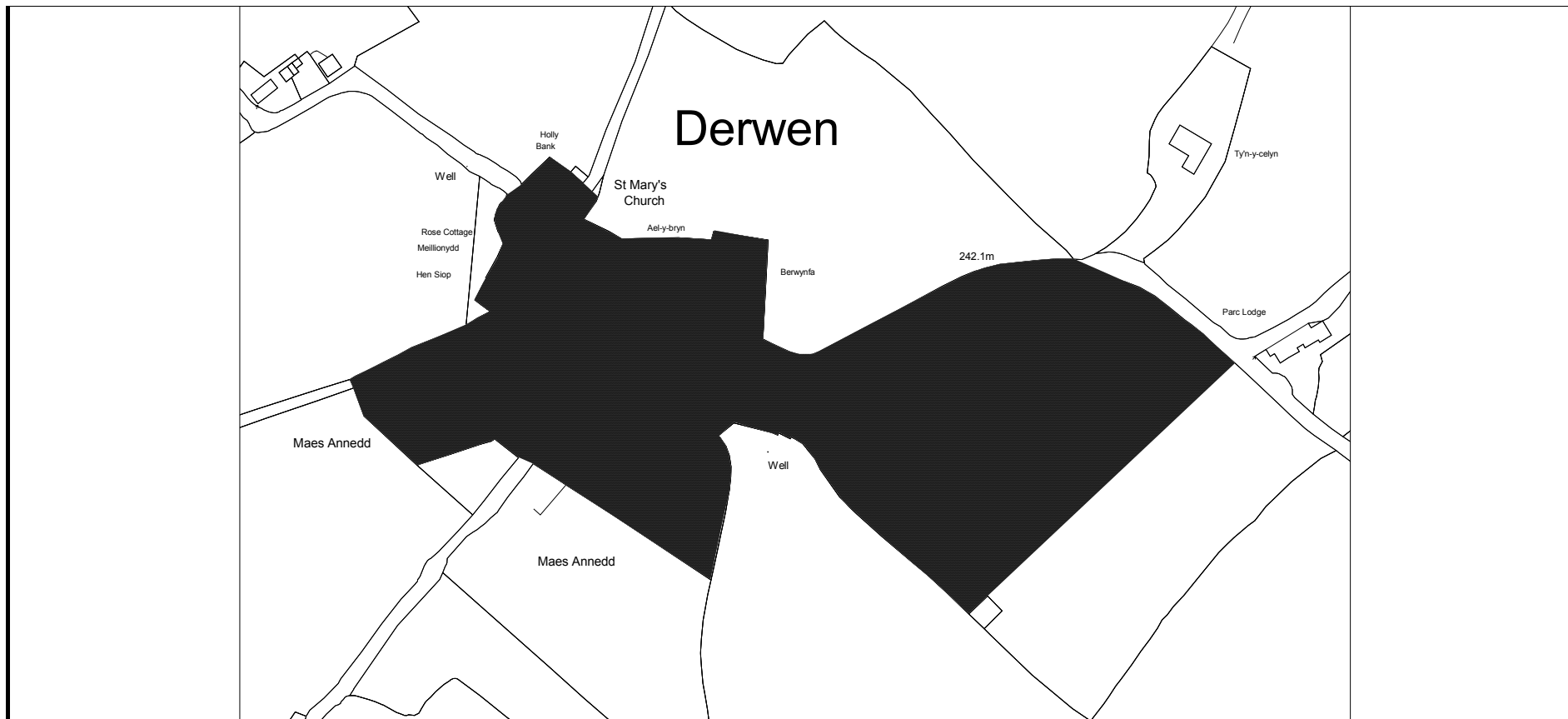
Focussed Change		FC66/1		Deposit LDP Policy		VOE4	
Map		01A – Tref Dinbych/ Denbigh Town		Site Reference		VOE4 01A-27	
Change Proposed		Allocation of land shaded in red for enabling development		Justification		Site to be allocated under policy VOE 4 – Enabling Development – to secure the future of heritage assets on site	



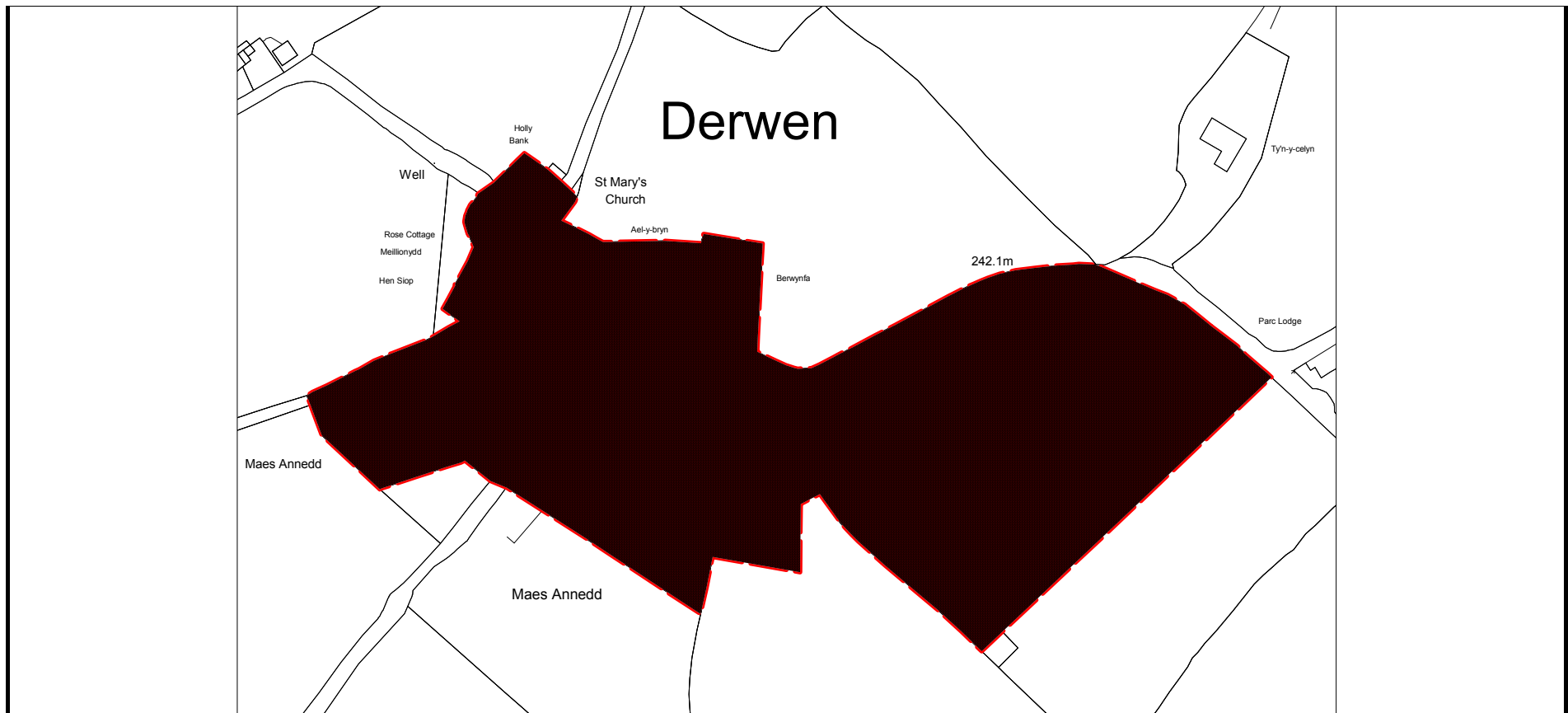
Focussed Change		FC37/2	Deposit LDP Policy		BSC6
Map	12B - Derwen		Site Reference	N/A	
Change Proposed	Include land shaded in red within Area of Search for Derwen		Justification	To reflect existing planning permission	



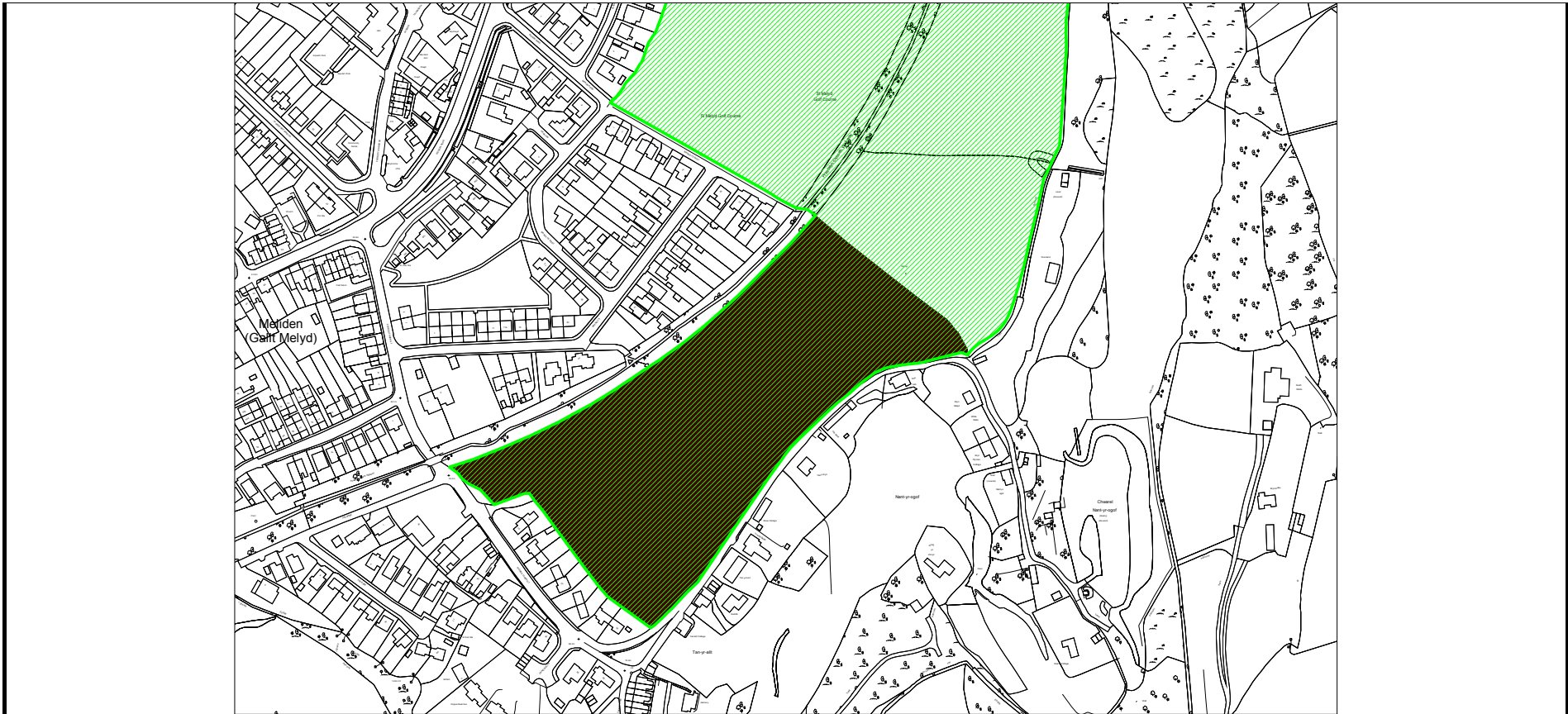
Focussed Change	FC32/8	Deposit LDP Policy	RD1
Map	12B - Derwen	Site Reference	N/A
Change Proposed	Remove development boundary as shaded in grey	Justification	To incorporate representations received on the Deposit LDP



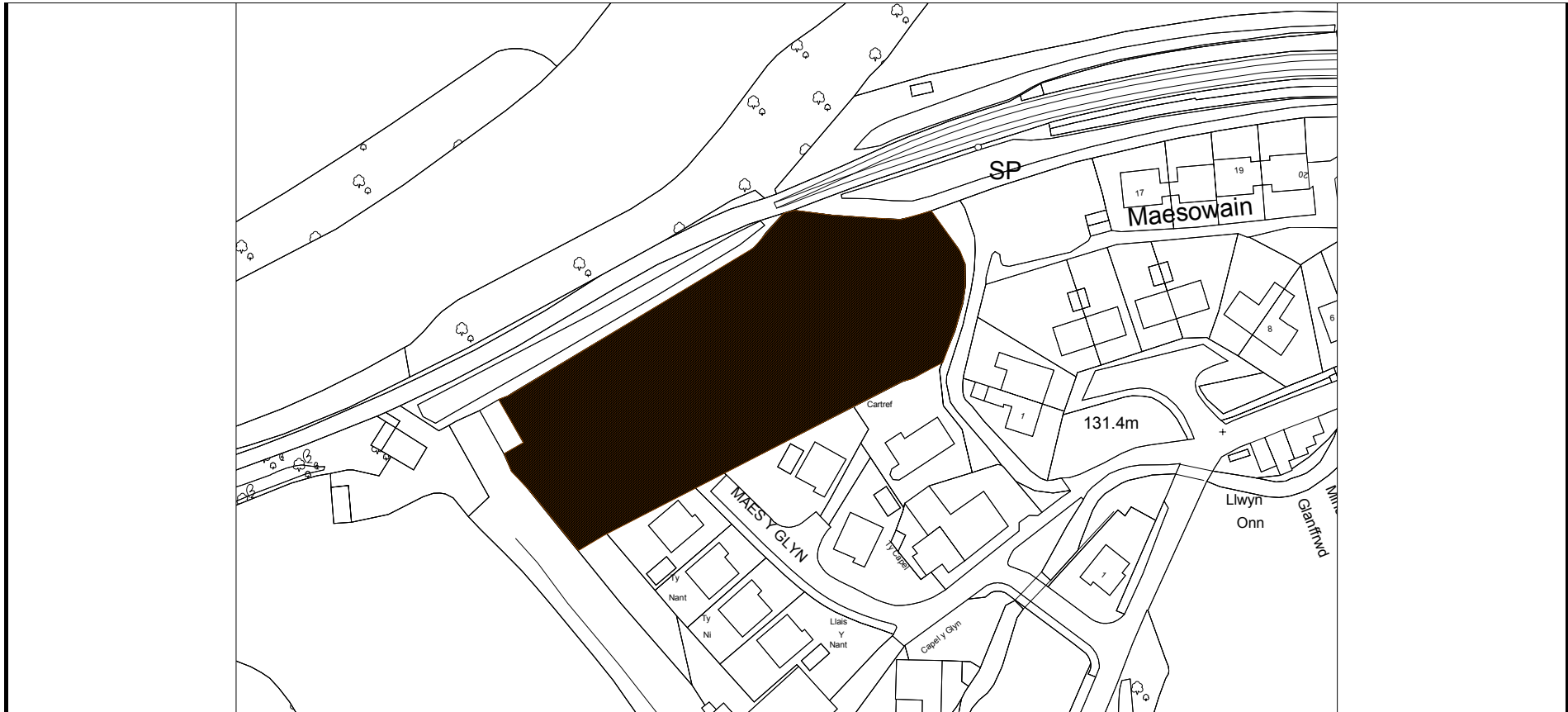
Focussed Change		FC37/2		Deposit LDP Policy		BSC6	
Map		12B - Derwen		Site Reference		N/A	
Change Proposed		Include land shaded in red within Area of Search for Derwen		Justification		To incorporate representations received on Deposit LDP	



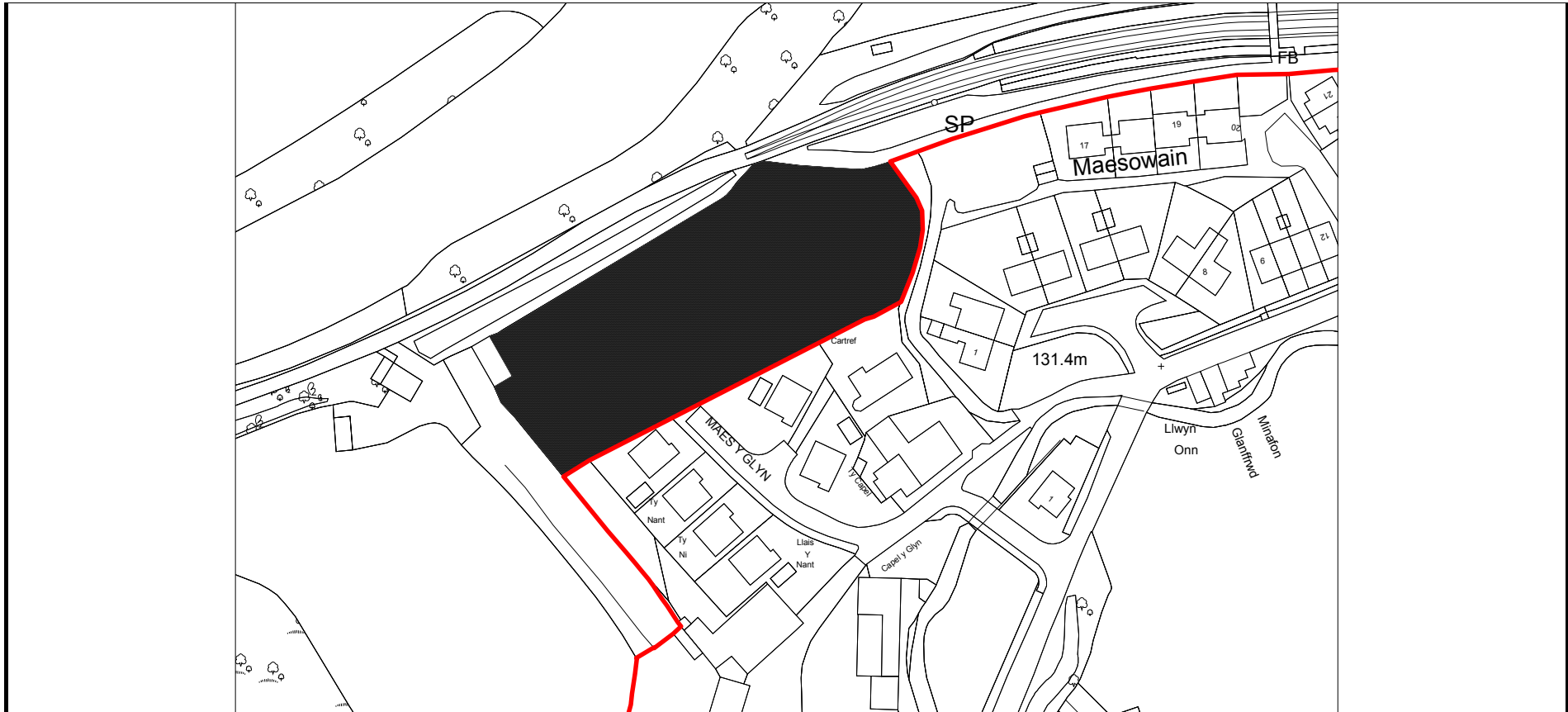
Focussed Change		FC28/1	Deposit LDP Policy		RD2
Map	43B – Pentref Gallt Melyd/ Meliden Village		Site Reference	RD-GB 43B-09	
Change Proposed	Extension of green barrier as shaded.		Justification	To incorporate representations received on the Deposit LDP.	



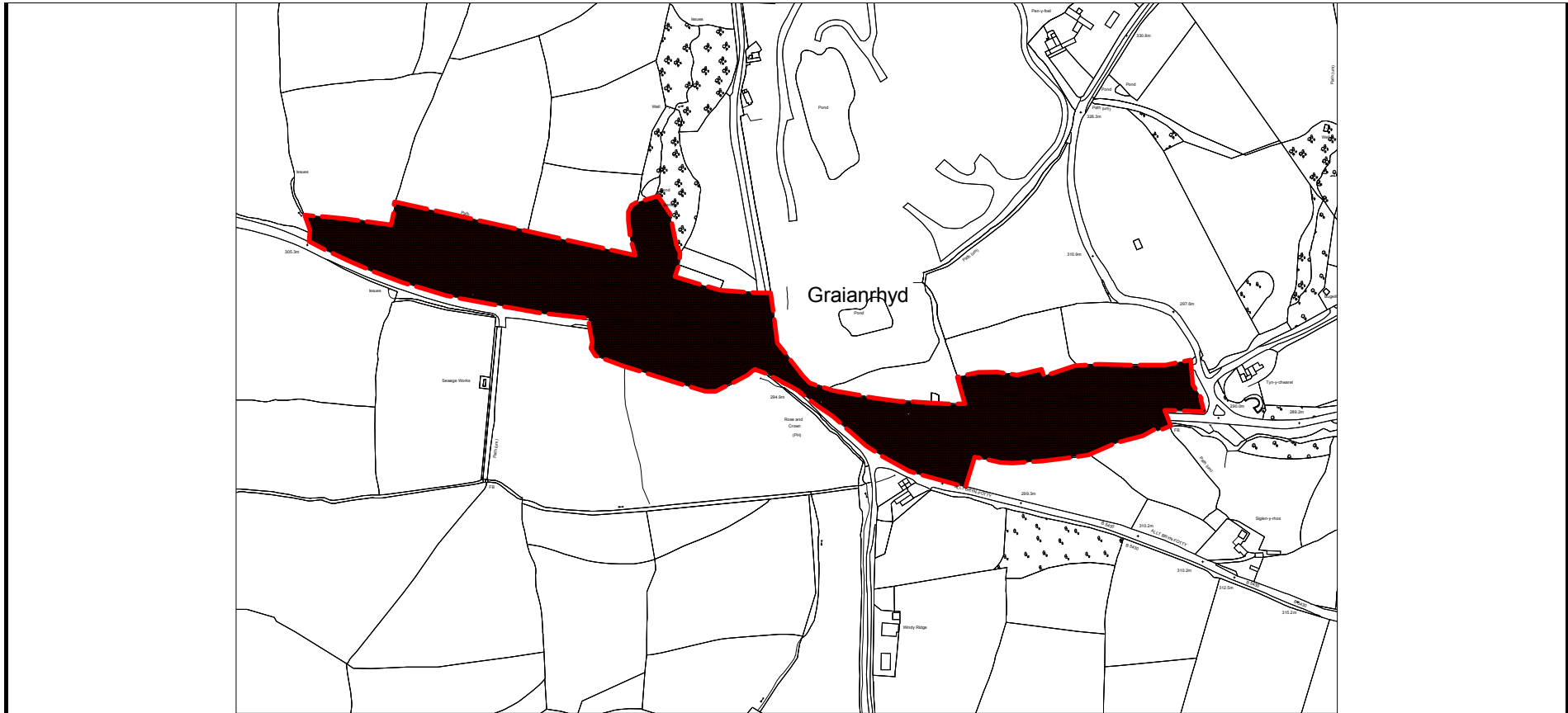
Focussed Change		FC32/9	Deposit LDP Policy		BSC1
Map	05C – Pentref Glyndyfrdwy Village		Site Reference	BSC-HSG 05C-02	
Change Proposed	Delete housing allocation as shaded in grey		Justification	To incorporate representations received on the Deposit LDP.	



Focussed Change	FC32/10	Deposit LDP Policy	RD1
Map	05C – Pentref Glyndyfrdwy Village	Site Reference	N/A
Change Proposed	Exclude area shaded in grey from within the development boundary	Justification	To reflect the deletion of housing allocation BSC-HSG 05C-02



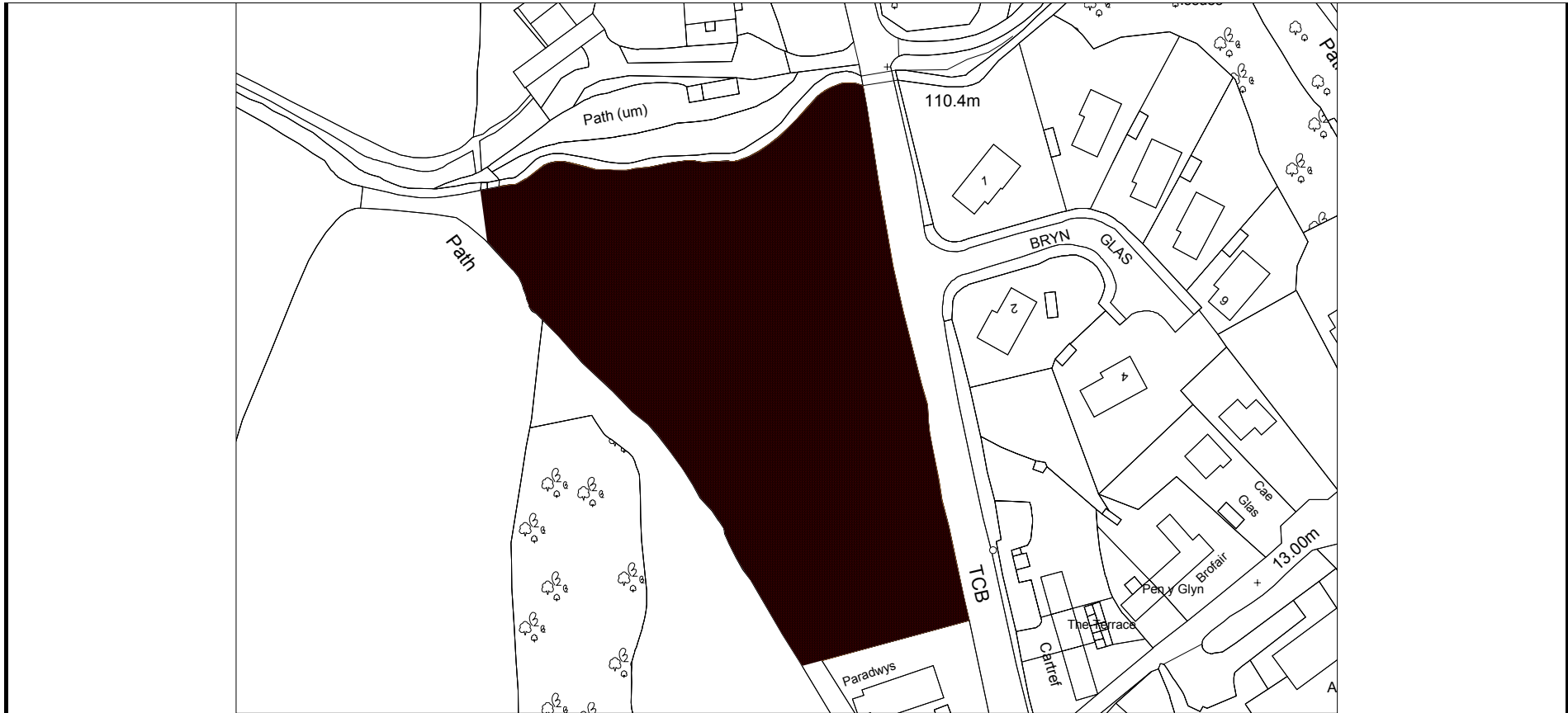
Focussed Change		FC37/4	Deposit LDP Policy		BSC 6
Map	15C – Graianrhyd		Site Reference	N/A	
Change Proposed	Include land shaded in red within Area of Search for Graianrhyd		Justification	To incorporate comments received on the Deposit LDP	



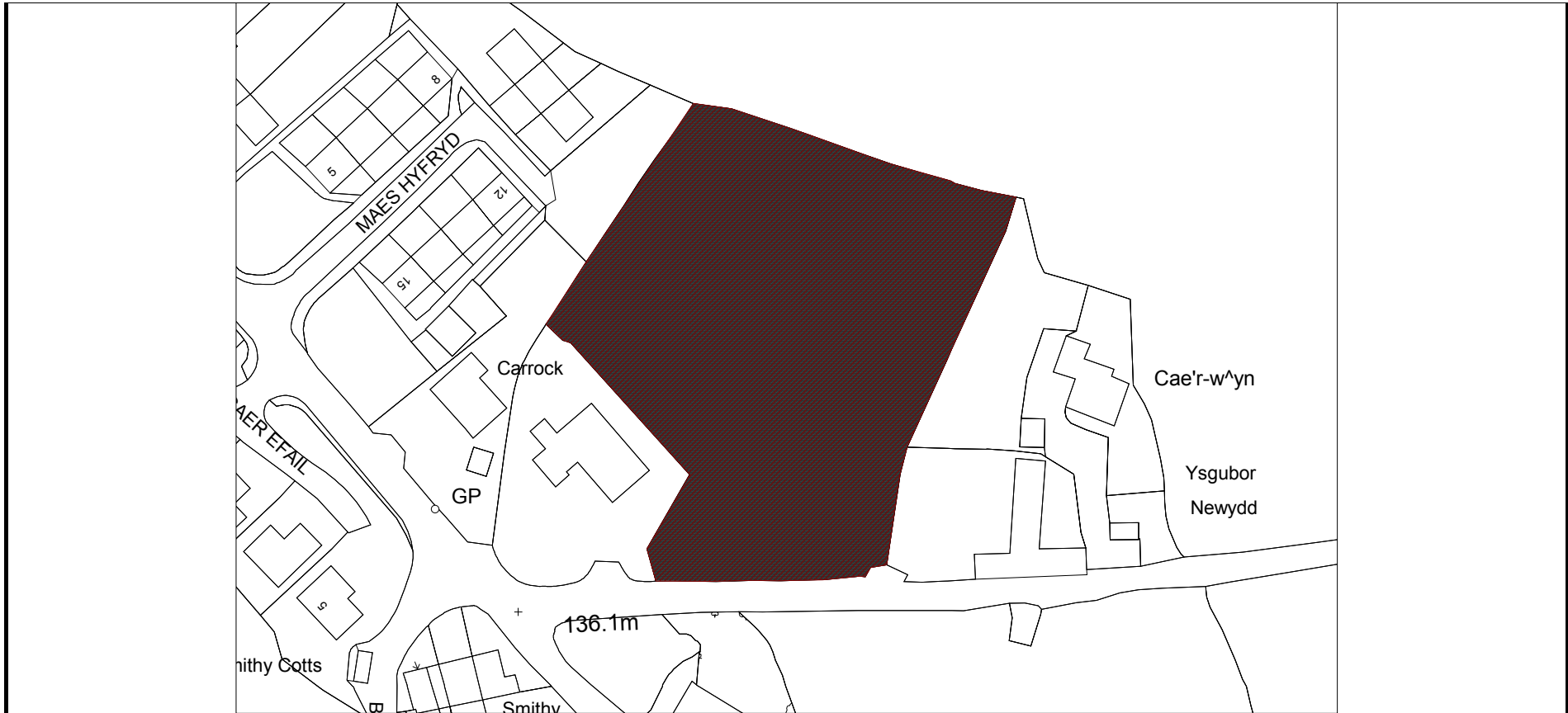
Focussed Change		FC32/11		Deposit LDP Policy		RD1	
Map		20B – Pentref Graigfechan Village		Site Reference		N/A	
Change Proposed		Include land shaded in red within development boundary		Justification		To reflect the inclusion of housing allocation BSC-HSG 20B-02	



Focussed Change		FC32/12		Deposit LDP Policy		BSC1	
Map	20B – Pentref Graigfechan Village			Site Reference	BSC-HSG 20B-02		
Change Proposed	Include land shaded in red as housing allocation			Justification	To incorporate representations received on the Deposit LDP.		



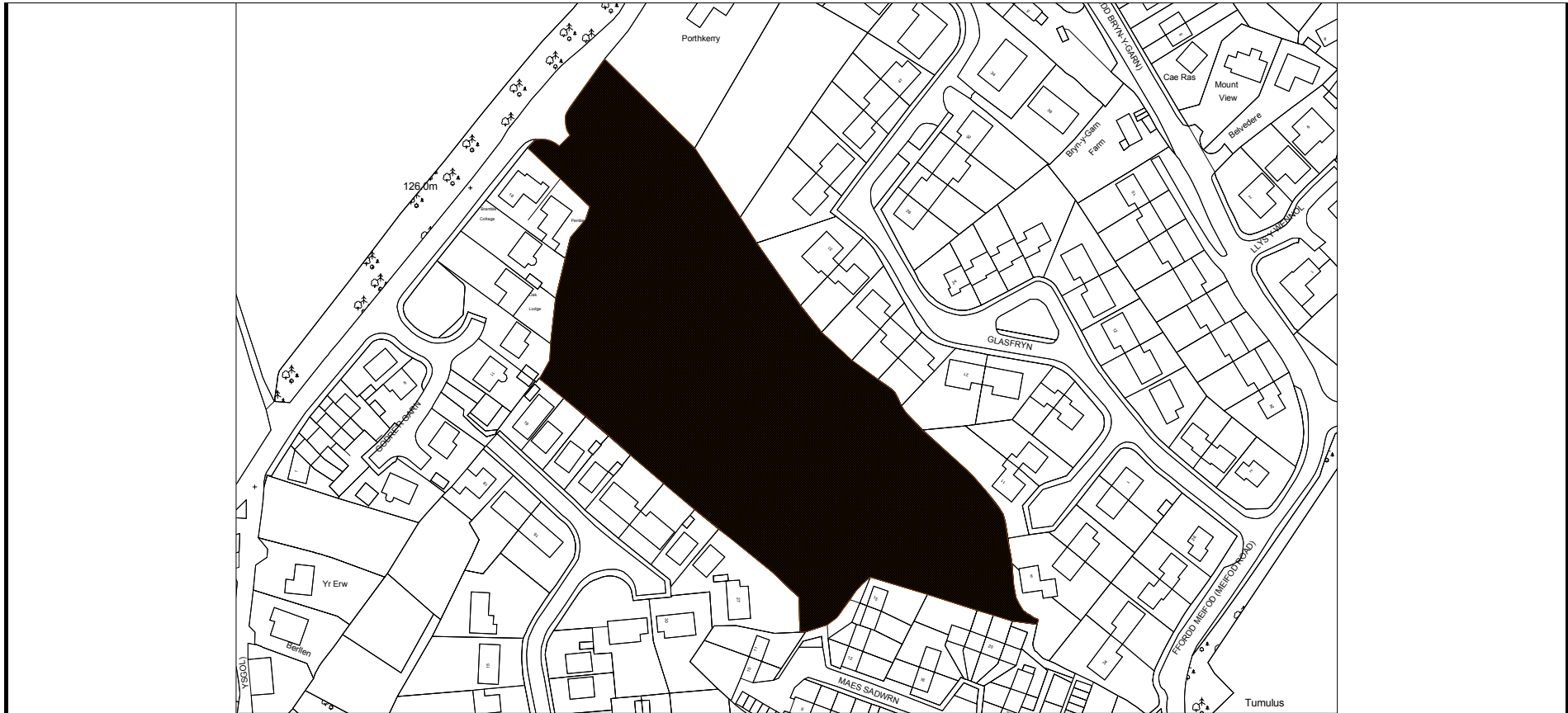
Focussed Change	FC32/13	Deposit LDP Policy	BSC1
Map	20B – Pentref Graigfechan Village	Site Reference	BSC-HSG 20B-01
Change Proposed	Delete housing allocation as shaded in grey.	Justification	To incorporate representations received on the Deposit LDP.



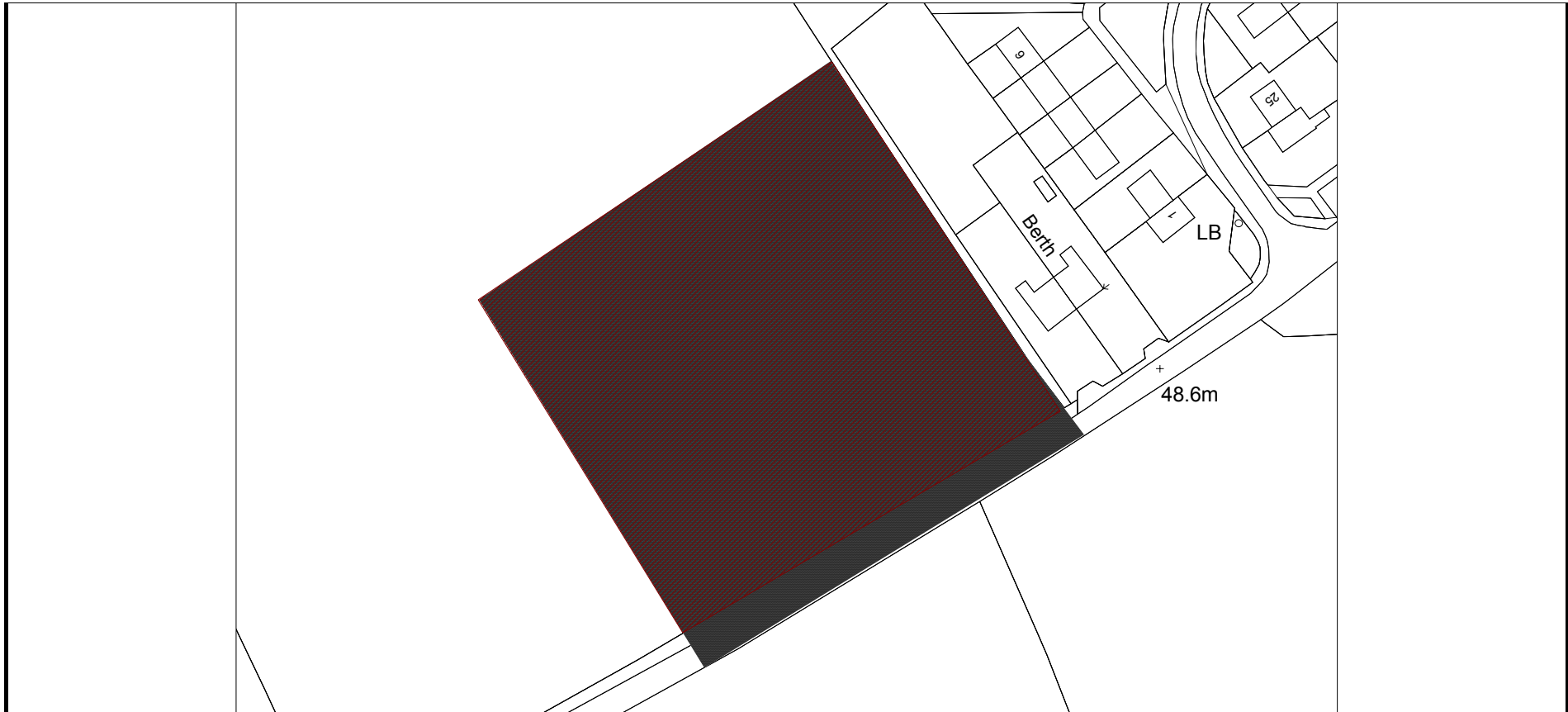
Focussed Change	FC32/14	Deposit LDP Policy	BSC1
Map	20B – Pentref Graigfechan Village	Site Reference	BSC-HSG 20B-02
Change Proposed	Exclude land shaded in grey from within development boundary.	Justification	To reflect the deletion of housing allocation BSC-HSG 20B-01.



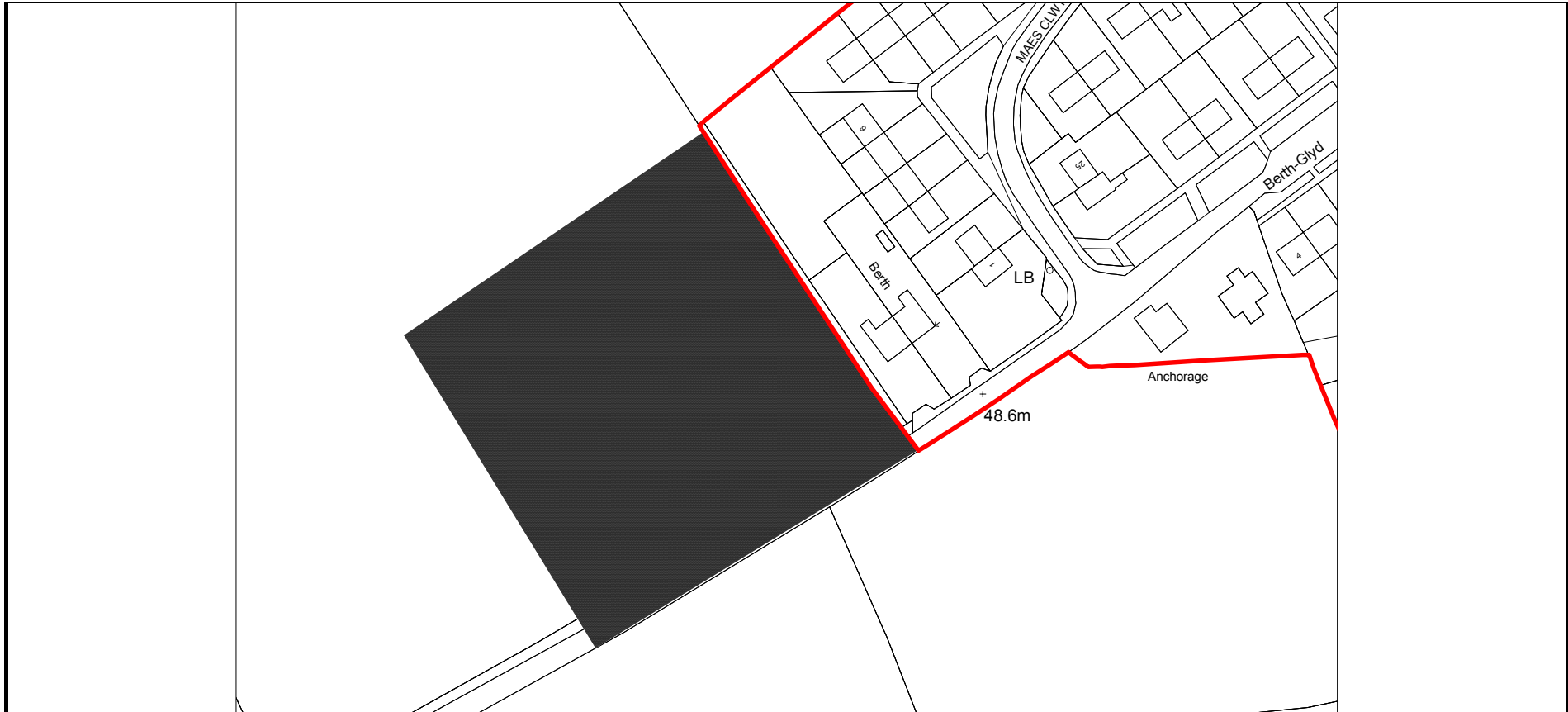
Focussed Change	FC32/15	Deposit LDP Policy	BSC1
Map	28A – Pentref Henllan Village	Site Reference	BSC-HSG 28B-05
Change Proposed	Include land shaded in red as housing allocation.	Justification	To reflect existing planning permission.



Focussed Change		FC32/16		Deposit LDP Policy		BSC1	
Map	18A – Pentref Llandyrnog Village			Site Reference	BSC-HSG 18A-01		
Change Proposed	Delete housing allocation shaded in grey.			Justification	To incorporate comments received on the Deposit LDP.		



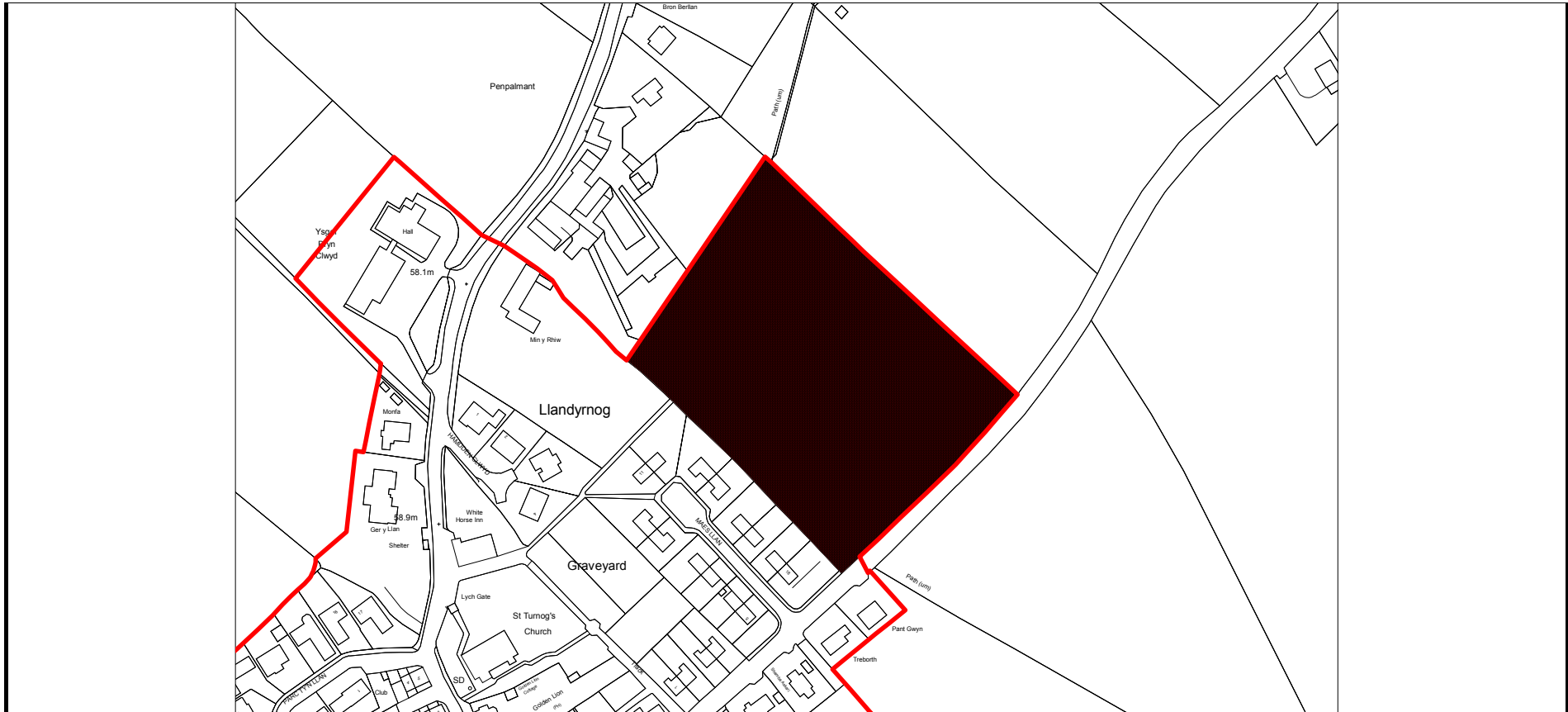
Focussed Change		FC32/17	Deposit LDP Policy		RD1
Map	18A – Pentref Llandyrnog Village		Site Reference	N/A	
Change Proposed	Exclude land shaded in grey from within development boundary.		Justification	To reflect the deletion of housing allocation BSC-HSG 18A-01.	



Focussed Change	FC32/18	Deposit LDP Policy	BSC1
Map	18A – Pentref Llandyrnog Village	Site Reference	BSC-HSG 18A-05
Change Proposed	Include land shaded in red as housing allocation	Justification	To incorporate representations received on the Deposit LDP.



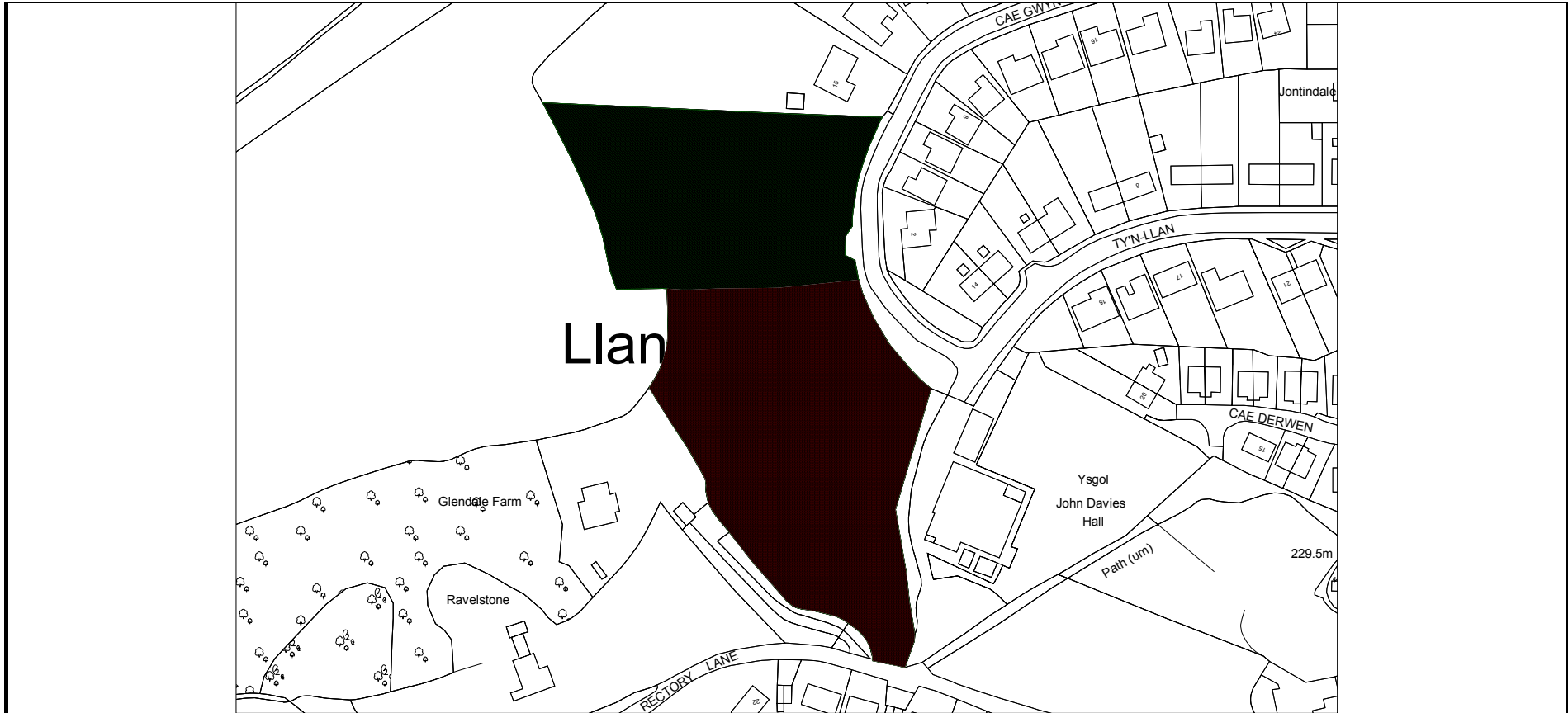
Focussed Change		FC32/19	Deposit LDP Policy		RD1
Map	18A – Pentref Llandyrnog Village		Site Reference	N/A	
Change Proposed	Include land shaded in red within development boundary.		Justification	To reflect the inclusion of housing allocation BSC-HSG 18A-05.	



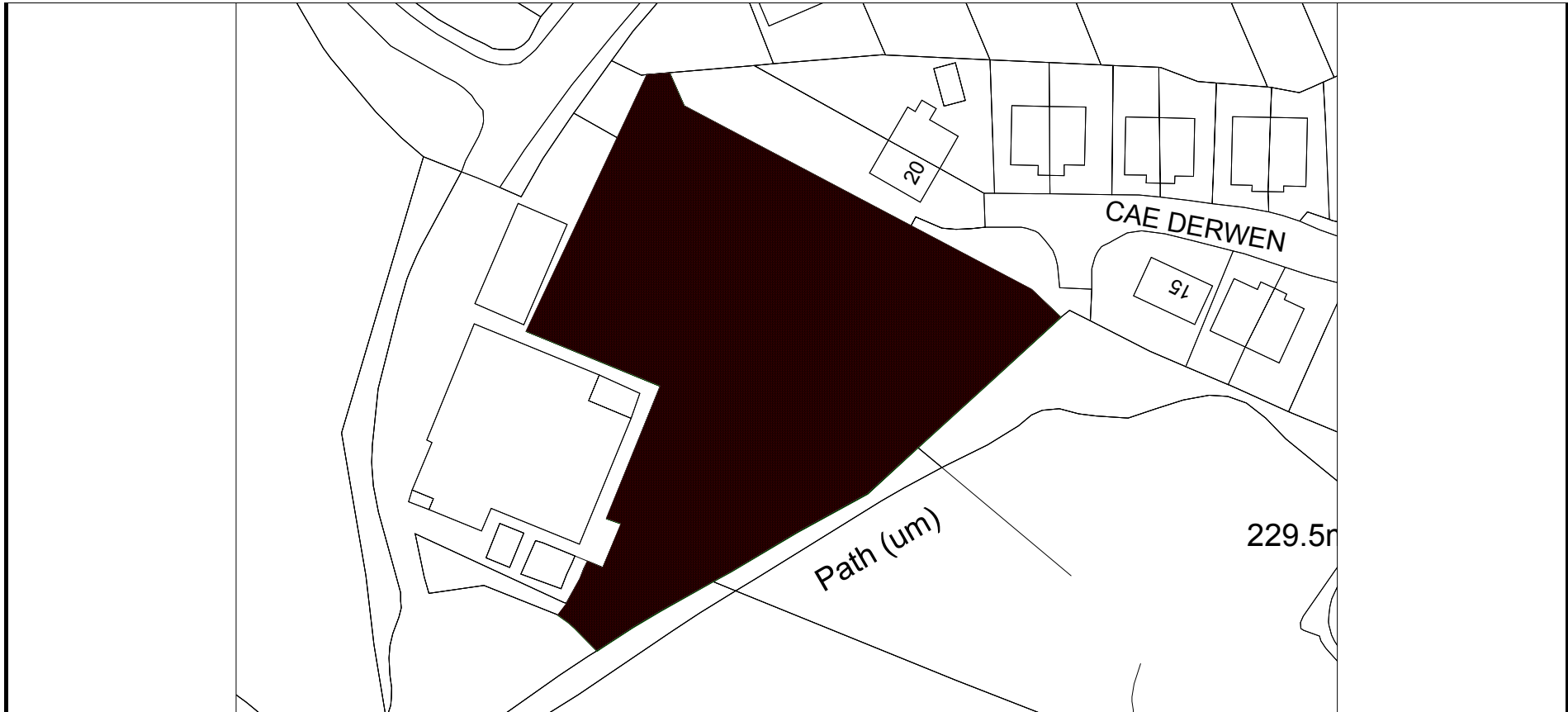
Focussed Change		FC42/1	Deposit LDP Policy		BSC11
Map	18A – Pentref Llandyrnog Village		Site Reference	18A-04	
Change Proposed	Include land shaded in red as recreation allocation		Justification	To amend cartographical error.	



Focussed Change		FC42/2	Deposit LDP Policy		BSC11
Map	21A – Pentref Llanferres Village		Site Reference	BSC-HSG 21A-01	
Change Proposed	Include land shaded in red as recreation allocation		Justification	To incorporate representations received on the Deposit LDP.	



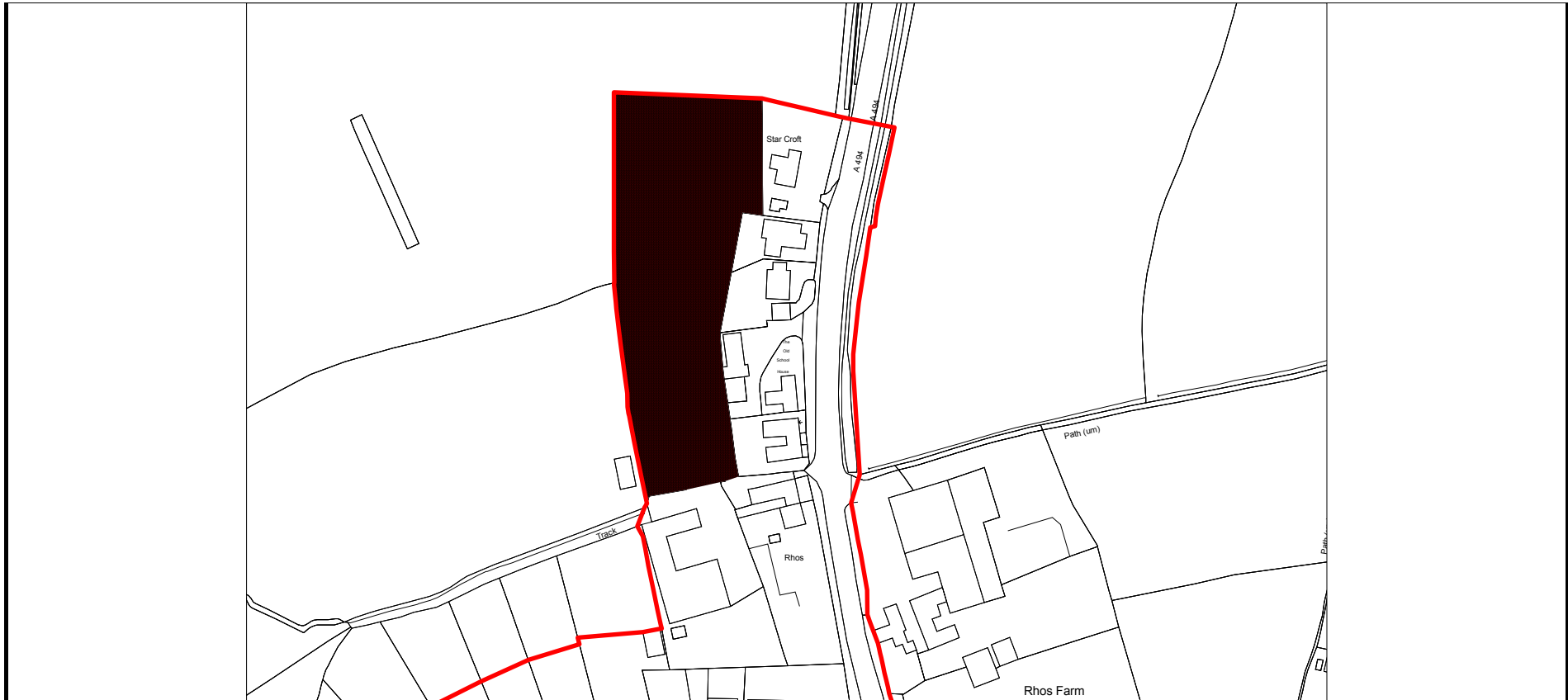
Focussed Change	FC42/3	Deposit LDP Policy	BSC11
Map	21A – Pentref Llanferres Village	Site Reference	BSC-REC 21A-02
Change Proposed	Include land shaded in red as recreation allocation	Justification	Correction of cartographical error.



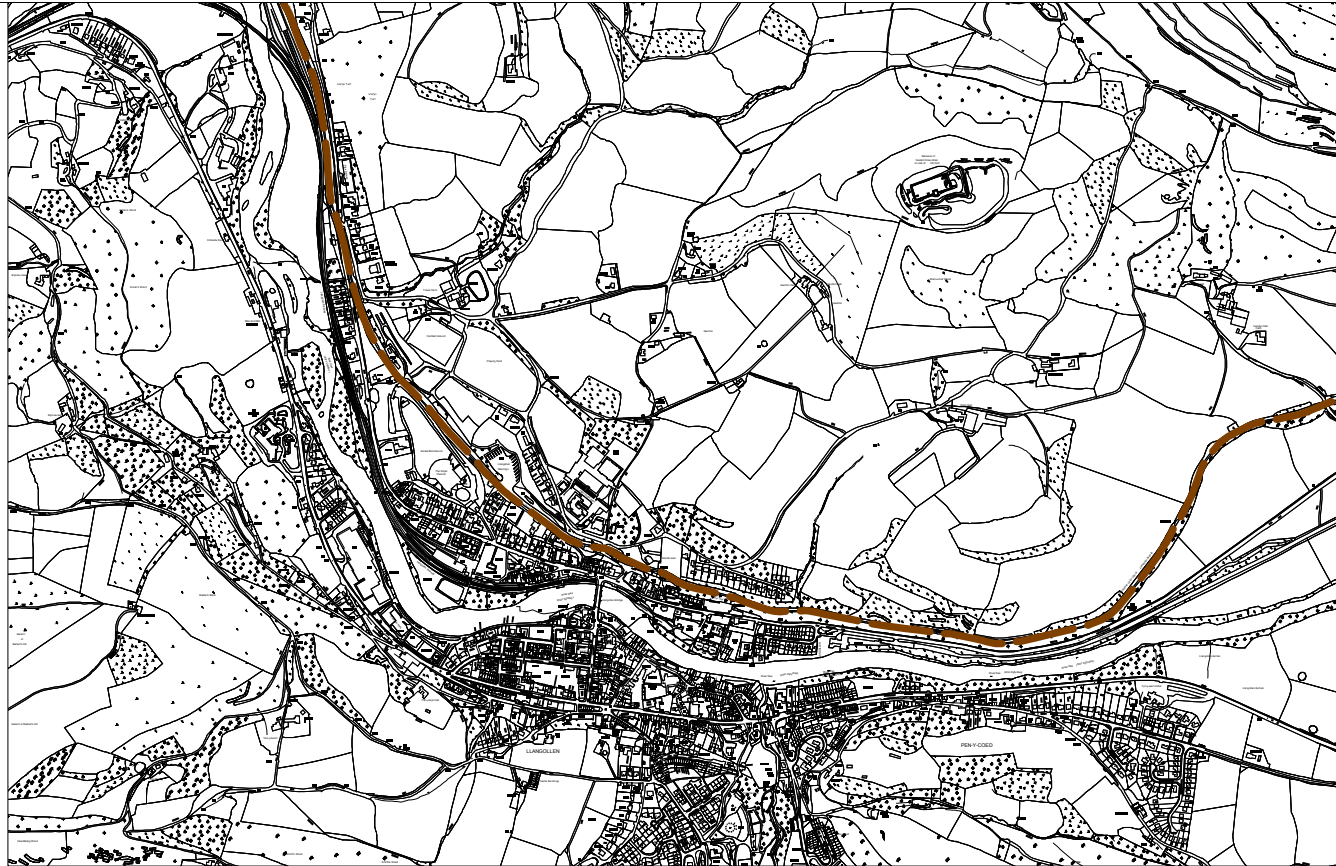
Focussed Change	FC32/20	Deposit LDP Policy	BSC1
Map	21A – Pentref Llanferres Village	Site Reference	BSC-HSG 21A-03
Change Proposed	Include land shaded in red as housing allocation	Justification	To reflect existing planning permission.



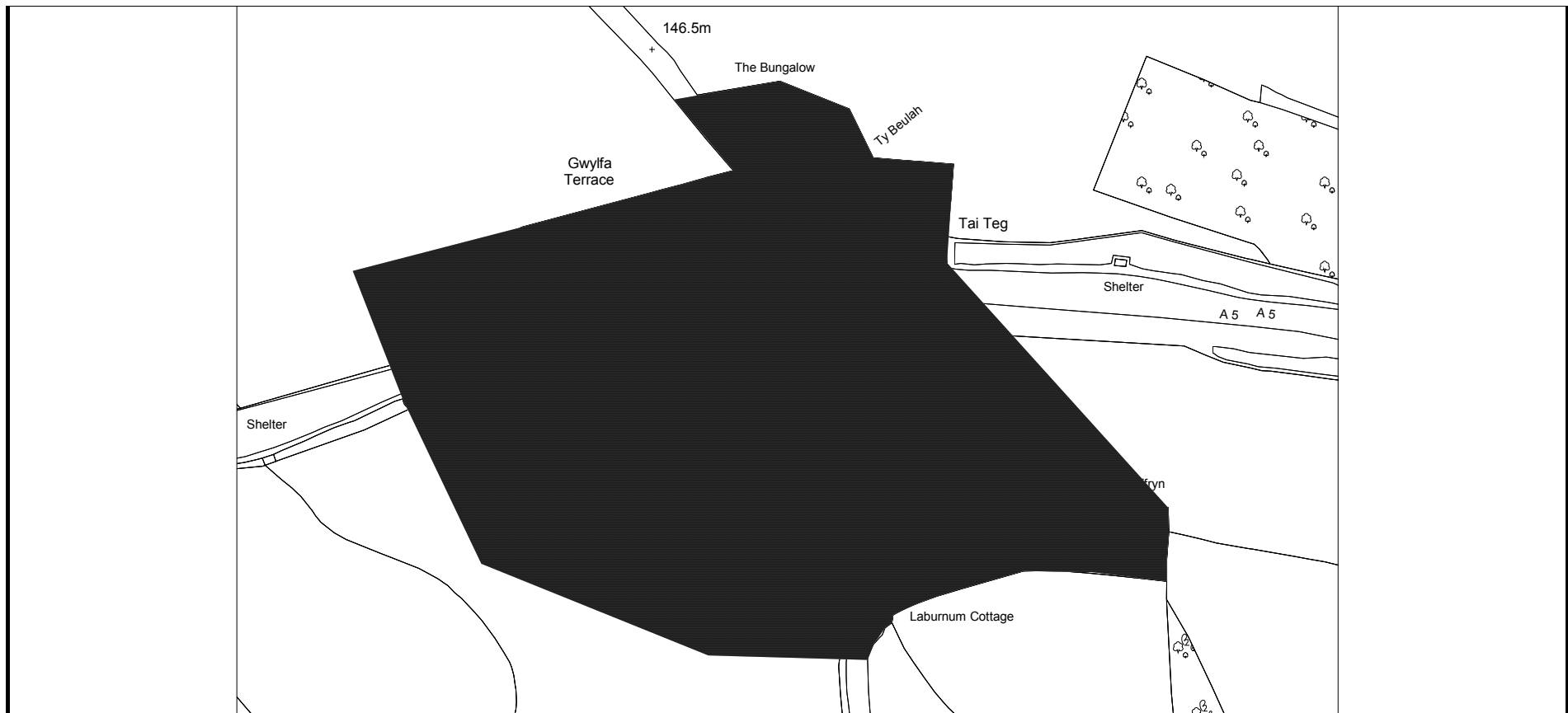
Focussed Change	FC27/1	Deposit LDP Policy	RD1
Map	21A – Pentref Llanferres Village	Site Reference	N/A
Change Proposed	Include area shaded in red within development boundary.	Justification	To reflect the inclusion of housing allocation BSC-HSG 21A-03.



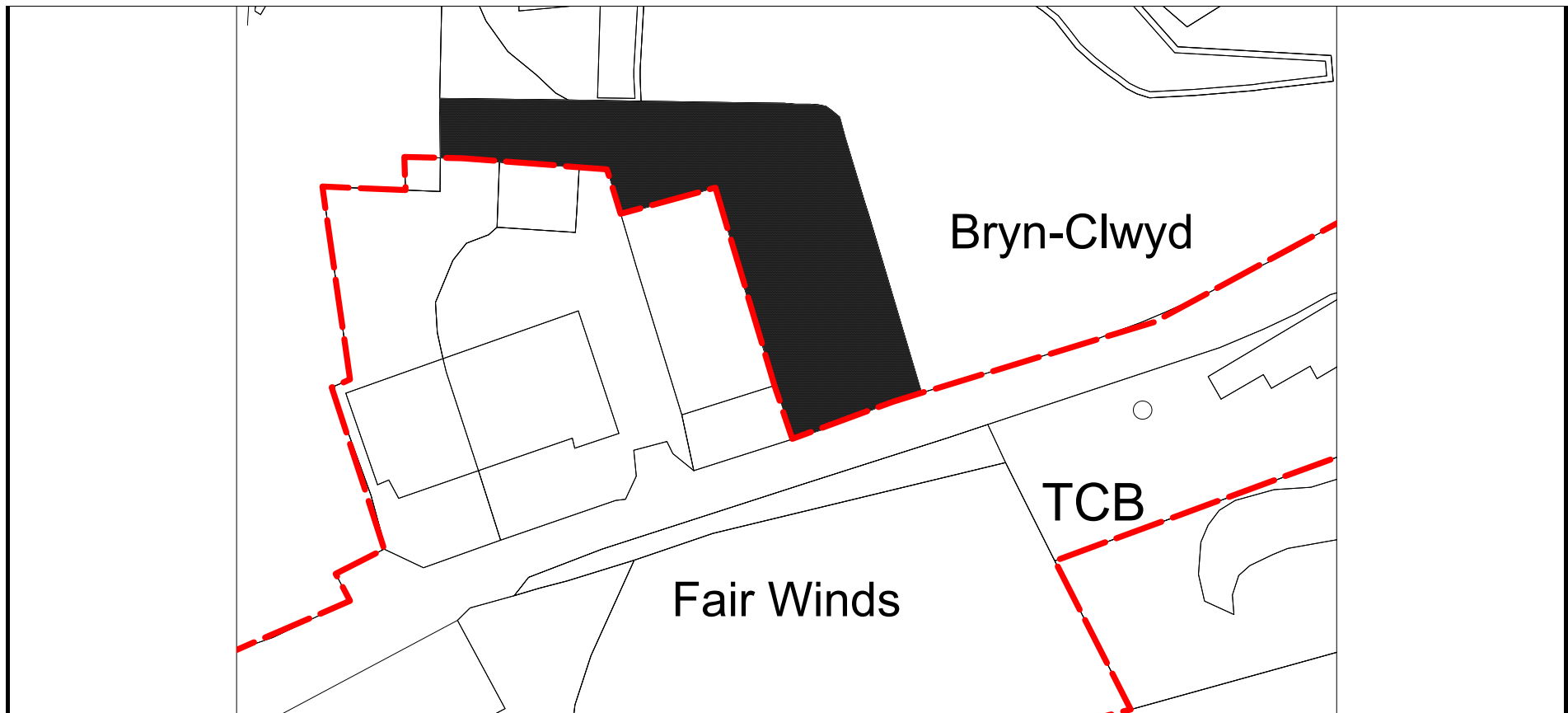
Focussed Change		FC77/1	Deposit LDP Policy		ASA1
Map	03A – Tref Llangollen Town		Site Reference	ASA1-02	
Change Proposed	Allocate route for cycling / walking path from Wrexham to Barmouth.		Justification	To reflect recent development not included in the Deposit LDP.	



Focussed Change	FC37/5	Deposit LDP Policy	BSC 6
Map	05D – Llidiart Y Parc	Site Reference	N/A
Change Proposed	Removal of hamlet status and Area of Search	Justification	To incorporate representations received on the Deposit LDP.



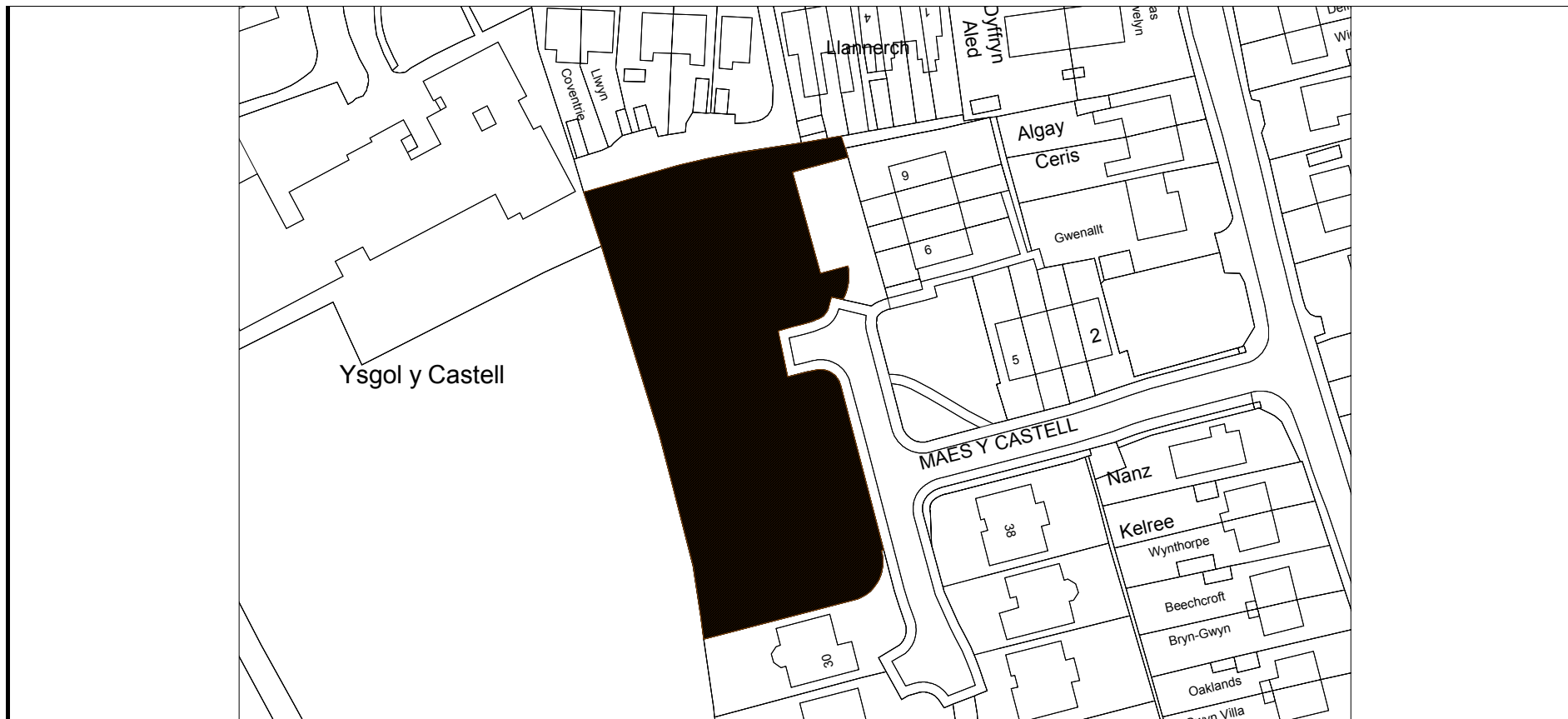
Focussed Change	FC37/6	Deposit LDP Policy	BSC 6
Map	47D – Marian Cwm	Site Reference	N/A
Change Proposed	Exclude land shaded in grey from within Area of Search.	Justification	To incorporate representations received on the Deposit LDP.



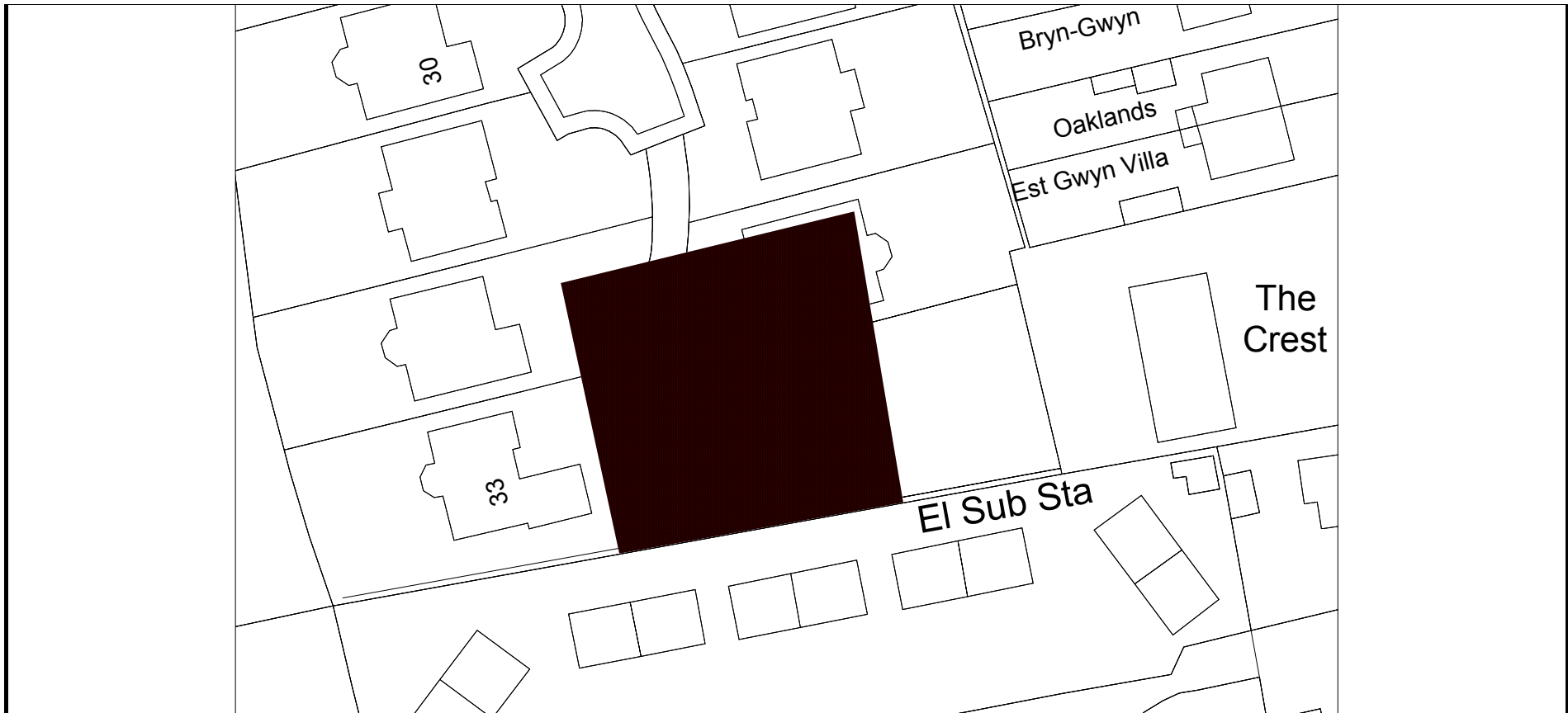
Focussed Change	FC32/21	Deposit LDP Policy	BSC1/ BSC11
Map	13A – Pentref Pwllglas Village	Site Reference	BSC-HSG/ BSC-REC 13A-01
Change Proposed	Exclude land shaded in grey from mixed housing / recreation allocation	Justification	To incorporate representations received on the Deposit LDP.



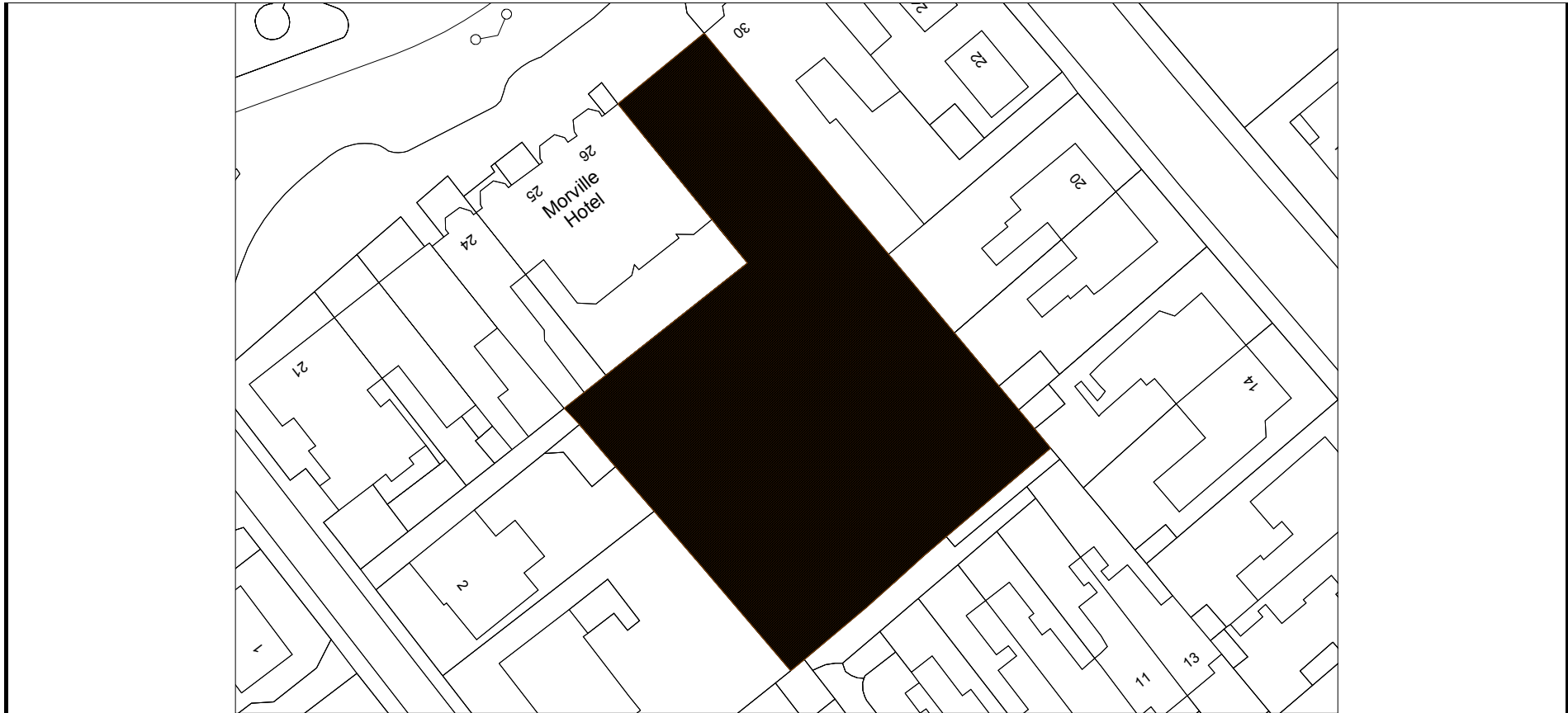
Focussed Change		FC32/22		Deposit LDP Policy		BSC1	
Map	44A – Pentref Rhuddlan Village			Site Reference	BSC-HSG 44A-13		
Change Proposed	Include land shaded in red as housing allocation			Justification	To reflect existing planning permission.		



Focussed Change		FC27/3		Deposit LDP Policy		RD1	
Map	44A – Pentref Rhuddlan Village			Site Reference	N/A		
Change Proposed	Include land shaded in red within the development boundary.			Justification	Correction of cartographical error.		



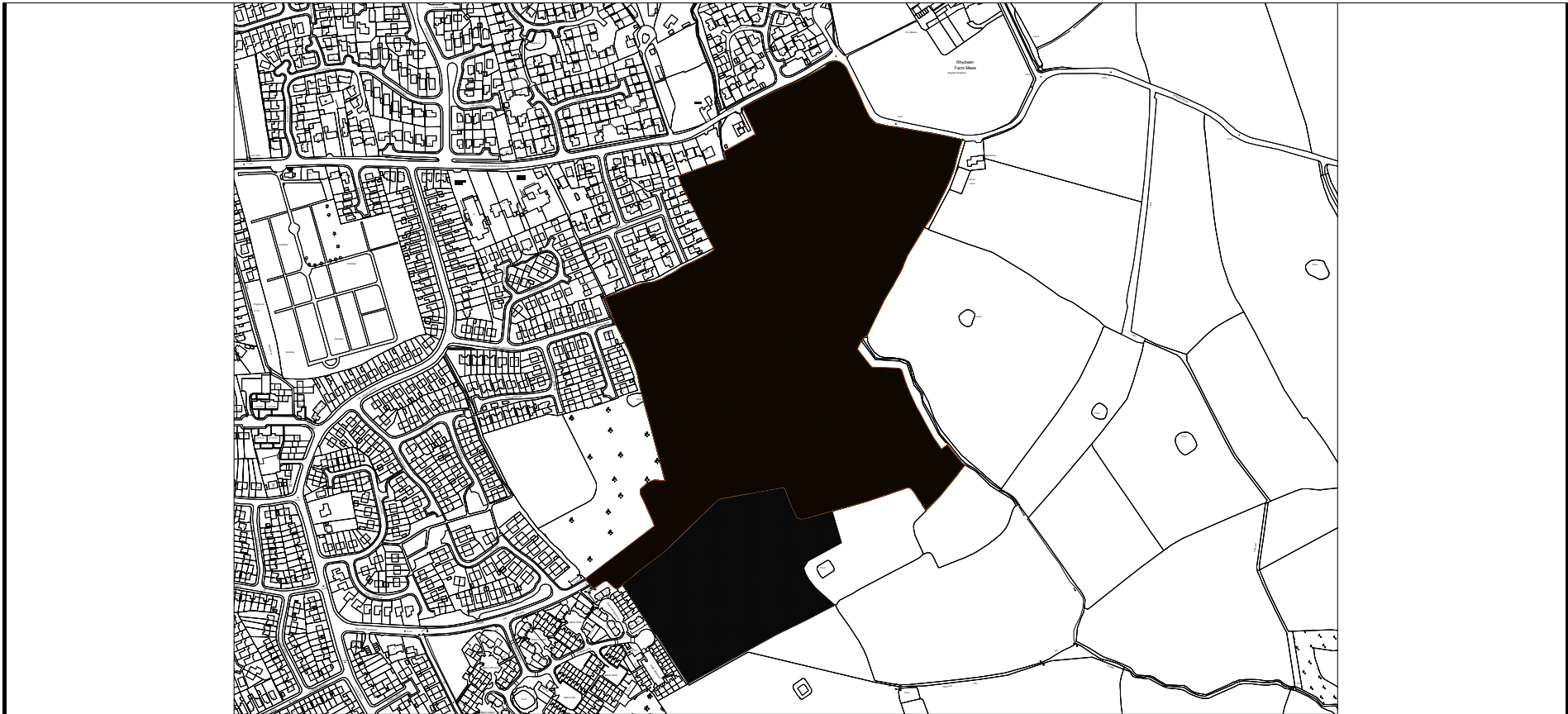
Focussed Change	FC32/23	Deposit LDP Policy	BSC1
Map	45A – Tref Y Rhyl/ Rhyl Town	Site Reference	BSC-HSG 45A-46
Change Proposed	Include land shaded in red as housing allocation	Justification	To reflect existing planning permission.



Focussed Change	FC32/24	Deposit LDP Policy	BSC1
Map	45A – Tref Y Rhyl / Rhyl Town	Site Reference	BSC-HSG 45A-47
Change Proposed	Include land shaded in red as housing allocation	Justification	To reflect existing planning permission.



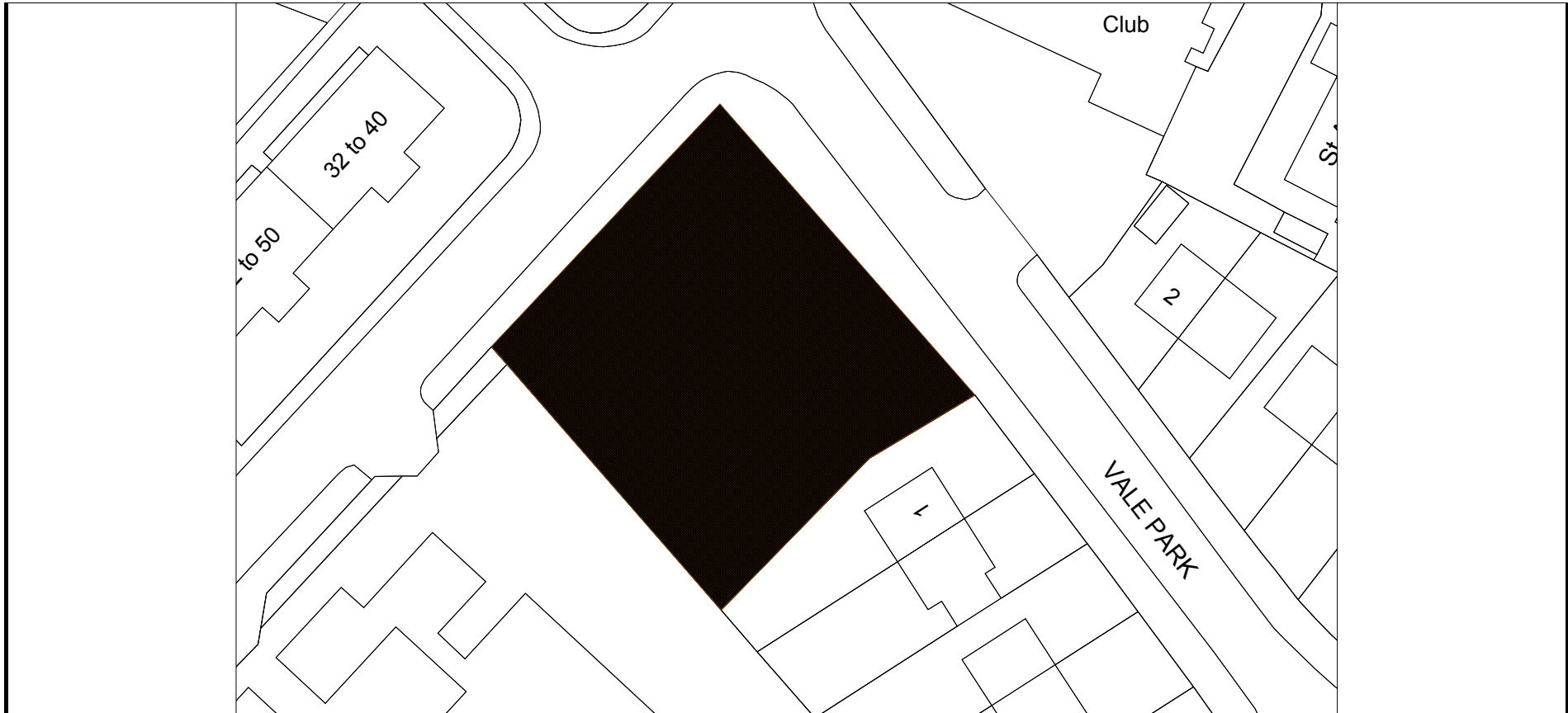
Focussed Change	FC32/25	Deposit LDP Policy	BSC1
Map	45A – Tref Y Rhyl / Rhyl Town	Site Reference	BSC-HSG 45A-48
Change Proposed	Show housing allocation as two sites (BSC-HSG 45A-01 and BSC-HSG 45A-48)	Justification	To distinguish between land with planning permission and without planning permission.



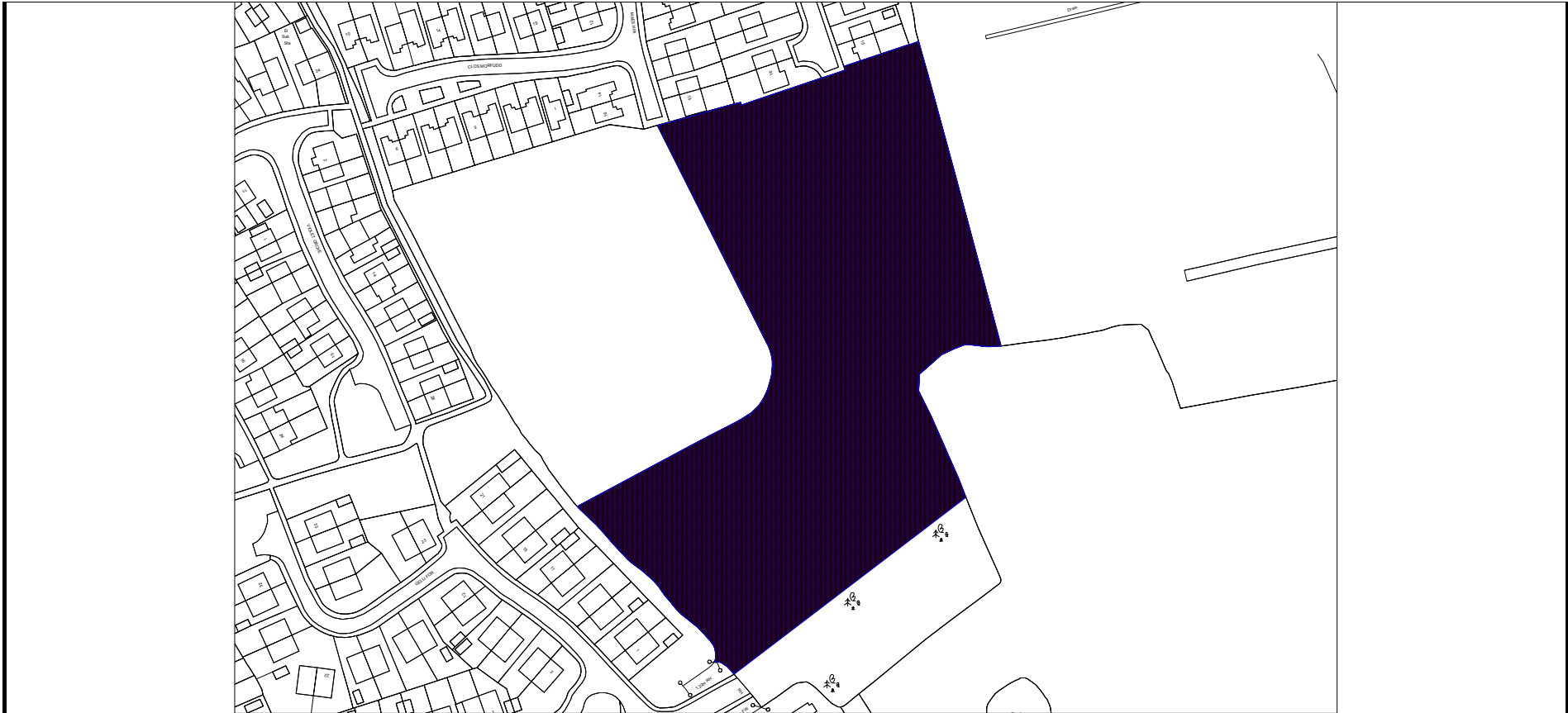
Focussed Change	FC32/26	Deposit LDP Policy	BSC1
Map	45A – Tref Y Rhyl / Rhyl Town	Site Reference	BSC-HSG 45A-01
Change Proposed	Show housing allocation as two sites (BSC-HSG 45A-01 and BSC-HSG 45A-48)	Justification	To distinguish between land with planning permission and without planning permission.



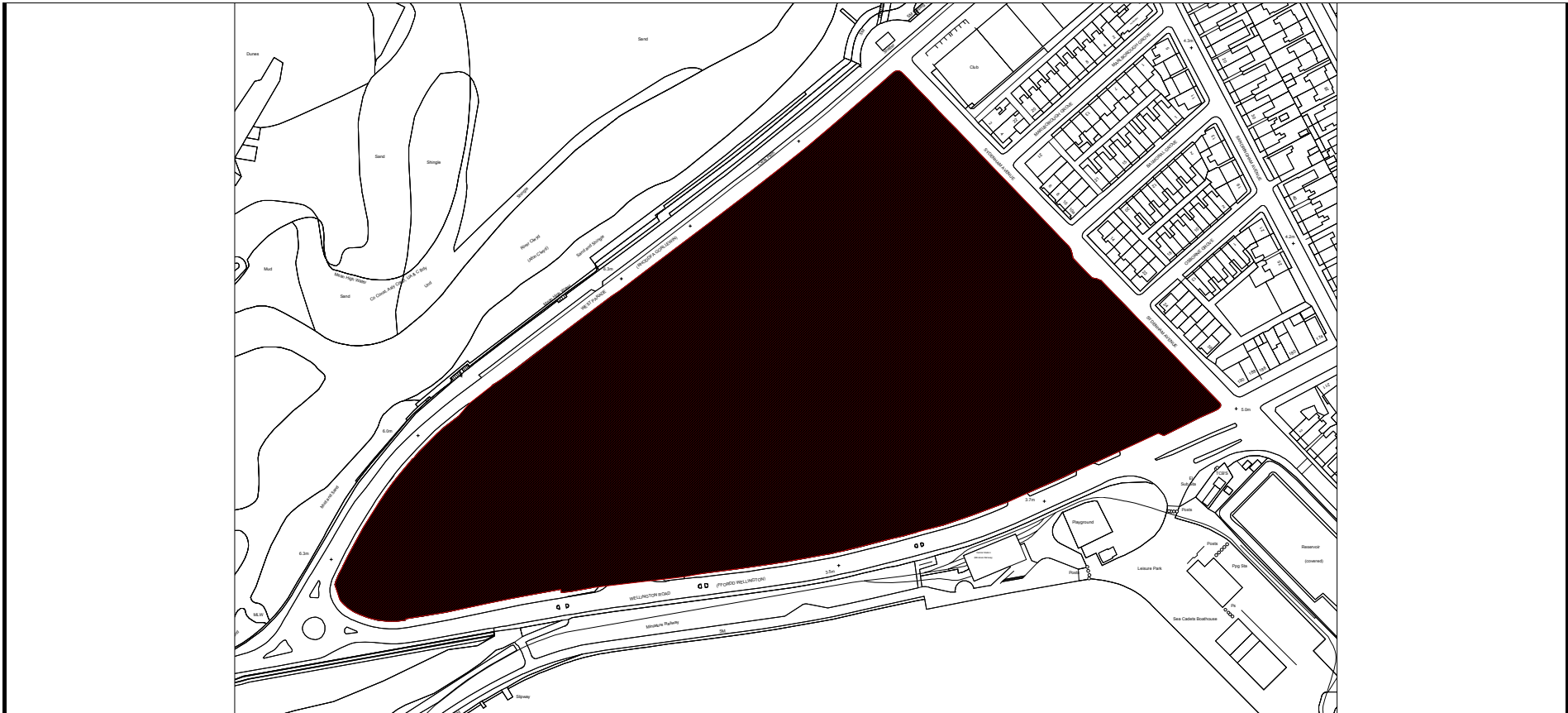
Focussed Change	FC32/27	Deposit LDP Policy	BSC1
Map	45A – Tref Y Rhyl / Rhyl Town	Site Reference	BSC-HSG 45A-49
Change Proposed	Include land shaded in red as housing allocation	Justification	To reflect existing planning permission.



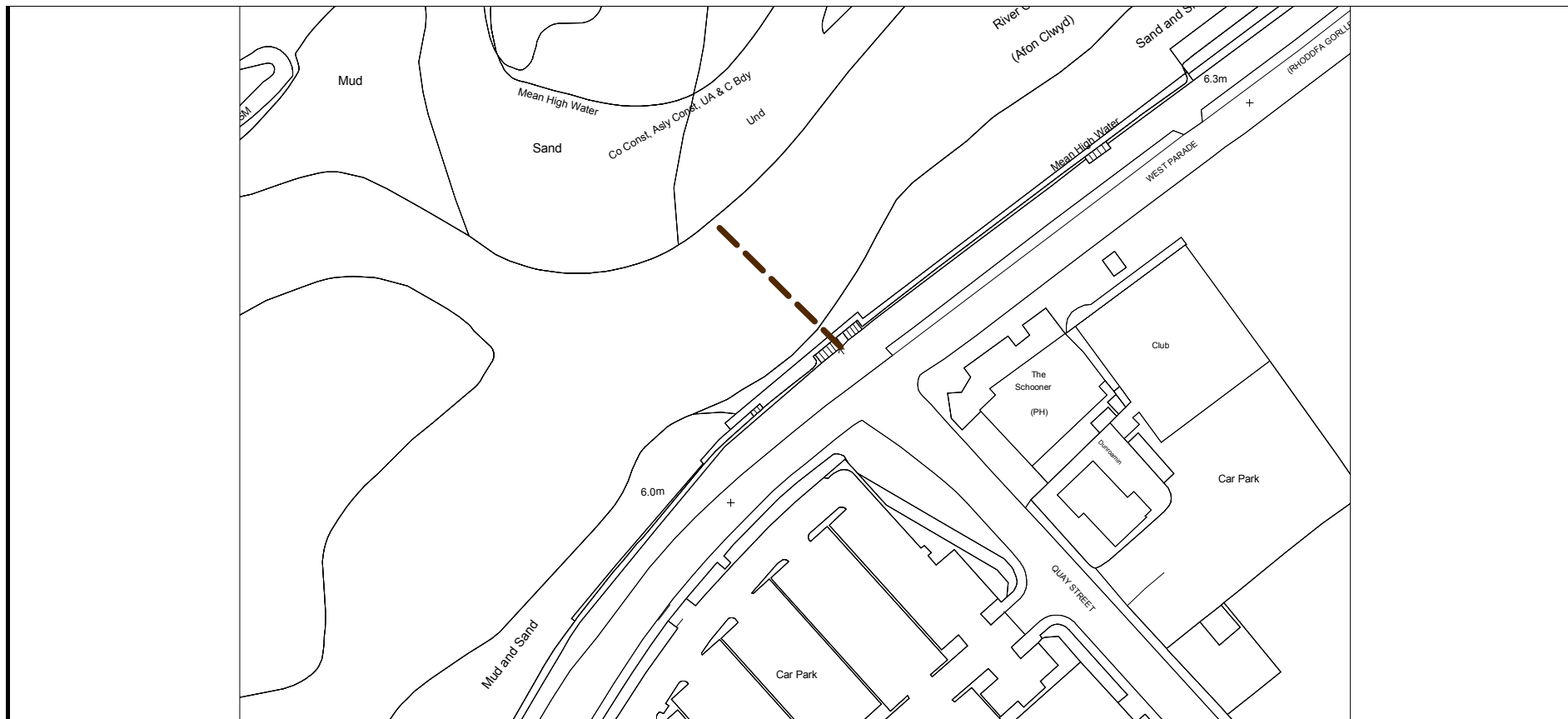
Focussed Change	FC43/1	Deposit LDP Policy	BSC12
Map	45A – Tref Y Rhyl / Rhyl Town	Site Reference	BSC-COMM 45A-50
Change Proposed	Include land shaded in red as community facility allocation	Justification	To reflect existing planning permission.



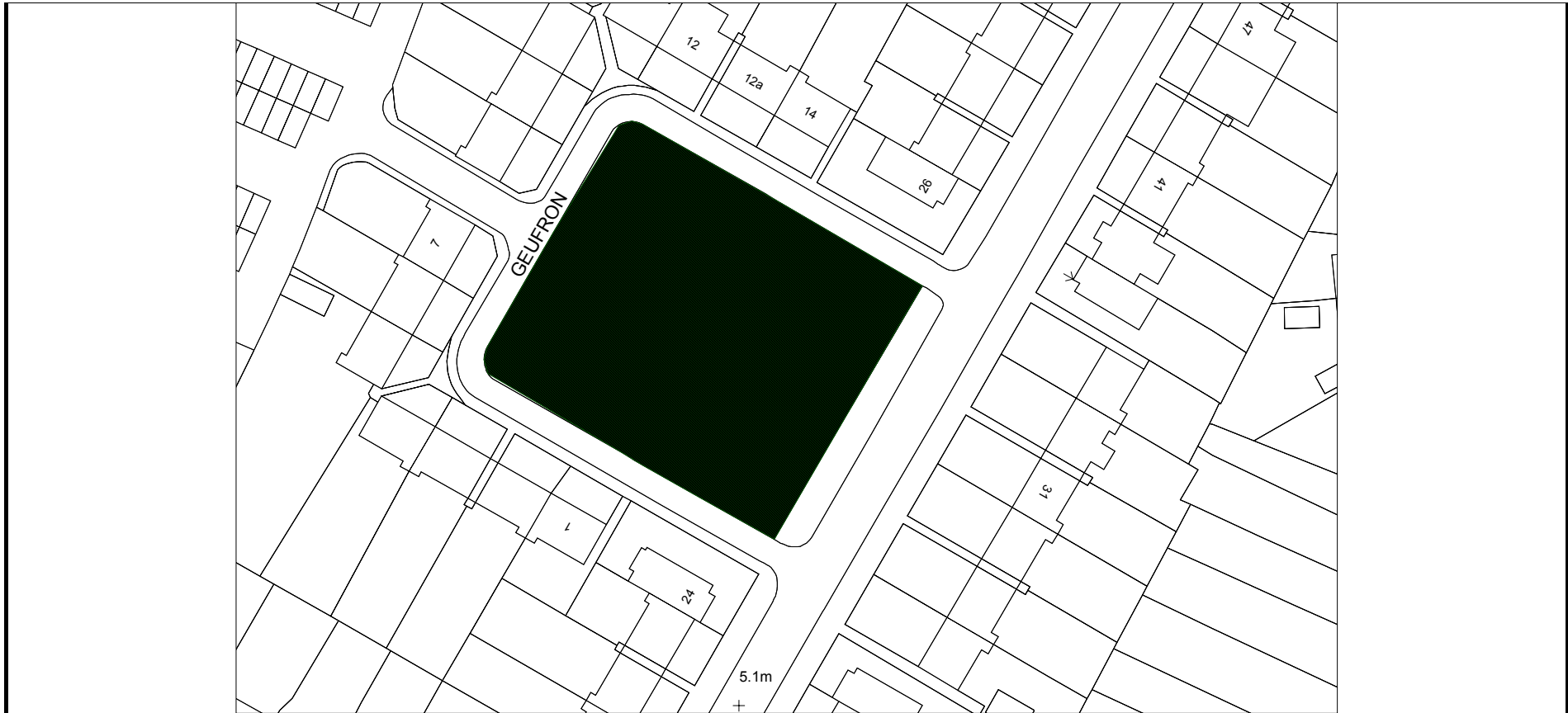
Focussed Change		FC33/1	Deposit LDP Policy		BSC2
Map	45A – Tref Y Rhyl / Rhyl Town		Site Reference	BSC-BDP 45A-51	
Change Proposed	Include land shaded in red as brownfield development priority allocation		Justification	To reflect the existing planning permission.	



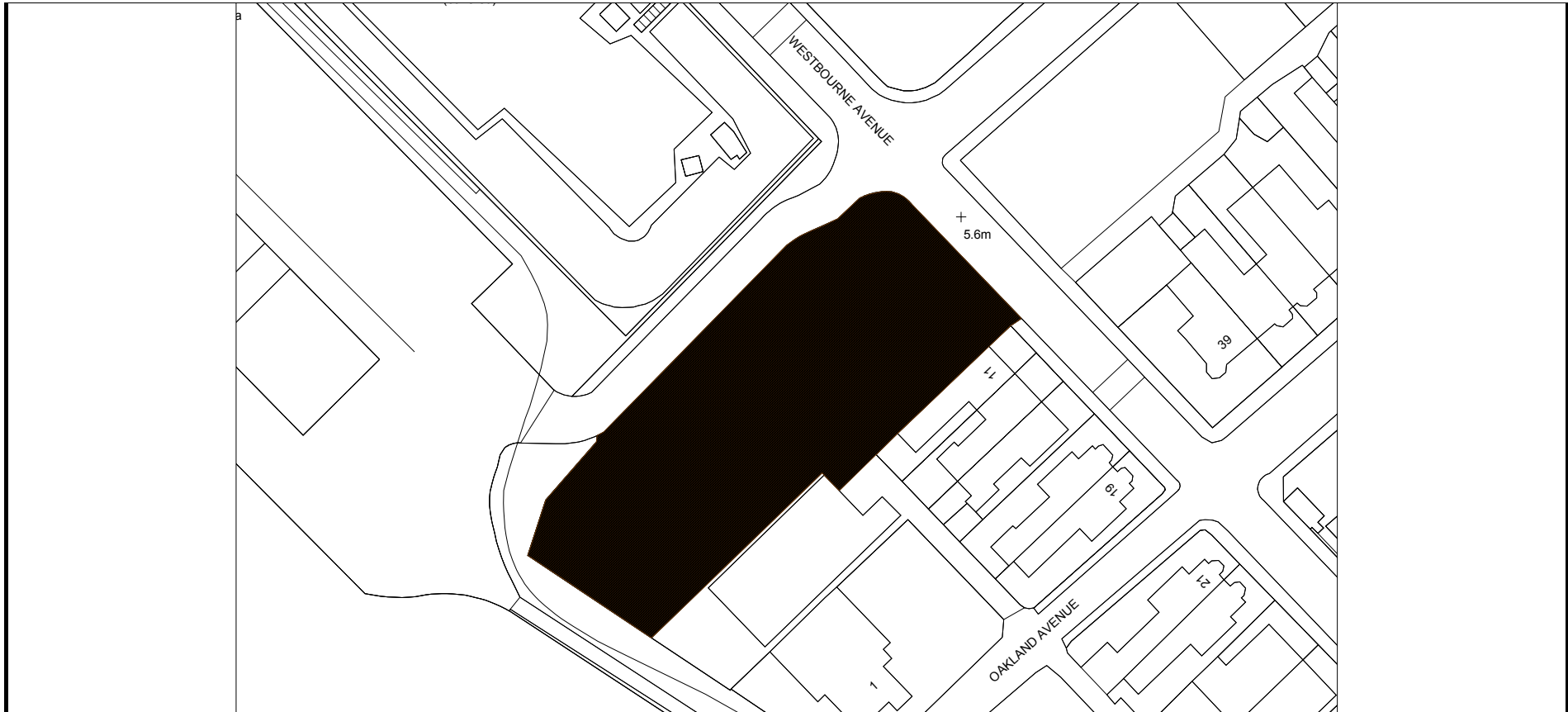
Focussed Change		FC77/2	Deposit LDP Policy		ASA1
Map	45A – Tref Y Rhyl / Rhyl Town		Site Reference	ASA1-05	
Change Proposed	Allocate route for walking and cycle bridge over Foryd harbour.		Justification	To reflect existing planning permission.	



Focussed Change		FC42/3	Deposit LDP Policy		BSC11
Map	45A – Tref Y Rhyl / Rhyl Town		Site Reference	BSC-REC 45A-52	
Change Proposed	Include land shaded in red as recreation allocation		Justification	Correction of cartographical error.	



Focussed Change	FC32/28	Deposit LDP Policy	BSC11
Map	45A – Tref Y Rhyl / Rhyl Town	Site Reference	BSC-HSG 45A-53
Change Proposed	Include land shaded in red as housing allocation	Justification	To reflect existing planning permission.



Focussed Change		FC27/4	Deposit LDP Policy		RD1
Map	47B – Pentref Tremeirchion Village		Site Reference	N/A	
Change Proposed	Exclude land shaded in grey from within the development boundary.		Justification	To incorporate representations received on the Deposit LDP.	

