

Denbighshire County Council's Local Development Plan (2006 -2021) Sustainability Appraisal Report.

Sustainability Appraisal Report Addendum 2: Screening of The Planning Inspectors binding recommendations and Schedule of Matter Arising Changes, May 2013.

CONTENTS

1. SA/SEA Screening of Planning Inspectors binding recommendations and schedule of matter arising changes.

APPENDICES

Appendix 1 – SA/SEA Screening Table.

1. Screening of Focussed Changes.

- 1.1 The Council has received the Planning Inspectorate's report on the examination into the Denbighshire Local Development Plan 2006-2021. The Planning Inspectorate recommends and endorses some binding recommendations and Matter Arising Changes (MACs) to the final Plan. The changes have been reviewed as part of the ongoing Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) 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 Matter Arising Changes were unlikely to have a significant effect beyond those already identified and assessed (SAR October 2009 & Focussed Changes May 2011) and that no further SA/SEA work would be required.
- 1.4 This assessment follows the same format as the Screening of the LDP Focussed Changes, presented to the County Councillors (May 2011) subsequently submitted to the Welsh Government (August 2011) before being examined.

Appendix 1: SA/SEA Screening of Matter Arising Changes.

Number	Policy	Amendment	SA/SEA Screening
MAC-GEN-1	N/A	Number paragraphs.	Minor refinement change, no further SA required.
MAC-GEN-2	N/A	Replace the full definitions of LDP objectives at end of each policy with; 'This policy will contribute to meeting objectives.....'; citing the number of the objective/s as set out at the end of the reasoned justification to the policy.	Minor refinement change, no further SA required.
MAC-CH1-1	Chap 1	<p>Replace chapter 1 with the following:</p> <p>Introduction This document contains local planning policies, which sit within the framework of national planning policies set out by the Welsh 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. 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 reference. Appendix 1 to this</p>	Minor refinement change, no further SA required.

		<p>document also sets out links with national planning policies but readers 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 county.</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.</p>	
MAC-CH2-1	Chap 2	Delete Chapter 2 'Consultation on the Local Development Plan'	Minor refinement change, no further SA required.
MAC-CH3-1	Chap 3	Delete Chapter 3 'The County Of Denbighshire'	Minor refinement change, no further SA required.
MAC-CH4-1	Chap 4	Renumber the following chapters accordingly	Minor refinement change, no further SA required.
MAC-CH4-2	Chap 4	<p>Replace Chapter 4 with the following and rename Chapter 2:</p> <p>Planning Policy Context.</p> <p>The Local Development Plan forms part of a range of plans, policies and programmes which have an influence over development in Denbighshire. In preparing this Plan the Council must have regard to national and regional strategies and the Local Development Plan has an important role in delivering and implementing many of these plans and programmes. Summarised below are the key points from the relevant strategies and plans.</p>	Minor refinement change, no further SA required.

		<p>Wales Spatial Plan (2008 update). Denbighshire falls into two Spatial Plan areas, the North East Wales – Borders and Coast, and Central Wales Areas.</p> <p>North East Wales – Borders & Coast Priorities within the Wales Spatial Plan that have implications for the Local Development Plan can be summarised as:</p> <p>Coastal Area</p> <ul style="list-style-type: none"> □ The identification of a Hub centred around Rhyl, St Asaph, Bodelwyddan and Prestatyn with the aim of fostering economic and social growth and inclusiveness, addressing socio-economic deprivation and improving access to services and employment inland. □ Providing a realistic scale of development. Developing a distinct identity, unique sense of place, outward looking, safe communities, enhancing Welsh language and culture, improved accessibility to the rural hinterland. □ Health related growth is an opportunity at Bodelwyddan. □ A Strategic Employment Site has been identified at St Asaph West and Bodelwyddan. □ Coastal tourism resorts need to diversify their economies to improve their image and leisure offer. □ Rhyl-Foryd harbour is identified as needing further assessment for development. □ Regeneration programmes centred around Rhyl and Colwyn Bay are identified. <p>Rural Hinterlands and market towns</p> <ul style="list-style-type: none"> □ Denbigh and Ruthin are identified as rural service centres offering a range of facilities. Priority is to strengthen their role and reduce the 	
--	--	---	--

		<p>need to travel.</p> <ul style="list-style-type: none"> □ Llangollen has been identified as having an international market for tourism. <p>Central Area</p> <p>The central area is rural in nature with a high quality environment and a drive to foster sustainable rural development.</p> <ul style="list-style-type: none"> □ Denbigh, Ruthin, Corwen and Llangollen are identified as a primary settlement cluster with links to the Chester sub region and the Bala area. □ Llangollen is earmarked as a settlement with a tourism focus. <p>The Big Plan: Part 1 2011-14</p> <p>The Big Plan brings together the Community Strategy, Health, Social Care & Well-being Strategy, Children & Young People’s Plan and Community Safety Plan for Denbighshire. Key issues identified in the plan relate to:</p> <ul style="list-style-type: none"> □ Older people □ Regeneration in Rhyl □ Children and young people’s skills □ Vulnerable families □ Rural areas □ Healthy lifestyles □ Keeping people safe □ Denbighshire’s economy and workforce. <p>Action plans will be produced covering each area of the Big Plan, for which the Local Development Plan will be a key delivery mechanism.</p> <p>Other Regional and Local Strategies</p> <p>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; Local Housing Strategies and the Local</p>	
--	--	--	--

		<p>Biodiversity Action Plan and AONB Management Plan. Details of all plans considered whilst developing the Local Development Plan can be found in the Sustainability Appraisal report that accompanied the Deposit Local Development Plan.</p> <p>Neighbouring areas Denbighshire borders five other local authorities and the importance of the relationships and influences between these and the wider sub region has been recognised in the development of the Local Development Plan. Denbighshire has clear linkages in terms of housing, employment and tourism markets with Conwy, Flintshire and also the Cheshire West & Chester sub-region.</p>																
MAC-CH4-3		Insert Map 1: County Character Map (previously part of Chapter 3)	Minor refinement change, no further SA required.															
MAC-CH6-1	Chap 6 & App2	Delete Appendix 2 and replace it with the table 'How The Local Development Plan Addresses Key Issues In Denbighshire'	Minor refinement change, no further SA required.															
MAC-CH7-1	Chap 7	<p>Replace the phasing table with the following;</p> <table border="1"> <thead> <tr> <th>Phase</th> <th>No. Units</th> <th>Dwellings per annum (approx)</th> </tr> </thead> <tbody> <tr> <td>1 (2006/07 – 2010/11)</td> <td>1,205 (actual completions)</td> <td>250</td> </tr> <tr> <td>2 (2011/12 – 2015/16)</td> <td>2,667</td> <td>533</td> </tr> <tr> <td>3 (2016/17 – 2020/21)</td> <td>3,628</td> <td>727</td> </tr> <tr> <td>TOTAL</td> <td>7,500</td> <td>Average 500 per annum</td> </tr> </tbody> </table>	Phase	No. Units	Dwellings per annum (approx)	1 (2006/07 – 2010/11)	1,205 (actual completions)	250	2 (2011/12 – 2015/16)	2,667	533	3 (2016/17 – 2020/21)	3,628	727	TOTAL	7,500	Average 500 per annum	
Phase	No. Units	Dwellings per annum (approx)																
1 (2006/07 – 2010/11)	1,205 (actual completions)	250																
2 (2011/12 – 2015/16)	2,667	533																
3 (2016/17 – 2020/21)	3,628	727																
TOTAL	7,500	Average 500 per annum																
			Minor refinement change, no further SA required.															
IMAC-CH7-2	Chap 7	Replace FCE20 with the following: 'Of the 7,500 dwellings required 1,410 have been built since the start of the plan period (2006). A further	Minor refinement change, no further SA required.															

		1,749 have planning permission. The Local Development Plan makes allocations for approximately 3,300 new dwellings principally in Bodelwyddan and other settlements to the north of the A55, together with sites in Denbigh, St Asaph, Ruthin and Corwen. It is considered that a further 1,400 can be accommodation within existing development boundaries.	
IMAC-CH7-3	Chap 7	Delete the last paragraph of Chapter 7.	Minor refinement change, no further SA required.
		Respecting Distinctiveness.	
MAC-RD1-1	RD1	Replace criterion i) with the following: i) Respects the site and surroundings in terms of the siting, layout, scale, form, character, design, materials, aspect, micro-climate and intensity of use of land/buildings and spaces around and between buildings; and	Minor refinement change [delete the word density and replace with character], no further SA required.
IMAC-RD1-2	RD1	Replace criterion ii) with the following: ii) Makes most efficient use of land by achieving densities of a minimum of 35 dwellings per hectare for residential development (unless there are local circumstances that dictate a lower density).	Insertion of text specifying minimum density effectively strengthens the commitment to sustainable development. Progresses SA environmental objectives towards reducing landscape impact, soil and land take. Intensifying the density is unlikely to have a significant effect on the social objectives. No further SA required.
IMAC-RD1-3	RD1	Add the following to the end of the 2 nd paragraph of the reasoned justification: In the interests of achieving more sustainable forms of development, and reducing the use of greenfield land, new residential development will be expected to achieve the minimum densities set out in the policy. Higher densities will be sought in more sustainable locations where there is range of services/facilities and good transport links (including public transport provision).	Minor refinement change, no further SA required.

MAC-RD1-4	RD1	Add definition of 'blue corridor' to Glossary: Green/blue corridors are a network of blue (water) and green open spaces and corridors within the urban environment to serve as an integral element of the drainage infrastructure and floodway for flood conveyance. This can help tackle current and future problems of flooding and environmental degradation of water bodies.	Minor refinement change, no further SA required.
MAC-RD1-5	RD1	Delete: 'Supported by the strong commitment in the Local Development Plan to apply the policies that protect environmental assets,' from the first sentence in the 3 rd paragraph of the reasoned justification.	Minor refinement change, no further SA required.
MAC-RD1-6	RD1	Delete paragraph 4 of the reasoned justification.	Minor refinement change [deleting reference to existing National Policy Guidance], no further SA required.
MAC-RD1-7	RD1	Replace the 5 th paragraph of the reasoned justification with the following: In addition, achieving safe designs and improving community safety will be an important consideration, requiring liaison with community and local authority partnerships.	Minor refinement change, no further SA required.
IMAC-RD3-1	RD3	Replace Policy RD3 and its reasoned justification with the following; Policy RD3 – Extensions and alterations to dwellings. The extension and alteration of existing dwellings will be supported provided that the following criteria are met: i) the scale and form of the proposed alteration or extension is subordinate to the original dwelling or the dwelling as it was 20 years before the planning application to extend the dwelling is made; and ii) the proposal is sympathetic in design, scale, massing and materials to the character and appearance of the existing	Minor refinement change, no further SA required.

		<p>building, and</p> <p>iii) the proposal does not represent an overdevelopment of the site</p> <p><u>Justification</u> This policy seeks to ensure that extensions to dwellings are designed to complement and/or enhance the existing property and the surrounding area. Extensions which are out of character or would not be subordinate to the original dwelling will not be permitted. Original in this respect is defined as the dwelling as first built or, if it is more than 20 years old, as it was 20 years before any application is made. Twenty years is considered sufficient to take account of the differing needs of households between generations. Supplementary planning guidance will be produced to complement this policy.</p>	
MAC-RD3-2	RD3	<p>Insert new policy RD4.</p> <p>Policy RD4 – Replacement of Existing Dwellings Proposals for the replacement of an existing dwelling outside settlement boundaries will only be supported where it can be demonstrated that:</p> <ul style="list-style-type: none"> i) the building has legal use rights as a dwelling; and ii) the dwelling is not of local historical importance or makes a valuable contribution to the character of an area; and iii) the dwelling is structurally unsound, of a poor design and inefficient in terms of energy and water. <p>Planning permission for a replacement dwelling may be subject to a condition to ensure that the original dwelling, or outbuildings, is demolished and that permitted development rights are removed.</p>	Minor refinement change [policy split from RD3 into a separate new policy RD4), no further SA required.

		<p><u>National Policy Links:</u> Planning Policy Wales Chapter 4 – Planning for Sustainability Chapter - Housing Technical Advice Notes TAN 12 - Design.</p> <p>Applications for the erection of a new dwelling on the site of a former dwelling in the open countryside will be treated as an application for the erection of a new dwelling. However, there may be occasions when an existing dwelling in the open countryside is either inappropriately sited or is deficient in facilities. In order to qualify for consideration for a replacement dwelling, a dwelling should have a lawful existing residential use right as defined by Town and Country Planning Act 1990. Dwellings which were never intended to have a permanent residential use including chalets, caravans and other structures built of materials for only temporary or seasonal use, will be excluded from this policy. Where there is doubt, the Council will request that the applicant present a certificate of lawfulness for the building. The Council is committed to retaining buildings of character or merit in the countryside.</p>	
MAC-RD4-1	RD4	<p>Replace Policy RD4 and its reasoned justification with the following and renumber Policy RD 5.</p> <p>In determining all planning applications, the needs and interests of the Welsh language will be taken into account. Development could be refused if its size, scale or location would cause significant harm to the character and language balance of a community.</p>	<p>Policy RD5 (previously RD4) has been amended through the introduction of additional information to trigger the need for assessment. Smaller developments and larger scale developments are included in the policy wording following discussion at the hearing session.</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 normally be expected to submit a:</p> <ul style="list-style-type: none"> i) Community Linguistic Statement to accompany a planning application for smaller developments within villages, hamlets or the open countryside comprising proposals of the following kind: 5 residential units or more, commercial, industrial or leisure/tourism development with a floor area of 1000m² or more, development likely to lead to the loss of community facilities or employment opportunities, Infrastructure projects with long term community impacts; ii) More detailed assessment in the form of a “Community and Linguistic Impact Assessment” to accompany a planning application in all settlements where developments are on a larger scale comprising proposals of the following kind: 20 residential units or more, commercial, industrial or leisure/tourism development with a floor area of 3000m² or more, large scale infrastructure projects with long term community impacts. <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>Justification</u></p> <p>Over the past decade there has been a small increase in Welsh speakers in the more urban areas of the County. At the same time the percentage</p>	<p>Changes provide clarity and greater explanation and effectively strengthens the commitment to Welsh language and culture protection.</p> <p>Progresses SA Objective 06: protect and enhance the Welsh language and heritage assets.</p>
--	--	--

		<p>of Welsh speakers in some of 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. The scale of development will determine the likely impact on community life and smaller settlements have a lower threshold of development. In the higher tier settlements such as the growth towns, the policy will only apply to larger proposals. Guidance has been taken from "Planning and the Welsh Language: The Way Ahead" (2005). Policy RD 5 outlines the necessary requirement to ensure development does not harm the sociological – linguistic nature of our communities.</p> <p>Detailed advice regarding the preparation of Community Linguistic Statements and Community and Linguistic Impact Assessments will be included in Supplementary Planning Guidance.</p>	
		Building Sustainable Communities	
IMAC-BSC1 -1	BSC1	Update the housing supply information shown on table FCE 32 to include the allocations set out in IMAC-BSC1-2 to 4 and to reflect a density of 35dph.	Specifying a number for the density of residential developments was made under IMAC-RD1-2. It was not considered to have significant effect on SA/SEA. No further assessment required.
IMAC-BSC1 -2	BSC1	Allocate the sites listed in Appendix 2 and shown in Appendix 4 to EXAM0135 for residential development with the exception of ASH08 'Land adjoining Glan Ffyddion Estate, Dyserth'	Individual site based SA assessment have been undertaken for these site prior to public consultation and the Planning Inspectors consideration. No further SA requirement.
IMAC-BSC1 -3	BSC1	Allocate land adjoining Glan Ffyddion Estate, Dyserth for mixed residential and recreation use as shown on EXAM0149	Individual site based SA assessment have been undertaken for these site prior to public consultation and the Planning Inspectors consideration. No further SA

			requirement.
IMAC-BSC1 -4	BSC1	Allocate the following sites for residential use as shown on EXAM0075R(revised); Land off The Paddock, St Asaph, land off Bryn Gobaith, St Asaph, land rear of Ffordd Hendre, Meliden and land to the rear of Castle View and The Hollies, Llangollen,	Individual site based SA assessment have been undertaken for these site prior to public consultation and the Planning Inspectors consideration. No further SA requirement.
MAC-BSC1-2	BSC1	Change the Glyndyfrdwy development boundary (Map 05C) to that shown on Appendix 1 of EXAM0129	Removing a housing allocation with flood risk issues. No further SA required.
MAC-BSC2-1	BSC2	Replace Policy BSC2 with the following: Development proposals in Lower Growth Towns, Llangollen, Rhuddlan and villages with development boundaries as defined in the inset maps will be directed to previously developed land, except where greenfield land is allocated for development in the Plan.	Minor refinement change, no further SA required.
IMAC-BS3-1	BSC3	<p>Replace the policy and its reasoned justification with the following: BSC3 – Securing Infrastructure Contributions from Development.</p> <p>Where relevant, development will be expected to contribute to the provision of infrastructure to meet the additional social, economic, physical and/or environmental infrastructure requirements arising from the development. The Council’s priorities, which will vary depending on the nature and location of development, are:-</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 	<p>Policy BSC3 has been revised following discussion a the examination hearing sessions. The policy provides further clarification on the Council’s adopted approach to securing sustainable development.</p> <p>No further SA required.</p>

		<p>PSE1);</p> <p>v) council priorities current at the time of application in line with other issues identified in the Local Development Plan, or by the local community</p> <p><u>National Policy links</u> Planning Policy Wales : Chapter 12: Infrastructure and Services Technical Advice Notes TAN 2 – 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>Other Guidance Circular 13/97 Planning Obligations Community Infrastructure Levy Regulations 2010 Justification Measures to mitigate the impact of development will be identified at the planning application stage through consultation. Requirements will be fairly and reasonably related in scale to the development and its resulting impact. The tests set out in Circular 13/97 and the Community Infrastructure Levy Regulations 2010 will be used to determine when it would be appropriate to seek planning obligations. Where large sites are to be developed in phases the needs generated by the whole site will be assessed and used as the basis for seeking mitigation. This is necessary to secure the provision of all necessary works and services and to ensure that the necessary requirements or contributions are divided fairly.</p>	
--	--	--	--

		<p>Where appropriate, contributions may be index linked or determined in detail at set trigger dates to reflect increases/decreases in development costs and values (viability) between the date the agreement is signed and the actual delivery.</p> <p>The Community Infrastructure Levy introduces a tariff-based approach to the delivery of infrastructure and after April 2014 the ability to secure infrastructure through Section 106 agreements will be limited. The methods used to secure necessary infrastructure will, therefore, vary and will include planning obligations (S106 agreements) and/or Community Infrastructure Levy payments (if a Charging Schedule is adopted).</p> <p>Before a Community Infrastructure Levy Charging Schedule is adopted and for proposals or infrastructure not affected by the Community Infrastructure Levy Regulations 2010 the method used for securing mitigation will normally be a S106 agreement. In appropriate cases payments may be pooled.</p> <p>All criteria will be subject to amendment following a review of the Council's Priorities or following introduction of the Community Infrastructure Levy.</p> <p>Monitoring will ensure that contributions are being secured through this policy. Detailed guidance will be provided through Supplementary Planning Guidance.</p>	
IMAC-BSC4-1	BSC4	<p>Replace Policy BSC 4 with the following: Approximately 2,250-3,000 affordable homes will be provided over the plan period. All developments of 3 or more residential units are expected to provide a minimum of 10% affordable housing either on site on</p>	<p>Policy BSC 4 has been revised through a reduction in the % number of affordable houses the Council will seek to secure on sites. This does not reduce the total number of affordable houses being</p>

		<p>developments of 10 or more residential units or by way of a financial contribution on developments of less than 10 residential units.</p> <p>Sales prices will be monitored through the Annual Monitoring Report and should sale prices increase 10% above the 2009 sale price data as indicated in the DVS Affordable Housing Viability Study (2009) all residential developments of 3 or more units will be expected to provide a minimum of 30% affordable housing on site.</p> <p>Once sale prices increase to 20% above the 2009 sale price data as indicated in the DVS Affordable Housing Viability Study (2009) developments of less than 3 dwellings will be expected to make a financial contribution to the provision of affordable housing.</p> <p>All homes permitted through Policies BSC 6, BSC 8, BSC 9 and PSE 4 will be affordable housing for local needs.</p> <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>delivered by the plan. It is noted that while the SA Objective 01 (Ensuring the housing needs of the community are met) may not be as effectively progressed by the change, , housing provision needs t be viable and amendments have been appraised accordingly.</p> <p>No further SA required.</p>
IMAC-BSC4-2	BSC4	<p>Replace the first paragraph of reasoned justification with the following: The North East Wales Local Housing Market Assessment (2008) quantifies the affordable housing need in Denbighshire as 3,761 dwellings. The Update of Housing Need, Demand and Affordability in the Local Housing Market Areas of Denbighshire (2011)</p>	<p>Minor refinement change, no further SA required.</p>

		subsequently identifies an equivalent figure as 2,916. This figure will be subject to review and update.																					
IMAC-BSC4-3	BSC4	<p>Insert the following before the last paragraph of reasoned justification: This table identifies the expected contributions the different policy approaches will make in addition to provision through direct intervention through, for example, the Empty Homes initiative</p> <table border="1"> <thead> <tr> <th>Sources of Affordable Homes</th> <th>Number of units that could be achieved</th> </tr> </thead> <tbody> <tr> <td>Bodelwyddan KSS (Policy BSC 5)</td> <td>114</td> </tr> <tr> <td>Other allocations (Policy BSC 4)</td> <td>190</td> </tr> <tr> <td>Urban potential, small sites & conversions (policies BSC 4, BSC9 & PSE 4)</td> <td>160</td> </tr> <tr> <td>Provision since 2006</td> <td>426</td> </tr> <tr> <td>Units with planning permission</td> <td>229*</td> </tr> <tr> <td>Total</td> <td>1,119</td> </tr> <tr> <td>Number of units provided through other sources.</td> <td>755</td> </tr> <tr> <td>Overall total</td> <td>1,211</td> </tr> <tr> <td>*March 31st 2012</td> <td></td> </tr> </tbody> </table>	Sources of Affordable Homes	Number of units that could be achieved	Bodelwyddan KSS (Policy BSC 5)	114	Other allocations (Policy BSC 4)	190	Urban potential, small sites & conversions (policies BSC 4, BSC9 & PSE 4)	160	Provision since 2006	426	Units with planning permission	229*	Total	1,119	Number of units provided through other sources.	755	Overall total	1,211	*March 31 st 2012		Minor refinement change, no further SA required.
Sources of Affordable Homes	Number of units that could be achieved																						
Bodelwyddan KSS (Policy BSC 5)	114																						
Other allocations (Policy BSC 4)	190																						
Urban potential, small sites & conversions (policies BSC 4, BSC9 & PSE 4)	160																						
Provision since 2006	426																						
Units with planning permission	229*																						
Total	1,119																						
Number of units provided through other sources.	755																						
Overall total	1,211																						
*March 31 st 2012																							
MAC-BSC5-1	BSC5	Replace the first bullet point of Policy BSC5 with the following; 1,715 dwellings including the provision of affordable housing in accordance with Policy BSC 4; and	This change is proposed by the Planning Inspector to reflect the current economic crisis. It does weaken SA Objective 1 and reduces the Councils ability to defend the weight attached to the delivery of appropriate homes in the area. The																				

			mitigation measure would be to secure a 'permission review' on the outline planning permission for the site. This would enable the Council to maintain control and monitor the economic climate. Evidence would be at the planning application stage.
MAC-BSC5-2	BSC5	Replace the last paragraph of the policy with the following: 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.	Minor refinement change, no further SA required.
IMAC-BSC6-1	BSC6	Change the area of search at Peniel (Map 23D) to exclude land west of the B4501.	Reducing the amount of land contained within the hamlet search area. Does not reduce the quota for local connections affordable housing development. No further SA required.
MAC-BSC6-2	BSC6	Change the area of search at Loggerheads (Map 21C) as shown on Appendix 2 of EXAM0129	Reducing the amount of land contained within the hamlet search area. Does not reduce the quota for local connections affordable housing development. No further SA required.
MAC-BSC7-1	BSC7	Delete criterion iii)	Whilst SA Objective 12 (preserve and enhance County landscape) is not as effectively progressed by the change, the flexibility to ensure the housing needs of the community are met is tentatively enhanced.
MAC-BSC8-1	BSC8	Replace the first paragraph of the of policy with: 'Affordable housing development will be supported as an exception to normal policy provided it meets all the following criteria:'	Minor refinement change, no further SA required.
MAC-	BSC8	Replace criterion i) of Policy BSC8 with the following:	Minor refinement change, no further SA

BSC8-2		<p>i) Evidence must be produced to demonstrate that allocated sites are not likely to come forward within 5 years. The greater the need for affordable housing demonstrated for the settlement the more likely an exception site would be permitted ahead of an allocated site.</p>	<p>required. Proposed change strengthens the policy and effectively progressed SA Objective 1 (housing to meet the needs of the community).</p>
MAC-BSC8-3	BSC8	<p>Add the following to the end of the reasoned justification to Policy BSC 8:</p> <p>New housing in these locations will be restricted to affordable housing to meet local need. An applicant must have a connection with the Community Council area in accordance with the Council's Local Connections Policy, as 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 Community Council area. This appraisal will be based on the specific needs criteria for affordable housing as set out in the Council's Supplementary Planning 	<p>Minor refinement change, no further SA required.</p>

		<p>Guidance on Affordable Housing.</p> <p>The assessment of need and eligibility will be undertaken by a responsible body (i.e. a Registered Social Landlord) in accordance with the details set out in the Council's Supplementary Planning Guidance on Affordable Housing.</p>	
MAC-BSC9-1	BSC9	<p>Insert the following after the penultimate paragraph of the reasoned justification to Policy BSC9:</p> <p>Applicants must have a connection with the Community Council area in accordance with the Council's Local Connections Policy, as stipulated in the Supplementary Planning Guidance on Affordable Housing. Applicants will be assessed against the 3 criterion set out in the reasoned justification to Policy BSC8.</p>	Minor refinement change, no further SA required.
IMAC-BSC10-1	BSC10	<p>Replace Policy BSC10 with the following:</p> <p>Proposals for gypsy and traveller caravan sites (including mixed residential and business sites) will be permitted provided the following criteria are met:</p> <ul style="list-style-type: none"> i) the site is situated outside the Area of Outstanding Natural Beauty, Green Barriers and the Pontcysyllte Canal and Aqueduct World Heritage site (including the buffer zone) and ii) the site is located within or on the outskirts of an established settlement boundary with access to a range of facilities/services (including schools), public transport and main transport routes, and, iii) the proposal makes suitable provision for on-site play space, storage and parking; and, iv) the proposal would not be detrimental to the amenity of occupiers of adjacent properties. <p>Sites in other locations will only be permitted where it is demonstrated that sites within or on the outskirts of an established settlement boundaries are not available and</p>	Minor refinement change, no further SA required.

		<p>all the above criteria are met.</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 Local Housing Market Assessment.</p>	
MAC-BSC11-1	BSC11	<p>Replace Policy BSC11 with the following: Existing recreation, public open space, allotments and amenity greenspace will be protected and where possible enhanced. 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 provided. The County minimum standard of 2.4 hectares per 1,000 population will be applied to all development sites. Open space should always be provided on site. Commuted sums will only be acceptable where it is demonstrated that development would not be financially viable should the full requirement for open space be provided on site or where it is impractical to provide the full requirement for open space on site. Where there is no identified shortfall of open space in the local area the Council will, where appropriate, expect developers to make a financial contribution by means of a commuted sum to mitigate the impact of increased usage on the existing open space and equipment in the area. Within the Key Strategic Site at Bodelwyddan open space requirements will form an integral part of the Development Brief and Masterplan for the site.</p>	<p>The County minimum standard has been reduced from 3.6 to 2.4 hectares from the Focused Changes. This reduction brings the requirement in line with national guidance. A survey of the county will be carried out which will help inform the quality/quantity of provision and tailor the onsite/commuted sum requirement.</p> <p>Minor refinement change, no further SA required.</p>
MAC-BSC11-2	BSC11	<p>Replace paragraph 2 of the justification with the following:</p>	<p>Minor refinement change, no further SA required.</p>

		<p>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. Replace the table after paragraph 4 of the justification with the following: Fields In Trust (FIT) Benchmark Standards.</p> <table border="1"> <thead> <tr> <th>Type of Open Space</th> <th>Standard</th> </tr> </thead> <tbody> <tr> <td>Outdoor Sport incl Playing pitches</td> <td>1.6 Hectares/1,000 Population</td> </tr> <tr> <td>Children's Equipped Playspace</td> <td>0.25 Hectares/1,000 Population</td> </tr> <tr> <td>Children's Informal Space</td> <td>0.55 Hectares/1,000 Population</td> </tr> <tr> <td>Overall</td> <td>2.4 Hectares/1,000 Population</td> </tr> <tr> <td></td> <td></td> </tr> </tbody> </table>	Type of Open Space	Standard	Outdoor Sport incl Playing pitches	1.6 Hectares/1,000 Population	Children's Equipped Playspace	0.25 Hectares/1,000 Population	Children's Informal Space	0.55 Hectares/1,000 Population	Overall	2.4 Hectares/1,000 Population			
Type of Open Space	Standard														
Outdoor Sport incl Playing pitches	1.6 Hectares/1,000 Population														
Children's Equipped Playspace	0.25 Hectares/1,000 Population														
Children's Informal Space	0.55 Hectares/1,000 Population														
Overall	2.4 Hectares/1,000 Population														
MAC-BSC12-1	BSC12	<p>Replace the first paragraph with the following: 'Proposals for the provision of community facilities will be supported provided: Promoting a Sustainable Economy</p>	Minor refinement change, no further SA required.												
MAC-PSE1-1	PSE1	<p>Replace the policy with the following: In the North Wales Coast Strategic Regeneration Area the Council will support proposals which:</p> <ul style="list-style-type: none"> retain and develop a mix of employment generating uses in town centres; or 	Minor refinement change, no further SA required.												

		<ul style="list-style-type: none"> • provide new family residential accommodation; or • enable the retention, enhancement and development of tourism related facilities; or • address existing problems of deprivation in a manner which is consistent with the principles of sustainable development. 	
MAC-PSE2-1	PSE2	Replace the annotation PSE-2 32A-01 (B1, B2) use on LDP proposals map 32A Parc Busnes Llanelwy / St Asaph with PSE 2 32A-01 (B1 Use)	Minor refinement change, no further SA required.
MAC-PSE2-2	PSE2	Delete the first bullet point after the paragraph relating to St Asaph Business Park.	Minor refinement change, no further SA required.
MAC-PSE2-3	PSE2	Delete paragraph 2 of the reasoned justification.	Minor refinement change, no further SA required.
MAC-PSE2-4	PSE2	Allocate land for employment use at Cilmedw, Llangollen as shown on ASR-03A-N1 on the Alternative Sites Register (PD011)	This site was allocated for employment in the Denbighshire UDP 1996-2011. Following Submission of the LDP to WG in August 2011, planning permission was granted on this site for employment use (03/2012/0032/PF October 2012). All environmental concerns have been addressed during the planning application process. An Equalities Impact Assessment was undertaken. The SAR assessed the impacts of residential development on the site. It concluded minor negative impact because of the edge of settlement location. No further SA required.
MAC-PSE2-5	PSE2	Delete allocation MAC PSE-EMP 03A-04	This change reflects the planning permission granted for the site, Llangollen. Minor refinement change, no further SA required.
MAC-PSE3-1	PSE3	Replace criterion ii) with the following: ii) a continuous marketing process of 1 year, alongside	This change gives additional clarification of the evidence required to retain an

		all practical attempts possible to retain the employment use, has demonstrated that the site or premises is no longer capable of providing an acceptable standard of accommodation for employment purposes; and	employment use or building. This additional requirement effectively progresses the Economic SA Objectives, supporting a range of wealth generating opportunities and activities, ensuring the viability of towns. Minor refinement change, no further SA required.
MAC-PSE3-2	PSE3	Replace the 3rd paragraph of the reasoned justification with the following: Consideration should be given to the impact the closure would have on surrounding employment uses and the local economy.	Minor refinement change, no further SA required.
IMAC-PSE4-1	PSE4	<p>Replace Policy PSE 4 with the following:</p> <p>All conversions of rural buildings will be expected to make a positive contribution to the landscape and ensure that any architectural and/or historic features are retained.</p> <p>Proposals for the conversion of rural buildings outside development boundaries for employment use will be supported.</p> <p>Proposals for the conversion of rural buildings outside development boundaries for residential use will only be permitted where:</p> <ul style="list-style-type: none"> i) an employment use has been demonstrated not to be viable; and ii) the dwelling(s) are affordable to meet local needs. 	The SA/SEA screening of the Proposed Focused Changes considered the alteration of this policy and concluded it was a minor refinement change, no further SA required.
MAC-PSE5-1	PSE5	Replace criterion iii) with the following: iii) proposals for new buildings are supported by an appropriate business case which demonstrates that it will support the local economy to help sustain local rural communities; and	Minor refinement change, no further SA required.
MAC-PSE6-1	PSE6	Replace Policy PSE 6 with the following: Proposals for new retail development will be	Minor refinement change, no further SA required.

		<p>directed towards defined town centres in the first instance, provided that they are of a scale and type appropriate to the size, character and function of the centre.</p> <p>The hierarchy of centres in the county is as follows: Sub Regional Centre: Rhyl. Town Centres: Prestatyn, Denbigh, Ruthin, Llangollen. District Centres: Rhuddlan, St Asaph, Corwen.</p>	
MAC-PSE6-2	PSE6	<p>Replace the second paragraph of the reasoned justification with the following: Policy PSE 8 addresses other types of development which may be acceptable in town centres such as leisure uses which attract a large number of people, commercial or community uses.</p>	Minor refinement change, no further SA required.
MAC-PSE7-1	PSE7	<p>Amend the reasoned justification to reflect the implementation of the permitted retail development in Prestatyn.</p>	Minor refinement change, no further SA required.
MAC-PSE8-1	PSE8	<p>Replace Policy PSE 8 with the following: Development proposals within town centres defined on the proposals maps will be permitted provided that all of the following criteria are met: i) they enhance the vitality and viability of the town centre and ii) they do not result in an unacceptable imbalance of retail and non retail uses iii) within the primary shopping frontage of Rhyl the change of use of ground floor retail premises (A1 shops) to any other use class will be resisted.</p>	Minor refinement change, no further SA required.
IMAC-PSE8-2	PSE8	<p>Replace the second paragraph of reasoned justification with the following: 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</p>	Minor refinement change, no further SA required.

		the 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 imbalance of non A1 uses.	
MAC-PSE9-1	PSE9	Replace Policy PSE 9 with the following: Proposals for small scale retail uses within development boundaries will be permitted outside town centres provided they: i) are less than 500m ² gross area, and 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	Minor refinement change, no further SA required.
IMAC-PSE9-2	PSE9	Replace the first paragraph of reasoned justification with the following: Retail development outside of town centres can jeopardise the vitality and viability of existing town centres. The Local Development Plan 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. The Council will support proposals for new small scale shops, and pubs and post offices etc within development boundaries or associated with identified hamlets.	Minor refinement change, no further SA required.
IMAC-PSE10-1	PSE10	Replace Policy PSE 10 with the following: Proposals for new or the expansion of existing local shops and local services within settlements will be supported provided they satisfy Policy PSE 9. Proposals to combine a number of services within a single location to ensure their overall continued viability will be looked upon favourably. Proposals that result in the loss of such shops or services to other uses will not be permitted unless it	Minor refinement change, no further SA required.

		<p>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 other reasonable options to find a new user for the unit have been pursued. 	
MAC-PSE10-2	PSE10	Delete the second paragraph of the reasoned justification.	Minor refinement change, no further SA required.
MAC-PSE11-1	PSE11	Insert 'it' before every criteria	Minor refinement change, no further SA required.
IMAC-PSE12-1	PSE12	<p>Replace Policy PSE 12 with the following: Proposals for new static caravan sites will not be permitted. However 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> <ul style="list-style-type: none"> i) the proposed development preserves or enhances the character and appearance of the area; and ii) it can be demonstrated that any proposed increase in the number of static caravan/chalet units would preserve or enhance the landscape setting of the overall site. <p>The change of use of a static caravan or chalet from tourist use to residential use and the conversion of touring caravan sites to statics will not be permitted.</p> <p>New touring caravan and camping sites will be encouraged where all the following criteria are met:</p> <ul style="list-style-type: none"> i) the site is small in scale and proportionate to its location, particularly within and adjoining the Area 	<p>The Planning Inspector has removed the 5th criterion which restricted individual caravans/tents to remain on site for no more than 31 consecutive days. This change is not considered to have any significant effect on the SA objectives. No further SA required.</p>

		<p>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 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;</p> <p>The grant of planning permission may, where appropriate, be subject to the imposition of a seasonal occupancy condition.</p>	
MAC-PSE12-2	PSE12	<p>Replace the third paragraph of reasoned justification with the following:</p> <p>The replacement of existing static caravan sites with woodland-lodge style developments will be permitted where it improves the appearance of the site. Development will only be permitted 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 in the countryside for other than holiday purposes will be resisted.</p>	Minor refinement change, no further SA required.
MAC-PSE12-3	PSE12	<p>Replace the fourth paragraph of reasoned justification with the following:</p> <p>Any extensions to static caravan sites will be minor in nature. For the purpose of this policy, sites where static caravans are the predominant caravan type will be</p>	Minor refinement change, no further SA required.

		considered as an existing static caravan site and therefore assessed as above.	
MAC-PSE13-1	PSE13	Replace Policy PSE 13 with the following: Within the coastal tourism protection zones shown on the proposals maps proposals which would result in the loss of tourism facilities will not be supported.	Minor refinement change, no further SA required.
MAC-PSE14-1	PSE14	Add a 4 th criterion to Policy PSE 14: iv) chalet development in association with outdoor activity tourism will only be permitted if a significant need is demonstrated and there are no opportunities to use or convert existing buildings for tourist accommodation.	Minor refinement change, no further SA required.
MAC-PSE14-2	PSE14	Replace the third paragraph of reasoned justification with the following: In line with policy PSE 12, new static caravan sites will not be permitted.	Minor refinement change, no further SA required.
IMAC-PSE15-1	PSE15	Replace Policy PSE 15 with the following: High quality resources of minerals, including limestone, sand and gravel, Denbigh Gritstones, igneous and volcanic deposits will be safeguarded from development that would result in its permanent loss or hinder future extraction. Development will only be permitted where: 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.	Minor refinement change, no further SA required.
IMAC-PSE17-1	PSE17	Replace criterion i) of Policy PSE 17 with the following: Applications for the working of minerals within the Area of Outstanding Natural Beauty will not be permitted unless exceptional circumstances can be demonstrated	Minor refinement change, no further SA required.

IMAC-PSE17-2	PSE17	Replace the second paragraph of the reasoned justification to the following: 'There are a number of existing quarries located within the Area of Outstanding Natural Beauty. Proposals for extraction within the Area of Outstanding Natural Beauty, including proposals to extend existing sites, will be assessed using the strict tests contained within Minerals Planning Policy Wales paragraph 21.	Minor refinement change, no further SA required.
		Valuing Our Environment.	
MAC-VOE1-1	VOE1	Replace policy with the following: Policy VOE1 – Key Areas of importance. The following areas will be protected from development that would adversely affect them. Development proposals should maintain and, wherever possible, enhance these areas for their characteristics, local distinctiveness, and value to local communities in Denbighshire: <ul style="list-style-type: none"> <input type="checkbox"/> Statutory designated sites for nature conservation; <input type="checkbox"/> Local areas designated or identified because of their natural landscape or biodiversity value; <input type="checkbox"/> Sites of built heritage; and <input type="checkbox"/> Historic Landscapes, Parks and Gardens. 	The SA/SEA screening of the Proposed Focused Changes considered the alteration of this policy and concluded it was a minor refinement change, no further SA required. Effective progression of SA Objective and in conformity with specific HRA Report recommendations and statutory advice.
MAC-VOE1-2	VOE1	Policy Justification – 1st paragraph: replace 'geomorphologic' with 'geomorphological'.	Minor refinement change, no further SA required.
MAC-VOE1-3	VOE1	Replace the 2 nd and 3 rd paragraphs of the reasoned justification with the following: This policy includes locally designated or identified areas. The intention is to supplement national policies where further recognition is required at the local level. Planning Policy Wales (PPW) and Technical Advice Note	Minor refinement change, no further SA required.

		(TAN 5) 'Nature Conservation and Planning' provide information about statutory nature designations and the different levels of protection. Statutory designated sites for nature conservation are; Ramsar sites, Special Protection Areas (SPAs), Special Areas of Conservation (SACs), Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs), Marine Nature Reserves (MNRs) and Local Nature Reserves (LNRs).	
MAC-VOE1-4	VOE1	Delete the 4 th and last paragraphs of the reasoned justification.	Minor refinement change, no further SA required.
MAC-VOE1-5	VOE1	Remove reference to LDP Objective No. 8.	Minor refinement change, no further SA required.
MAC-VOE2-1	VOE2	Amend the relevant proposal maps to show the enlarged Clwydian Range and Dee Valley AONB.	This amendment following the designation of additional area, the Dee Valley, into the existing Clwydian Range AONB (Nov 2011). Effective progression of SA Objective 12 (preserve and enhance landscape). Minor refinement change, no further SA required.
MAC-VOE2-2	VOE2	Amend the relevant proposal maps to delete those parts of the AOB to the east of the AONB boundary.	Minor refinement change, no further SA required.
IMAC-VOE2-3	VOE2	Delete the 2 nd paragraph of the reasoned justification.	Minor refinement change, no further SA required.
MAC-VOE4-1	VOE4	Add the following to the end of the policy: The former North Wales Hospital, Denbigh is designated under this policy in order to secure the future of these important listed buildings. Any enabling development must be the minimum necessary to achieve this.	Minor refinement change, no further SA required.
MAC-VOE4-2	VOE4	Delete the following from the 1 st paragraph of reasoned justification: The Former North Wales Hospital, Denbigh is designated under this policy as the Council wants to secure the	Minor refinement change, no further SA required.

		future of these important listed buildings but any enabling development must be the minimum necessary to secure the future of the buildings.	
IMAC-VOE5-1	VOE5	<p>Replace Policy VOE 5 with the following: Development proposals that may have an impact on protected species or designated sites of nature conservation will be required to be supported by a biodiversity statement which must have regard to the County biodiversity aspiration for conservation, enhancement and restoration of habitats and species. Where the overall benefits of a development outweigh the conservation interest of a locally protected nature site, mitigation and enhancement measures in or adjacent to these sites should be an integral part of the scheme.</p> <p>If necessary, measures required to mitigate likely adverse effects on the qualifying features of statutory designated sites should be put in place prior to the commencement of development. Measures required to offset any likely adverse effects will be secured by planning conditions and/ or planning obligations. Planning permission will not be granted for development proposals that are likely to cause significant harm to the qualifying features of internationally and nationally designated sites of nature conservation, priority habitats, priority species, regionally important geodiversity sites, or to species that are under threat.</p>	The policy wording was strengthened to include reference to mitigation were made in conformity with the HRA Report and was considered as part of the SA/SEA screening of the Focus Proposed Changes (May 2011). No further SA required.
IMAC-VOE7-1	VOE7	<p>Replace the first paragraph of reasoned justification with the following two paragraphs: The North Wales Regional Waste Group (NWRWG) undertook a forecasting exercise for the year 2012/13, taking into account past trends, population projections, the likely impact of awareness raising campaigns and other waste reduction measures. The NWRWG considered it unrealistic to forecast beyond</p>	Minor refinement change, no further SA required.

	<p>the year 2013 due to policy, regulatory and technology changes, all of which would impact on the level of waste arisings.</p> <p>The North Wales Regional Waste Plan 1st Review identified an urgent need to address the current lack of recycling and recovery facilities in the county. The allocations identified above provide a choice of sites which can be taken forward for waste management. The sites listed above would provide a minimum of 15.2ha (excluding Denbigh quarry which requires detailed site investigation) of land for waste management, including sites for local facilities and those which can serve more than one local authority area. This is in excess of the North Wales Regional Waste Plan 1st Review (2009) requirements which are 7.31ha for local facilities and 7.27ha for facilities to serve more than one local authority area. The figures identified by the North Wales Regional Waste Plan 1st Review include 20% overprovision, therefore with the additional land identified there is a much greater level of overprovision included within the LDP. This approach is considered appropriate to allow for sites not coming forward and to ensure a geographical spread of sites across the County. Rhuallt 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 reduce the transport impacts waste can have and assist the local economy. The way</p>	
--	--	--

		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.	
IMAC-VOE8-1	VOE8	<p>Replace Policy VOE 8 with the following: 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 to deal with biodegradable waste arising from that use or on sites outside of the AONB and Pontcysyllte Aqueduct and Canal World Heritage Site (including the buffer zone). Proposals for the management of all other wastes arising outside of the development boundary will be permitted provided that all the following criteria are met:</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; and iii) There are no suitable sites within the development boundary; and iv) The proposal will not have any unacceptable community impacts; and v) The proposal is of an appropriate scale and nature in terms of the site and its surroundings; and vi) The proposal seeks to avoid the disposal of waste in landfill or where the proposal is for landfill, the site is outside of the AONB, Pontcysyllte Aqueduct and Canal World Heritage Site (including the buffer zone) or other regionally important landscape and there is an 	Minor refinement change, no further SA required.

		appropriate scheme for restoration and aftercare.	
IMAC- VOE9-1	VOE9	<p>Replace Policy VOE 9 with the following: On shore wind turbine developments will be supported subject to an assessment of their environmental and sustainability impacts: STRATEGIC / LARGE SCALE developments (generating capacity over 25MW) will be supported within the Clocaenog Strategic Search Area (SSA-A). LOCAL AUTHORITY WIDE SCALE developments (generating capacity between 5MW and 25MW) will only be permitted within the Clocaenog Strategic Search Area where they do not prejudice the development of strategic/large scale schemes. SUB LOCAL AUTHORITY SCALE developments (generating capacity between 50kW and 5MW) in the form of individual turbines or clusters of turbines will only be permitted within the Clocaenog Strategic Search Area where they do not prejudice the development of strategic/large scale schemes; and In all the above cases, outside the Area of Outstanding Natural 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 these areas. MICRO / SMALL SCALE turbine developments (generating capacity below 50kW) will be permitted subject to an assessment of localised impacts. All applications will be subject to normal environmental impact tests and include specific assessment / explanation of all the following criteria: i) how the proposals are consistent with the Clocaenog Statement of Environmental Master Planning Principles (applicable to strategic/large, local</p>	Minor refinement change, no further SA required. Policy still takes account of SAR (2009) recommendation regarding Health Impact Assessment.

		<p>authority wide, and sub local authority scale, where in or on the periphery of the SSA-A); and</p> <p>ii) impacts, including cumulative impact on the surrounding area and community (e.g. landscape/visual, noise, biodiversity, transport, health impact); and</p> <p>iii) information on wind resource and the justification for the choice of turbine; and</p> <p>iv) community engagement; and</p> <p>v) mitigation proposals; and</p> <p>vi) the colours to be used on the turbine tower and blades.</p>	
IMAC-VOE10-1	VOE10	<p>Replace Policy VOE 10 with the following: 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 impacts 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, 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>	Minor refinement change, no further SA required.
		Achieving Sustainable Accessibility	
MAC-ASA1-1	ASA1	<p>Replace criterion (i) and (ii) with the following:</p> <p>(i) there is a need and justification for the proposal on economic and/ or social grounds; and</p> <p>(ii) there are no unacceptable effects on the natural and built environment; and</p>	Minor refinement change, no further SA required.

MAC-ASA1-2	ASA1	<p>Replace the third paragraph of reasoned justification with the following: There are several foot and cycle paths and disused railways throughout the county. Their location 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 and well-being. Safeguarding land for planned cycling/walking routes will help to extend the network of such routes across the County and beyond.</p>	Minor refinement change, no further SA required.
MAC-ASA3-1	ASA3	<p>Replace the 2nd paragraph of reasoned justification with the following: Choice of travel can be influenced by the availability of parking facilities. Maximum parking standards will be applied throughout the County to reduce the over-reliance on the car. Their purpose is to minimise individual car-based trips and to promote sustainable transport means. However, the need to avoid exacerbating parking and congestion problems in surrounding areas has to be a priority.</p>	Minor refinement change, no further SA required.