

Public Consultation on Draft Site Development Brief at Ffordd Hendre and Maes Meurig, Meliden

Cyngor
sir ddinbych
denbighshire
County Council



During the LDP process, the Council were required to allocate the above sites for housing development. We would welcome your observations and ideas regarding these sites. We have put our ideas on how the sites should be developed in a document called a 'draft development brief'

To discuss your ideas and the 'draft development brief', come to one of the Council's consultation events on:

Friday, 28 August, 12-7pm, Meliden Community Centre.

Saturday 19 September, 11-3pm, Meliden Community Centre

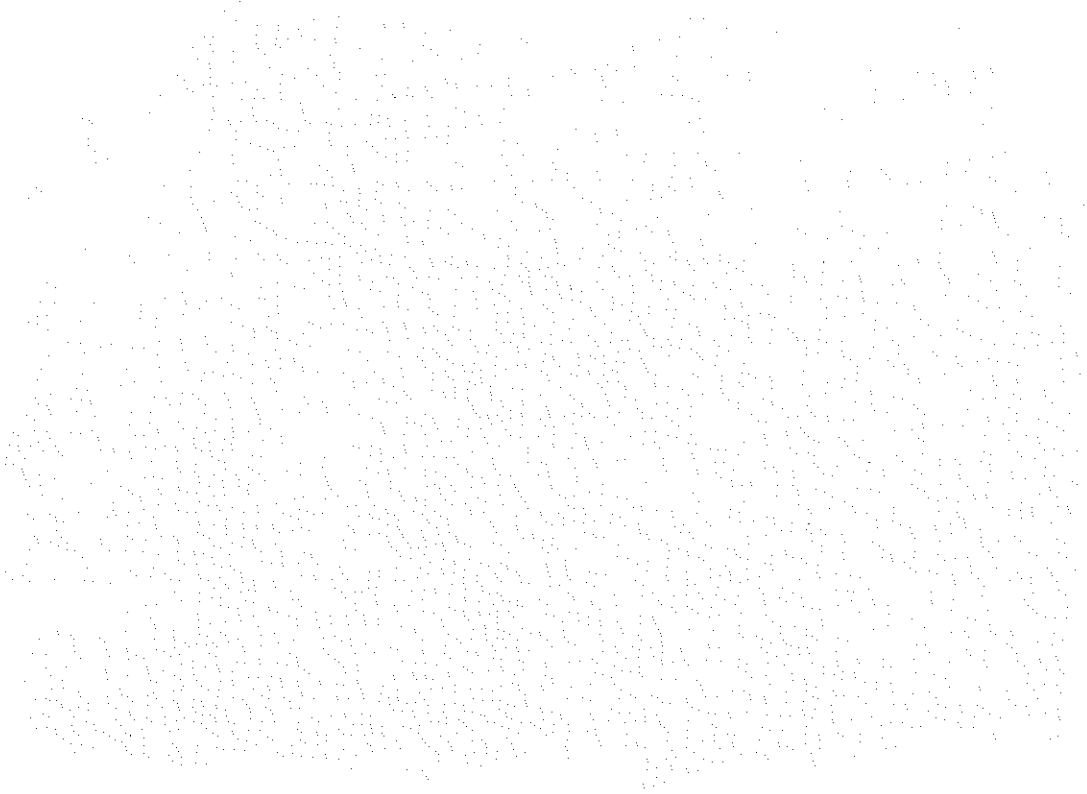
Friday 2 October, 4-8pm, Meliden Community Centre

Saturday 24 October, 11-3pm, Meliden Community Centre

or contact us by email ldp@denbighshire.gov.uk or phone 01824 706916.

The 'draft development brief' is available in local libraries, one stop shops and at www.denbighshire.gov.uk from the 3 August 2015

Comments should be sent to: Strategic Planning and Housing, Denbighshire County Council, Caledfryn, Smithfield Road, Denbigh, Denbighshire, LL16 3RJ or by email ldp@denbighshire.gov.uk before 5pm on Friday 30 October 2015



Draft Site Development Brief:

Ffordd Hendre & Maes Meurig.

Main Document



(DRAFT, July 2015)

Strategic Planning and Housing

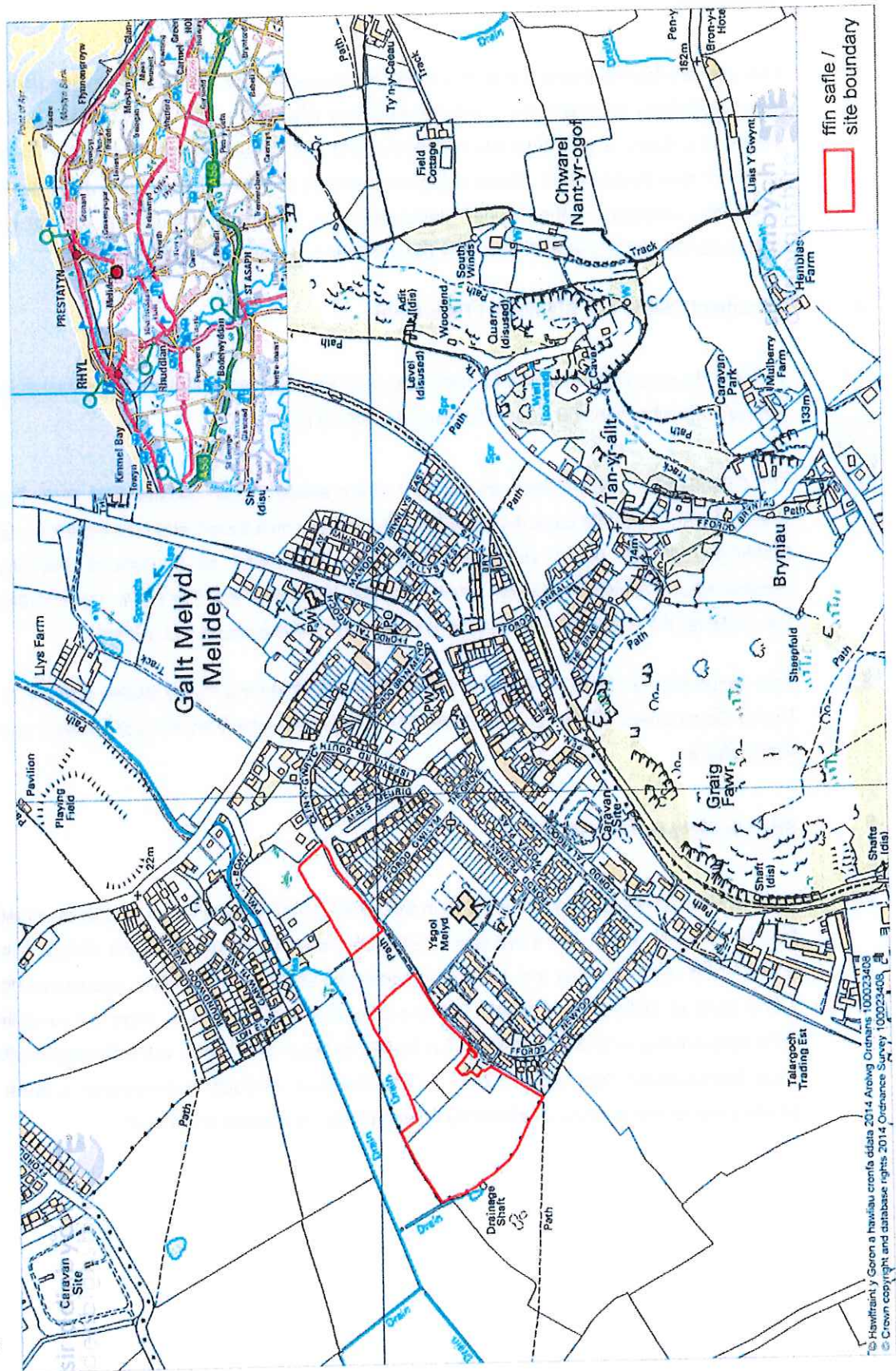
July 2015

Draft July 2015

Content

1. Introduction	4	
2. Document Status and Stages in Preparation	4	
3. Site Location and Description	4	
4. Planning Policies	6	
5. Site appraisal and requirements.	10	
6. Design objectives	22	
7. Further Considerations	23	
8. Contacts	24	
9. Sources / Literature	25	
Figure 1	Location of 'Old Ruthin Road housing sites'	3
Figure 2	Local designations relevant to development on site	6
Figure 3	The 5 Objectives of good design, Technical Advice Note 12,	7
Figure 4	Fields in Trust 'benchmark' standards	8
Figure 5	Aerial view (2009) of highway considerations	10
Figure 6	Transport Assessment document—typical content,	11
Figure 7	Site accessibility to local amenities	13
Figure 8	Pwll y Bont Wildlife Site	15
Figure 9	Examples of crime prevention design	18
Figure 10	Local water and sewerage network	21
Appendix 1	Guidance on Contributions to Education	26

Figure 1: Location of 'Ffordd Hendre & Maes Meurig sites'.



1. Introduction

- 1.1 This site development brief is one of a series of Supplementary Planning Guidance (SPG) notes amplifying Denbighshire Local Development Plan 2006 – 2021 (LDP). SPGs are based on policies or individual site allocations and aim to guide the process, design and quality of new development. These notes are intended to offer detailed guidance to assist the public, Members of the Council, developers and Officers in discussions prior to the submission of and, subsequently, in the determination of planning applications.

2. Document Status and Stages in Preparation

- 2.1 This site development brief was formally approved for public consultation by Denbighshire County Council's Planning Committee on July 15th 2015.
- 2.2 The Council's SPG documents are not part of the adopted local development plan. The Welsh Government has confirmed that following public consultation and subsequent Local Planning Authority (LPA) approval, SPGs can be treated as a material planning consideration. Following approval, LPAs, Planning Inspectors and the Welsh Government can consider the document when determining planning applications and appeals.
- 2.3 This document has been prepared in accordance with Planning Policy Wales (Edition 7), Welsh Government guidance documents and advice received from statutory bodies and Welsh Water.

3. Site Location and Description

- 3.1 Meliden is a village located to the north in the county of Denbighshire. It is located about 6km to the north of the A55 trunk road, a principle transport corridor in North Wales. It is linked to the wider area by the A547 which provides access to Prestatyn, approximately 1.4km north of Meliden (see Figure 1). According to the 2011 census, there are roughly 2050 people living in Meliden. Meliden has been identified as a village in the Denbighshire Local Development Plan 2006 – 2021 (LDP). However, Meliden is considered a lower growth town for the purpose of allocating housing over the lifetime of the LDP.



Photo 1: View across the Ffordd Hendre site from Mindale Farm looking northwest.

3.2 For ease of reference, figure 1 labels 'Land rear of Ffordd Hendre' as site 1, and 'Land rear of Maes Meurig' as site 2. This is how the sites will be referred to throughout the document. Sites 1 & 2 are located to the north west of Meliden and slope gently downhill from south to north. The sites currently consist of grassland and scrubland. Both sites are surrounded by scrubland/grassland to the immediate north, west and east, and residential use to the south. To the immediate north of the sites is Pwll y Bont wildlife site, whilst to the south is Ysgol Melyd and associated playing fields. Site 1 can be accessed from Ffordd Ty Newydd, and Ffordd Gwilym, site 2 from Maes Meurig. The noted access roads are on a steep incline and all link to Meliden Road, the main road that runs through Meliden village. A public right of way runs across the southern boundary of both sites. This right of way becomes Cefn y Gwych, a single width vehicular lane that is adjacent site 2.

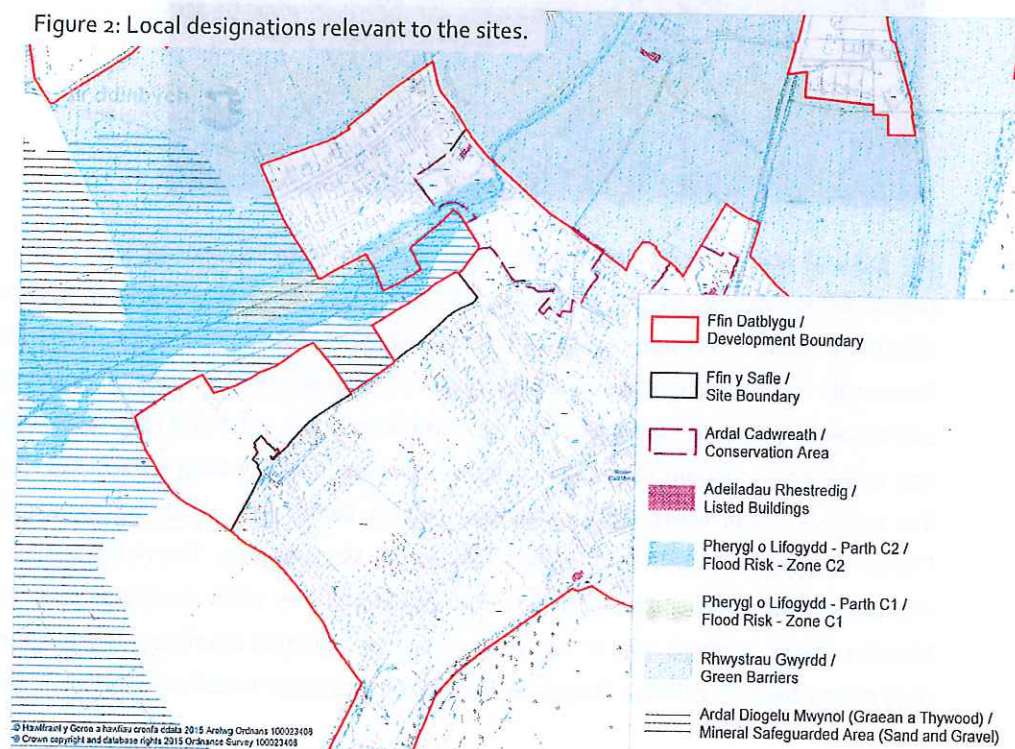
Photo 2: View from Ffordd Ffynnon field looking north towards both sites



- 3.3 There are frequent bus services that are close to both sites on Meliden Road. These nearby bus services offer access to Rhyl, Prestatyn, Trelawnyd, Llandudno Junction, Dyserth, and Holywell.

4. Planning Policies

- 4.1 Figure 2 shows local designations which would be applicable when determining planning applications for the site. The LDP Proposals Map for Denbigh and the LDP KeyMap provide an overview of land designations relevant to the wider area.



- 4.2 Planning Policy Wales, paragraph 2.1.2, states that planning applications have to be determined in accordance with the adopted development plan unless material considerations indicate otherwise. Denbighshire's LDP was adopted in June 2013, and contains local policies applicable to development proposals at the sites.
- 4.3 Planning Policy Wales states that material considerations must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest. It also states that material considerations must be fairly and reasonably related to the development concerned. For example, material considerations could include physical infrastructure capacity (e.g. in the public drainage or water systems), noise or disturbance resulting from use, highways capacity, biodiversity, flood risk, previous appeal decisions, and research work carried out to support planning proposals. Section 5 of this document will further detail material considerations specific to the sites. These material considerations are based primarily on policy RD1.

4.4 LDP Policy RD 1 – Development Boundary. Sites 1 & 2 are located within the development boundary of Meliden and are allocated for housing as outlined in policy BSC 1. Therefore the principle of housing development at the sites is established subject to the acceptability of design details outlined in section 5. . The number of units proposed on the site should be justified in accordance with policy RD 1 if it falls below the 35 dwellings per hectare density indicated in the policy. This document details local circumstances relevant to the sites that would warrant a lesser density.

4.5 Development proposals should raise design standards and enhance the environment through landscape improvements. Policy RD 1 outlines general design criteria that development proposals in development boundaries should adhere to. Applicants should consider the following design matters (that are by no means exhaustive): built height, scale, density of development, massing, site layout, impacts on the wider rights of way network, waste disposal/recycling arrangements, elevation of buildings, Sustainable Drainage Systems (SuDS), green landscape features and built material sympathetic to the surrounding area. *Technical Advice Note 12: Design* outlines that good design goes beyond being visual attractive. Good design involves access, character, community safety, environmental sustainability, and movement. Development proposals will be required to apply these objectives of good design. Further design principles are outlined in section 6 of this document.

Figure 3: The 5 Objectives of good design, Technical Advice Note 12, Welsh Government, 2014



4.6 LDP Policy BSC3 Securing Infrastructure Contributions from Development. This policy states that development is expected to contribute to infrastructure provision to meet social, economic, physical and/or environmental infrastructure requirements arising from the development. The policy lists 5 priorities, and notes that the priorities will vary depending on the nature and location of development. Improving the quality of school buildings and performance in education is a key corporate priority outlined in Denbighshire's Corporate Plan.

Alongside affordable housing, sustainable transport facilities and open space, contributions to education provision will be sought. Education requirements are outlined in section 5.27.

- 4.7 LDP Policy BSC 4 Affordable Housing. This policy states that all developments of 3 or more residential units are expected to provide a minimum of 10% affordable housing. This should be delivered on site for developments of 10 or more residential units, or by financial contribution on developments less than 10 residential units. 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. A demand for 2 bedroom affordable housing exists in the area. The tenure type for the affordable housing could include rented through a Registered Social Landlord, intermediate rented, and shared equity. Affordable housing should be designed in line with space requirements in Residential Space Standards SPG (2013), and Design Quality Requirements (Welsh Government, 2005). Further guidance on this topic is also contained in the Council's Affordable Housing SPG (2014).
- 4.8 LDP Policy BSC 11 Recreation and open space. This policy seeks to ensure that the county minimum standard of 2.4 hectares per 1,000 people is applied to development proposals. Development proposals should preferably provide open space on site. Per dwelling, this equates to 48 sqm outdoor sport, and 24 sqm children's equipped playspace & informal space. Situations where commuted sums provision will be acceptable are outlined in the policy. 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. This contribution would be a commuted sum to mitigate the impact of increased usage on existing open space and equipment in the area. On larger sites, such as sites 1 & 2, the Council expect the majority of open space to be provided on site.

Figure 4: Fields in Trust 'benchmark' standards, applied in policy BSC 11.

Type of Open Space	Standard
Outdoor Sport including 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

- 4.9 Policy RD 5 The Welsh Language and the social and cultural fabric of communities. This policy requires all planning applications to take into account the needs and interests of the Welsh Language. The policy contains development thresholds which set out the need for planning applications to be accompanied by additional information. Both sites exceed the 20 residential units threshold. As a result, a "Community and Linguistic Impact Assessment" is required to accompany any planning application. Further guidance on this topic is contained in the Council's Planning and the Welsh Language SPG (2014).
- 4.10 Policy VOE 1 – Key areas of importance. Alongside policy RD 1 criteria iii), this policy requires proposals to respect and where possible enhance built heritage sites for their characteristics and local distinctiveness. Site 2 is located close to the Melden Ffordd Penrhwylyfa Conservation Area. Planning Policy Wales section 6.5.17 highlights the objective of preserving or enhancing the character or appearance of a Conservation Area and its setting. Further guidance is outlined in Welsh Government Circular 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas.
- 4.11 Policy VOE5 Conservation of natural resources. The purpose of this policy is to protect and enhance the natural environment. Development proposals that might have an impact on protected habitats and species will be required to be supported by an ecological survey / biodiversity statement. Compensation, mitigation or avoidance measures may be required to offset any adverse effects on protected environmental features caused by the development. In such cases, the measures should be in advance of any potential impact.

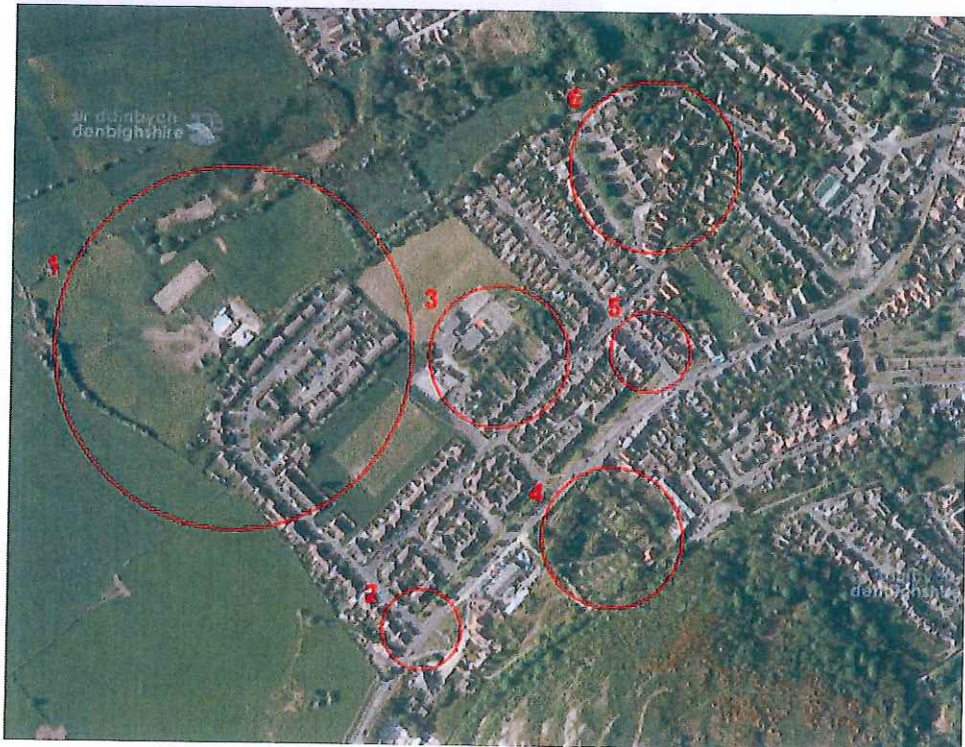
5. Site appraisal and requirements.

5.1 This section describes known constraints at the sites that any planning application would have to give consideration to and overcome. The below considerations are outlined in alphabetical order.

5.2 Access and parking.

Any development proposal will require a Transport Assessment (TA) as per policy RD1 criteria vii), and as both housing allocations together could exceed 100 houses (PPW section 8.7.2). In addition, the Council consider the locality to be sensitive to additional highway pressure which also triggers the TA requirement in PPW. The TA should outline how the development proposal would mitigate transport impact through design and planning conditions or obligations. A TA would be required should planning applications be submitted separately for the 2 sites. In such a case, the TA should take account of the adjacent site and not prevent its delivery. This would involve assessing the combined impact of both sites when complete (at a range of housing density scenarios) on the local highway network. PPW section 8.7.2, and Annex D of *Technical Advice Note 18: Transport* provide further guidance on TAs. Non-vehicular (pedestrian & cycling) requirements are outlined in section 5.6 of this brief.

Figure 5: Aerial view (2009) of highway considerations.



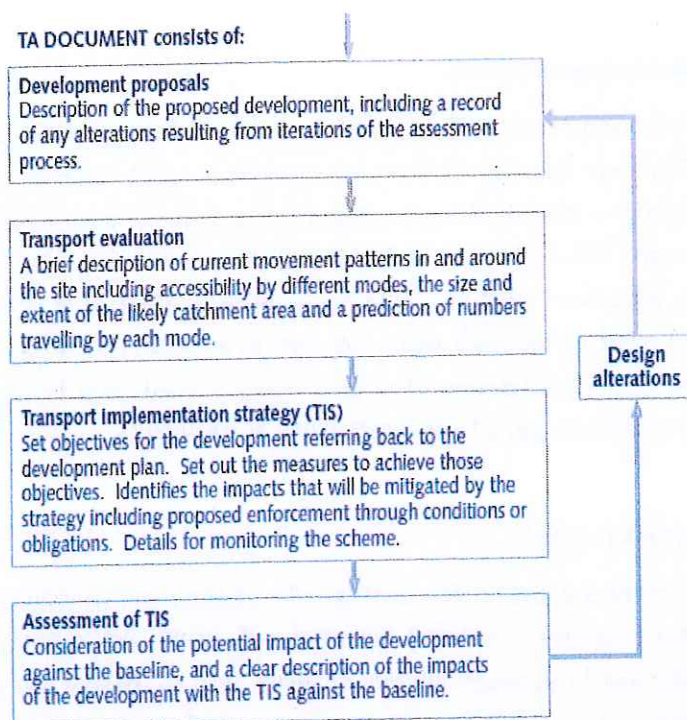


Figure 6: TA document typical content, taken from Technical Advice Note 18, Welsh Government, 2007.

- 5.3 In addition to any considerations highlighted during discussions with the Highway Authority, the TA should take account of the following noted community concerns:

1. Ffordd Ty Newydd.

Ffordd Ty Newydd is a narrow road with little off street parking. Cars therefore park on what is already a narrow road. This presents capacity safety issues, and would need particular consideration if chosen as an access route for site 1. This could also be problematic in situations when emergency vehicles require urgent access to the site.

2. A547/Ffordd Ty Newydd junction.

The A547 and Ffordd Ty Newydd junction requires assessment to ascertain whether capacity and visibility standards can cope with additional traffic. This junction would require a PICADY assessment to ascertain junction capacity, queues, delays and accident risk. The assessment should assess the steep incline of Ffordd Ty Newydd and its impact on junction safety. The A547 currently experiences high levels of traffic during peak times.

3. Ysgol Melyd.

Traffic issues arise during peak travel times at Ysgol Melyd. The TA should assess and propose mitigation measures to ensure vehicle and pedestrian safety is maintained as part of any proposal.

4. Nearby planning permissions.

A number of planning permissions have been granted for housing development in the surrounding area. The majority of the permissions are yet to be built. Including sites 1 & 2, through a mixture of housing allocations and planning permissions, it is anticipated roughly 368 houses will be built in Meliden and including Caer Ffyddion LDP housing allocation, Dyserth. This surrounding housing development will generate extra traffic on the A547 which will need to be taken into account by the TA. The A547 at Ffordd Talargoch has an Average Annual Daily Traffic flow of nearly 14,000 vehicles as per a survey undertaken in March 2014.

5. A547/The Grove junction.

Similar to point number 2, the TA should assess the capacity and visibility standards of this junction are capable of handling additional traffic. This junction would require PICADY assessment to ascertain junction capacity, queues, delays and accident risk. The assessment should assess the steep incline of The Grove and its impact on junction safety. The A547 currently experiences high levels of traffic during peak times.

6. Maes Meurig and Cefn Y Gwrych

Planning permission has been granted at Cefn Y Gwrych relating to development of 18 dwellings. Following a number of appeal decisions and subsequent approval of conditions, it has been established that increasing highway traffic on Cefn y Gwrych is unacceptable on highway safety grounds.

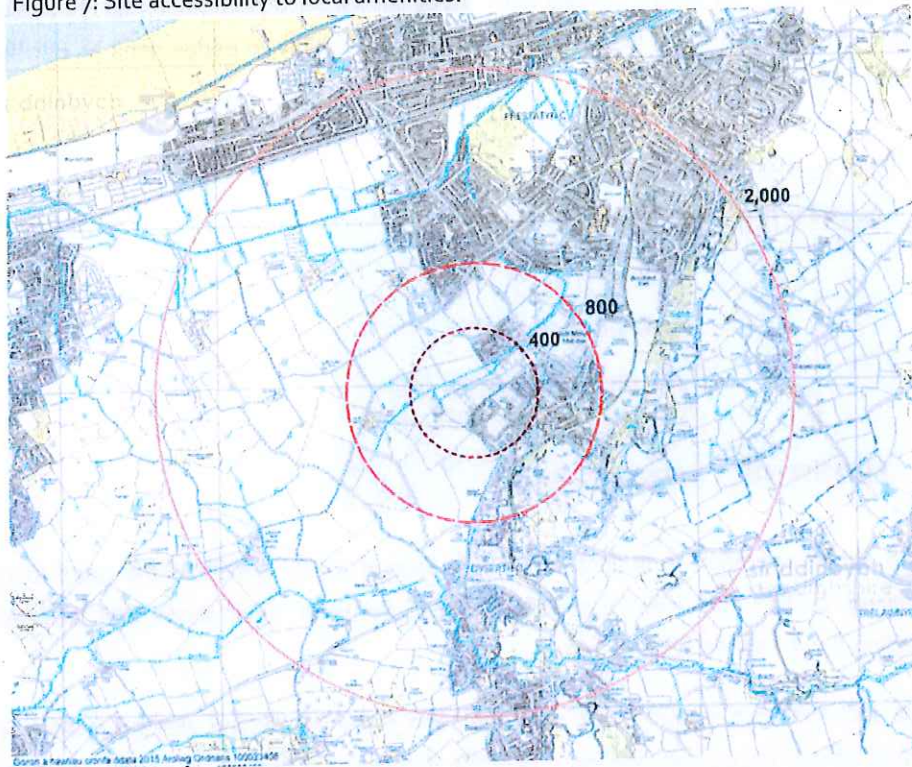
5.4 *Parking requirements.*

Denbighshire's Parking Requirements in New Developments SPG divides the County into 2 parking zones (based on urban and rural areas) to set standards. The site is located in parking zone 2 (Meliden is allocated as a village in the LDP). Therefore the parking requirements outlined in section 6.23 of the SPG apply. Other relevant sections from the SPG include: section 7 which outlines access requirements for disabled people, section 8 cycle parking standards, section 9 on motorcycle parking standards and section 10 on landscaping.

5.5 *Accessibility.*

Figure 4 (following page) outlines local amenities that surround sites 1 & 2 within a 2km radius. Within 800m of the site the following uses are available; Primary school, Local convenience shop, post office/newsagent, medical facilities & pharmacy, leisure/ community facilities, public houses, and a health club. This is within walkable distances outlined in Manual for Streets 0.8km – 2km (MfS 2007, section 4.41).

Figure 7: Site accessibility to local amenities.



- 5.6 The development both within the site and immediate area should be designed to become a walkable neighbourhood. This will help reduce the need to use the car for short journeys, benefit local business and create health and wellbeing benefits for the wider community. The World Health Organisation recently created a Health Economic Assessment Tool (HEAT – see <http://heatwalkingcycling.org/> for more info). This tool outlines the economic benefit from walking and cycling.
- 5.7 The growing trend of realising the environmental role in shaping human health is recognised in Health Impact Assessments. This assessment considers all the wider determinants of health and wellbeing. The Wales Health Impact Assessment Support Unit offer Guidance on Health Impact Assessments ('HIA: A Practical Guide', –available on the following link www.whiasu.wales.nhs.uk). Providing a HIA is not a statutory requirement. However, any proposal is encouraged to recognise the benefits of designing a development that contributes to human health.

- 5.8 Principles from Manual for Streets 2007 (MfS) should be implemented into the design of the development proposal. This involves giving design priority to pedestrians as per the below table taken from MfS:

Table 3.2: User hierarchy

Consider first 	Pedestrians
	Cyclists
	Public transport users
	Specialist service vehicles (e.g. emergency services, waste, etc.)
	Consider last
	Other motor traffic

- 5.9 The above approach is endorsed in PPW section 8.1.3, alongside the need to promote walking, cycling and improve access to public transport, local shops and facilities (PPW section 8.1.4 TAN 18 section 3.6).
- 5.10 The proposed site layout should fit in with and enhance existing walking routes. The site layout should encourage walking and make it easier and preferable to get around the area by foot. To make walking and cycling easier to local amenities in Meliden, the layout of the site should seek to integrate with the surrounding area including Public Right of Ways. Figure 4 on the previous page shows the distance of the two sites from local amenities outlined in section 5.5.

5.11 Access for all.

In line with policy RD1, the development proposal should ensure safe and convenient access for disabled people, pedestrians and cyclists. National planning policy outlines that access should consider all people who may be affected by the development. This includes all age groups across society and people with sensory impairments and learning difficulties. Technical Advice Note 12: Design (2014) page 18 and section 5.3 provides further guidance on inclusive access. Section 7 of the Council's Parking in New Developments SPG (2014) outlines accessibility requirements for disabled people.

5.12 Archaeology.

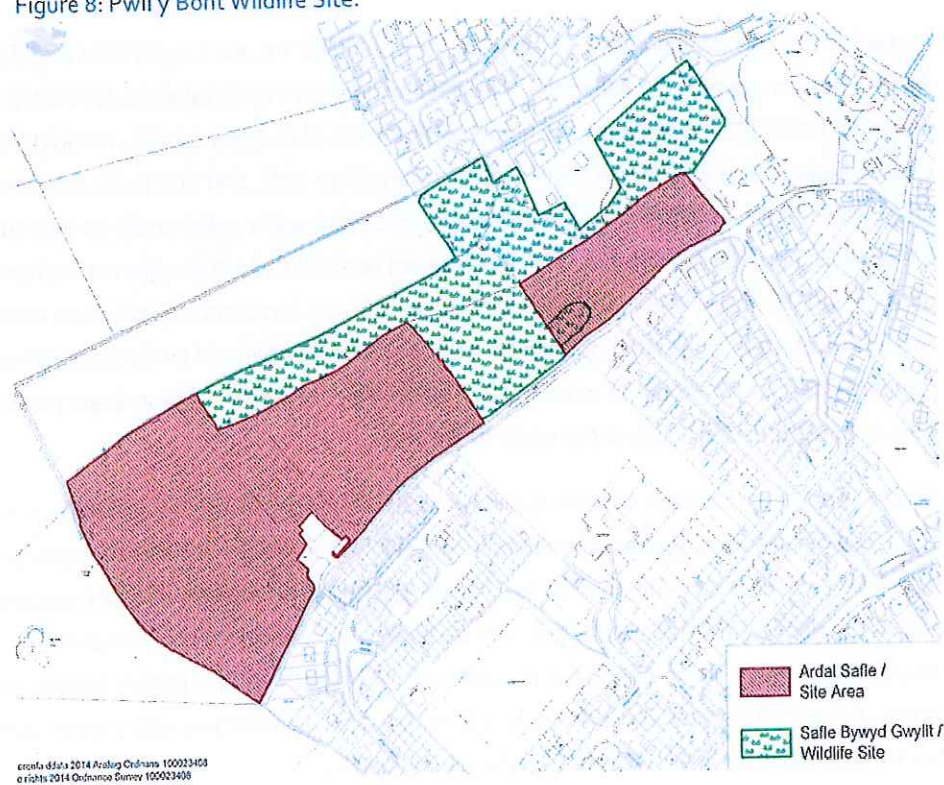
The Council's Archaeologist has no evidence of archaeology at the site within the Historic Environment Record. However, the Council's Archaeologist notes that owing to the large area of the site, it cannot be fully ruled out that there has not been any archaeological activity in the area. Any application should be accompanied by a desk based assessment and if necessary, geophysical surveying.

5.13 Biodiversity.

Site 1 is adjacent Pwll y Bont; a 2.8 ha Wildlife Site designated as a wet area with marshy grassland and species poor fen. Site 2 is also adjacent Pwll y Bont Wildlife Site and includes a small section of it. Figure 5 below outlines the location of the Wildlife Site in relation to sites 1 & 2.

- 5.14 The grassland in the Wildlife Site is considered of most interest, with species including ragged robin, amphibious bistort, cowslips, primroses, greater bird's-foot-trefoil, cuckooflower, meadowsweet, water mint and carnation sedge. Ungrazed grassland sections of Pwll y Bont support greater horsetail, whilst there is also a small area of reedbed and fen. Roughly half a hectare consists of common nettle with sparse common reed and marsh-marigold and there are species-rich hedgerows and ditches.

Figure 8: Pwll y Bont Wildlife Site.



- 5.15 In context of Pwll Y Bont Wildlife Site, the Council's Biodiversity Officer has outlined that mitigation measures would be required as part of any proposal. An Extended Phase 1 survey should inform the design of the proposal so that features of ecological importance can be retained and enhanced. The development proposal should ensure that little change occurs to the local hydrology in order to prevent drying of the Wildlife Site.
- 5.16 NRW consider that the site may provide suitable habitat for water voles. Water voles are fully protected under the Wildlife and Countryside Act 1981 (as amended). Where impacts on water voles are considered likely, then the ditches should be subject to a water vole survey. It is understood that water voles (along with ducks & pheasants) use the local brook as habitat. Should water voles be found to be using the area, NRW would expect the applicant to propose appropriate mitigation and/or compensation schemes. This would include retention and/or enhancement of the ditches and water features on site, along with Reasonable Avoidance Measures, to ensure the favourable conservation status of the species is maintained.
- 5.17 As part of the LDP examination process, the site promoter for site 1 submitted an Ecological Assessment to support the allocation. The assessment was undertaken in April 2012 by Clwydian Ecology. The assessment found no evidence of badgers on site. It noted that mature trees on the site may provide habitat potential for bats, and that there are no ponds on or within 250m of the site. The assessment notes that water voles could be just outside the western boundary of the site. The assessment recommends that adjacent ditches should be surveyed for water voles. Adjacent habitats of wetland scrub and reedbed are noted for ecological interest. In addition, the document outlines that a bat and bird survey will be required prior to any alteration or removal of trees and hedgerows. The nearest pond to the sites is approximately 380m to the north of the sites.
- 5.18 Where impacts on bats are considered likely, trees should be subject to emergence surveys at an appropriate time of year. Should bats be found to be using the trees as roosting sites then NRW would expect the proposal to deliver appropriate mitigation and/or compensation schemes, along with Reasonable Avoidance Measures, to ensure the favourable conservation status of the species is maintained. If bats are found, an NRW licence to permit works that will affect bats and bat roosts will be required. The SW boundary water outlet for the lead mines is a known habitat for a variety of species.
- 5.19 Boundaries.
- The site is bounded by hedgerow on the northern boundary of site 1. Site 1 is viewable from Ffordd Ffynnon to the north of the site. Retention and enhancement of the existing northern hedgerow boundary should be considered by any development proposal in order to reduce the visual impact of the scheme from this direction. In the interests of visual amenity, alternatives to wooden panel fencing to screen the site along this boundary should be considered.

5.20 The south west of the site is bounded by hedgerow and trees which assists in screening view of the site from the A547 travelling towards Meliden. Enhancement of this boundary should be considered as part of any development proposal. As with the northern boundary, the use of wooden panel fencing as screening should be discouraged here. Existing PROWs that abut the site benefit from being screened by trees and hedgerows. These attributed should be retained where possible.

5.21 Built Heritage and surrounding character.

Nearby listed buildings.

The closest listed building is The Priory (pictured below), a grade II listed building which is 140m to the north of site 2. The Priory is listed as a good late Georgian House and is white rendered, with white 9-12 pane sash windows which are black framed.



5.22 *Nearby buildings with notable design influences.*

Roughly 64m to the north east of site 2 is the Meliden Ffordd Penrhwyfya Conservation Area shown in figure 2. Although both sites are not in the conservation area, site 2 is within its setting. It is considered the Conservation Area showcases design features that are valued and locally distinct to Meliden. The Priory also displays design features locally distinct to the area.

5.23 The Conservation Area Appraisal for this area identifies a number of characteristics that contribute to its heritage quality. It notes that all buildings are two storeys high, and are a range of Victorian detached and terraced miner cottages. The grade II listed Priory is Georgian in style. Limestone walls and slate roofs are acknowledged as materials characteristic to the conservation area. The built style of the area includes substantial stone chimneys, Georgian sash sixteen pane windows, Victorian horn sash for pane windows, small timber doors and small scale fenestration detailing for the miner cottages. The noted features of this conservation area could be an appropriate 'village' design influence for development at sites 1 & 2. In comparison, the houses to the south of the site are more modern and are unlikely to be a design influence for the scheme.

5.24 Community safety.

Any proposal should create attractive and safe public spaces and movement routes. This includes pedestrian and cyclist routes and maximising natural surveillance over public spaces. Where appropriate, Secure by Design measures should be adopted. Active frontages to all streets should be designed into the scheme. This approach will avoid blank elevations and blank walls (including on junctions and rear alleyways) deadening the street scene and creating a perception of an unsafe space. Figure 9 shows how to achieve natural surveillance through minor design alterations. Please note that figure 9 illustrates crime prevention design only, matters of scale and visual design are addressed in section 5.22.

Figure 9: Examples of crime prevention design.

source <http://interactive.securedbydesign.com/residential/>



The corner plot white dwelling in this illustration is orientated and overlooks the highway and public realm from both elevations. This approach avoids blank wall elevations facing onto the public realm which offers no natural surveillance and can attract vandalism.

This example shows an open space which benefits from natural surveillance provided by the orientation and overlooking from surrounding dwellings.



5.25 Contamination.

Based on desk based records, the Council are unaware of any land contamination relating to historic land uses at the sites. However, to the north of site 2, the records suggest potential land contamination from an unknown source. NRW advise that preliminary contamination risk assessments should be submitted with any site where ground contamination is possible as a result of previous uses at the site.

5.26 Education.

Development of the sites would create extra demand on nearby education facilities. The current capacity in Ysgol Melyd primary school is 147 with 140 pupils currently on roll. Pupil forecasts from September 2014 over a 5 year period suggest the pupil numbers will remain steady with a slight increase. The Council's Education Section has confirmed that there would be no capacity for any pupils generated by development of sites 1 & 2 in Ysgol Melyd. Therefore, a developers contribution would be required to increase the capacity of the school as part of any proposal. Further guidance on the method of calculation is set out in appendix 1.

5.27 Flooding.

To the north of sites 1 & 2 is a C2 flood zone which surrounds a drainage ditch. Meliden Mine Drain (part of the wider 'Rhyl Cut') runs south west to north east from Meliden to Prestatyn. Figure 2 shows the extent of the C2 flood zone. Natural Resources Wales have raised no objection to the housing allocation from a flooding perspective. To reduce risk, the proposal would be required to maintain pre-development rates run off rates as per policy VOE 6 Water Management. The policy does include scope to seek a reduced run off rate. However, in context of the comments from the Biodiversity Officer, existing run off rates should be retained to prevent harm to the wet land wildlife site. The use of SuDS should be considered alongside other design solutions to retain pre-development run off rates. Details of adoption and management for the proposed SuDS should also be submitted to ensure that the scheme/systems remain effective for the lifetime of the development. It should be noted Welsh Water have identified sewer flooding incidents (see section 5.3.1)

5.28 NRW recommend that future planning applications for the site are supported by a Surface Water Drainage Strategy / Flood Consequences Assessment. This document could be incorporated into the Water Conservation Statement required as per policy VOE 6 and should demonstrate that a viable means of surface water disposal can be achieved as part of the development(s).

5.29 Meliden Mine Drain is designated as a "main river" by NRW. Therefore, the prior written consent of NRW is required for any works or structures located in, under, over or within 7 metres of the bank top of the watercourse. Any future development layouts should allow for an un-interrupted access strip between any development and 7 metres of the bank top of the watercourse so that NRW are able to access the watercourse for the purposes of undertaking maintenance and/or improvement works. Further guidance on the Flood Defence Consent application process is available the following website: <http://naturalresourceswales.gov.uk/flooding-and-water/?lang=en>

5.30 Landscape and open space.

- 5.31 Policy BSC11 Recreation and open space. Situations when commuted sums provision will only be acceptable are outlined in the policy. It is expected that any development proposal should provide open space on site. Open space provided should be accessible to all and well linked to existing public right of ways. The developer should ensure maintenance arrangements are in place for recreation and open space provided, alongside landscape features such as trees & hedgerows.

Improvements and the creation of public access to Pwll y Bont wildlife site could contribute to the open space provision and also be an area of natural drainage (SuDS). The small parcel of land that separates sites 1 and 2 could be used to provide non-vehicular access to Pwll y Bont Wildlife Site.

5.32 Trees and hedges.

As noted in sections 5.8 and 5.10, existing trees and vegetation visually screen the site and also could provide habitat opportunities for wildlife and protected species. Sites 1 and 2 do not contain any trees subject to a Tree Preservation order. A Tree Survey would be required should any works occur to trees on site.

5.33 Utilities.

Welsh Water have confirmed the following in relation to the sites:

Site 1: Ffordd Hendre:

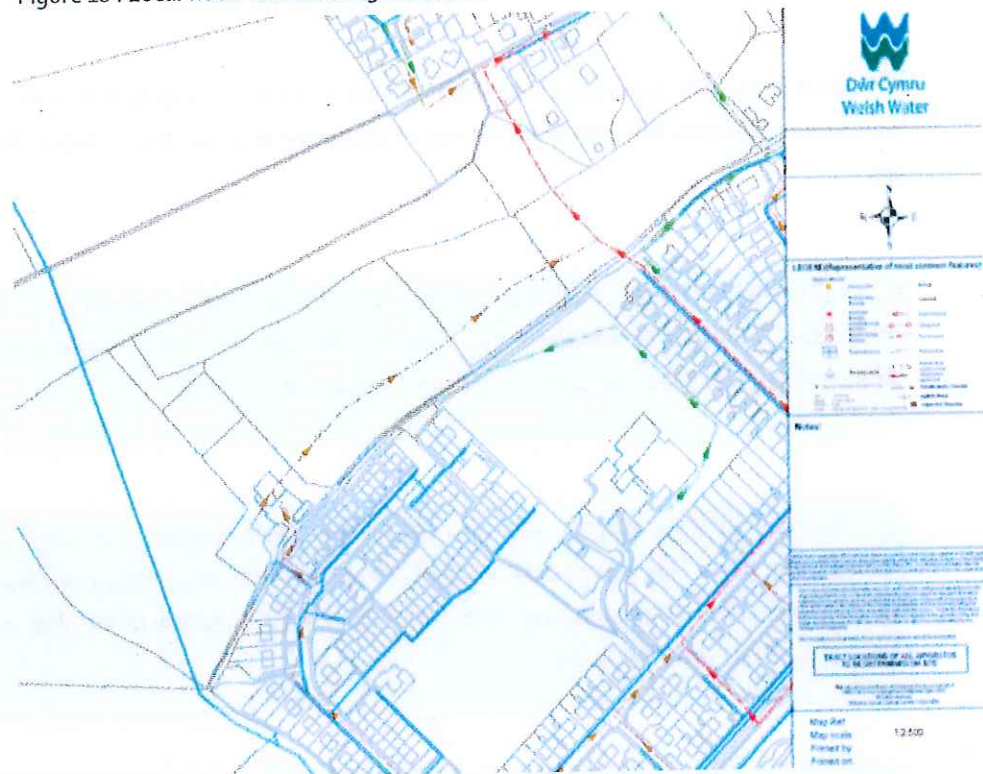
- Water Supply: No issues with supply. A water main crosses the site.
- Sewerage/foul drainage: Sewer flooding incidents & sewer crossing site.
- Wastewater Treatment Works: No issues

Site 2: Maes Meurig:

- Water supply: No issues
- Sewerage/foul drainage: Sewer flooding incidents & sewer crossing site.
- Wastewater Treatment Works: No issues

- 5.34 Welsh Water note that there are known problems with the existing sewerage network, and the impact of development on related flooding incidents should be assessed at pre-planning /application stage. In addition, it is noted that hydraulic modelling of the network may be required at the developers expense to ascertain capacity of sewers. Any improvements required to the network can be requisitioned via the provisions of the Water Industry Act 1991. Figure 10 outlines the water and sewerage network in the area. Protection measures/ easements would be required for the existing sewers.

Figure 10 : Local water and sewerage network.



5.35 Welsh language.

Meliden is an historic village with a history of mining and quarrying. The 2011 Census recorded that 15.1% of the population of Meliden spoke Welsh which is below the County average of 24.6%. 'A Community and Linguistic Impact Assessment' will be required to accompany a planning application. As a minimum, development proposals should seek to use locally relevant Welsh names for streets and the development as a whole.

6. Design objectives.

In context of the site description and requirements outlined previously, this section states the design objectives that any proposal would also have to meet. The 6 design principles are:

1. A development that prioritises walking, cycling and public transport over private vehicular. This will be achieved by creating attractive and safe routes that links proposed open spaces, existing public right of ways and bus stops.
2. Access, housing density and site layout will be designed in context of the surrounding area. This should take account of highway network capacity, the opposite housing allocation, local character, built heritage, and the objective to prioritise design around non-vehicular movement.
3. The design will take account of the sites edge of settlement visual prominence and existing built heritage. This will be achieved by a context aware use of design and external construction materials. The site layout & building orientation will respect views from the surrounding area. High quality landscaping will ensure a seamless transition from countryside to built form.
4. A design that enhances human health and existing biodiversity. This will be achieved by protecting and where possible enhancing the wildlife site, and by providing green public spaces, walking routes and new natural habitats throughout the site. The proposal should also retain surface water run-off to prevent flooding risk from the water ditch whilst maintaining the favourable wetland conditions of Pwll y Bont wildlife site.
5. A development that ensures satisfactory infrastructure is in place to handle water, sewerage, waste collection, and education provision.
6. A Welsh branded scheme with affordable housing to help the community and Welsh language to grow in the area.

7 Further considerations.

Consultation.

At the time of writing, the Welsh Planning System does not have a statutory requirement to undertake pre-application with key consultees and the local community. However, any applicant is strongly encouraged to engage the surrounding local community, ward members and the town council. Key consultees outlined in section 8 should also be engaged prior to submitting any planning application. Any local comments provided in this pre-application process should be taken into account when designing the scheme.

7.1 *Environment Impact Assessment (EIA).*

Applicants are advised to establish whether their planning proposal falls under the regulations of the Town and Country Planning (Environment Impact Assessment) (England and Wales) Regulations 1999, and, therefore, could be classed as 'EIA development'. The purpose of an EIA is to establish whether development is likely to cause significant effects on the environment and what type of mitigation measures may be required to reduce them.

7.2 All proposals that are of a description mentioned in Schedule 1 of the regulations have to be subject to an EIA, whereas proposals that are of a description mentioned in Schedule 2 of the regulations do not necessarily have to be subject to an EIA depending on the outcome of the EIA screening exercise. Further information on the process can be found in Welsh Office Circular 11/99 ('Environmental Impact Assessment (EIA)') or obtained from the Planning / 'Development Management' section.

7.3 *Validation requirements.*

The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 and WG Circular 002/2012: 'Guidance for Local Planning Authorities on the use of the standard application form ('1app') and validation of applications' set the context for planning application validation requirements in Wales.

7.4 In light of the above legislative context and policy requirements outlined in the LDP, the following documents will be required to accompany any planning application:

Validation requirements (accompanying documents).

- Design and Access Statement,
- Transport Assessment,
- Biodiversity Survey and Report,
- Tree Survey,
- Welsh Language Community Linguistic Impact Assessment,
- Water Conservation Statement (to include NRW requirements in section 5.13)
- Consultation report (optional)

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Appendix 1

Guidance on Contributions to Education

1. Educational Planning in Denbighshire

1.1. Denbighshire County Council, like every other Local Authority in Wales, is currently reviewing its schools as part of our commitment to modernise education and to ensure our schools provide the best possible learning environments. In accordance with Welsh Government requirements, Denbighshire are required to provide the right number of places, of the right type in the right location.

1.2 Due to the geographical nature of Denbighshire there are some areas, predominantly in the South of the County, which have significant surplus places and in other areas, predominantly in the North, which are facing significant capacity issues, this includes Ysgol Melyd in Meliden. Denbighshire County Council's Admissions Policy grants parental preference where there are sufficient places available. In some instances 'empty places' in a school do not equate to there being capacity in the school due to these places being restricted to certain year groups.

1.3. Contributions may be used for the following;

- The provision of new classrooms to accommodate an increase in pupil places within existing schools;
- Replacement and/or improvement of existing school facilities to adequately facilitate an increase in pupil places;
- Provision of land for a new school where required and related to the scale of the development;
- Provision of additional facilities (i.e. playing fields) necessitated by an increase in pupil numbers.

2. Criteria

The requirement for developer contributions will be based on the following criteria:

- i) Developments which comprise of 5 or more houses or, where not absolute, a site area of 0.2 hectares or more.
- ii) Denbighshire County Council will seek contributions in cases where the identified schools have less than 5% surplus places having taken into account the proposed development. Contributions should only be sought in respect of the number of pupils which would take surplus places below 5%, rather than the total number expected from the development. The contributions would be held by Denbighshire to fund works at the affected schools.

- iii) Only those schools affected by the development will receive the benefit of the financial contribution. Where a number of developments are being proposed within close proximity which as a whole will necessitate a need for additional facilities, Denbighshire may combine contributions as necessary to negate the cumulative effect.
- iv) Contributions received by Denbighshire will be held in interest bearing accounts with a unique finance code which is to be used only for the purpose specified in the obligation. If this contribution is not spent within an agreed timescale the contribution will be reimbursed with interest.
- v) For planning contributions the pupil capacity will be calculated net of any capacity that has been achieved through using mobile accommodation.

3. Exceptions

3.1. The exceptions to the provision of school places will be the following type of residential development from which planning authorities will not seek contributions:-

- Housing specifically designed for occupation by elderly persons (ie restricted by planning condition or agreement to occupation by those over aged 55 years or more)
- 1 bed dwellings or 1 bed apartments or flats

4. Calculation of Contributions

4.1. Contributions towards additional or improved school facilities will be based on the following factors:

1. The number of qualifying dwelling units in the development The policy will apply to developments with 5 or more dwelling units or over 0.2 hectares.

2. The number of school age children likely to be generated by each residential unit. This is based on the data gathered by local authorities to estimate likely pupils arising from developments. This would generate a figure of 0.24 as the primary school formula multiplier and 0.174 as the secondary school formula multiplier. This will be reviewed by the local authority.

3. Cost Guidelines. Denbighshire has suggested a sum of £16,000 per pupil place for a primary school and a sum of £15,000 per pupil for a secondary school. These costs are based on a 420 primary school development and a 1500 secondary school development average cost/m2 data sourced from the Building Cost Information Service and are current as 4Q 2013.

Worked Examples

Primary School Pupils.

For example if school capacity was 240, 5% would be 12 pupils so that the trigger for contributions would be 228.

And if actual Number of Pupils 230

Development of 80 houses $80 \times 0.24 = 19.2$ pupils (round down to 19)

$$230 + 19 = 249$$

$$249 - 240 = 9$$

We only ask for contributions for 9 pupils. $9 \times £16,000$
 $= £144,000$

Secondary School Pupils.

For example if School capacity was 1480, 5% would be 74 pupils so that the trigger for contributions would be 1406.

And if actual Number of Pupils 1395

Development of 80 houses $80 \times 0.174 = 13.92$ pupils (round up to 14)

$$1395 + 14 = 1409$$

$$1409 - 1406 = 3$$

We only ask for contributions for 3 pupils. $3 \times £15,000 =$
 $£45,000$