

# PLANNING, DESIGN AND ACCESS STATEMENT

Land adjacent to Ysgol Pendref, Denbigh

Prepared on behalf of

**The Applicant – Castle Green Homes**

July 2021

 **Address:**

5 Portal Business Park, Eaton Lane,  
Tarporey, Cheshire, CW6 9DL

 **Telephone:**

07506 279 147

 **Email:**

[enquiries@grimsterplanning.co.uk](mailto:enquiries@grimsterplanning.co.uk)

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## 1 INTRODUCTION

- 1.1. This Statement has been prepared by Grimster Planning on behalf of our Client, Castle Green Homes (hereafter referred to as the “Applicant”).
- 1.2. The Statement is submitted in support of a detailed planning application (hereafter referred to as the “Application”) submitted to Denbighshire County Council for the development of Land adjacent to Ysgol Pendref in Denbigh (hereafter referred to as the “Site”).
- 1.3. The description of development for which planning permission is sought comprises the following:

**“Proposed residential development on Land adjacent to Ysgol Pendref,  
Denbigh”**

- 1.4. The Application comprises a number of supporting plans and drawings, and technical reports, which should be read alongside this Statement as documented in *Table 1* below:

Table 1: Application Package

Technical Report	Author	Reference / Date
Location Plan	Castle Green Homes	PEN-DEN-LP01
Proposed Site Plan	Castle Green Homes	PEN-DEN-SP01 Rev. H
House Types	Castle Green Homes	Various
Landscape Plans	Ascerta	P.1486.21.03A P.1486.21.04A
Transport Statement	SCP	July 2021
Arboricultural Impact Assessment	Ascerta	May 2021
Flood Risk and Drainage Report	Betts Hydro Consulting Engineers	July 2021
Preliminary Ecological Appraisal	CES Ecology	May 2021

- 1.5. To inform this Application, the Applicant has engaged in informal discussions with Officers at Denbighshire County Council regarding the Site’s development potential, prior to its submission.

- 1.6. Furthermore, and in accordance with the statutory requirements set out in Welsh Government Guidance, the Applicant has undertaken pre-application consultation for the proposed 'major' development (by virtue of its scale in excess of ten dwellings).
- 1.7. To guide this process, the Applicant has established a dedicated website on which to make details of the proposed development and the aforementioned Application documentation available to view <https://planning.castlegreenhomes.uk>. In accordance with the statutory guidelines, the Applicant has also issued formal correspondence to consultees and adjoining landowners, and advertised/displayed detailed of the Application by way of a site notice. Further details, including the feedback/comments received and how these have been addressed by the Applicant, will be documented in the Pre-Application Consultation Report to be submitted with the Application.

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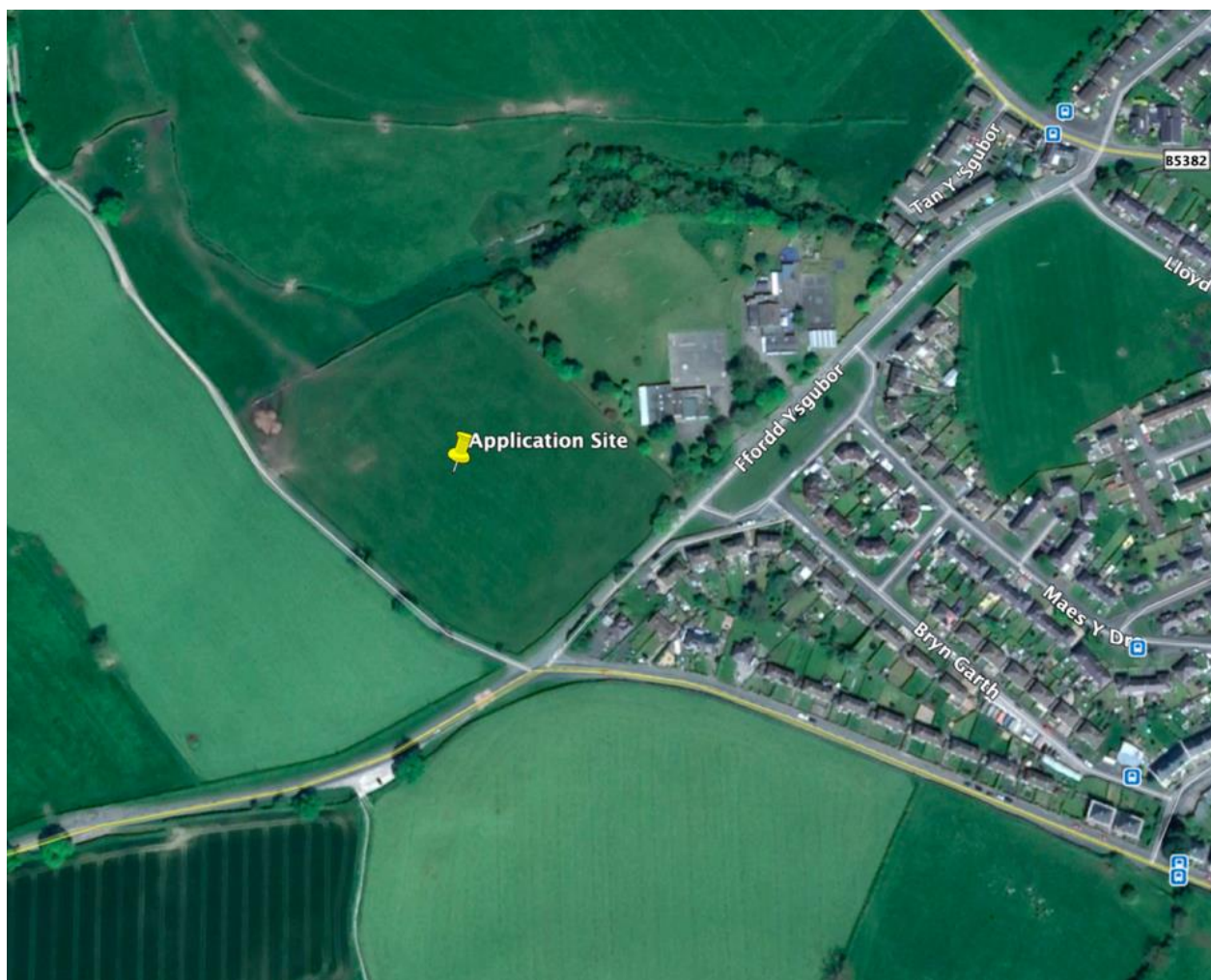
## 2 SITE CONTEXT

- 2.1. This Section of the Statement provides details of the Site, namely its location, description, and locational sustainability.

### Site Location

- 2.2. The Site lies within the administrative area of Denbighshire County Council.
- 2.3. The Site is located at the western edge of the large town of Denbigh, and which is one of the main market towns in Denbighshire County along with Ruthin and Corwen. The town lies c. 7km south of the A55 trunk road, the key corridor in North Wales. It has a population of around 8,000 people.
- 2.4. In respect of its surroundings, the land to the north, west and south of the Site is largely agricultural in nature, divided by existing road infrastructure/farm access roads (serving Lodge Farm). There is an existing watercourse to the north of the Site (Henllan Brook).
- 2.5. To the east of the Site lies the existing Ysgol Pendref Primary School, and its associated playing fields. Land to the east is also designated as Recreation and Open Space under Policy BSC11 of the Denbighshire Local Development Plan, as documented in Section 5 of this Statement. To the south-east of the Site lies existing residential development on Lon Llewelyn and Bryn Garth on the opposite side of Gwaenynog Road which forms the south-eastern boundary to the Site.
- 2.6. An aerial photo of the Site is provided at *Figure 1* below:

Figure 1: Aerial Photo of the Site as Existing



Source: Google Earth

### Site Description

- 2.7. The net Site area extends to 2.71 hectares (gross 2.84 hectares). It comprises greenfield land.
- 2.8. Vehicular access to the Site is currently available via the private farm access road (serving Lodge Farm) which forms the western/south-western boundary to the Site. Access into the Site will continue to be provided from this point, albeit significant highway works to upgrade the access to the required standards are proposed as part of this Application.
- 2.9. The Site is sloping in nature, from west to east. The topography of the Site has been taken into account in the preparation of the Proposed Site Plan.
- 2.10. It lies wholly within Flood Zone A and thus is deemed to be at low risk of flooding.

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- 2.11. The Site lies away from the Denbigh Conservation Area and nor does it lie adjacent to any other designated or non-designated heritage assets. The nearest listed building to the Site is Lodge Farm Farmhouse to the north of the Site (at the end of the farm access road along the western boundary of the Site). This is a Grade II listed building. However, there will remain a physical separation of c. 350m between the northern boundary of the Site and the listed building post-development, and it is not considered that the development of the Site would harm the setting and significance of the heritage asset.
- 2.12. Further, it is not the subject of any statutory or special designations relating to landscape value and nature conservation.
- 2.13. There is limited tree coverage on the Site. The Site boundaries currently comprise hedgerows and some planted trees. There are no Tree Preservation Orders on the Site.
- 2.14. There is no existing footpath along the Site frontage on Gwaenynog Road. However, there is an existing Public Right of Way which links Gwaenynog Road with Lodge Farm along the western boundary of the Site (PROW 508/74). Details are shown on Figure 2.2 of the accompanying Transport Statement.

### Locational Sustainability

- 2.15. In order to appraise the locational sustainability of the Site, we have considered the location of the Site relative to the everyday needs of future residents and access to key services. Further details are provided in Section 4 of the accompanying Transport Statement.

### Access to Education

- 2.16. The nearest Primary School to the Site is Ysgol Pendref Primary School located immediately adjacent to the eastern boundary of the Site. A footpath connection through the Site linking to the existing footpath outside the School on Gwaenynog Road is proposed as part of this Application in order to provide for safe pedestrian movements to and from the Site to the School and the wider town.
- 2.17. The nearest Secondary School to the Site is Denbigh High School located on Ruthin Road in the town; this lies c. 2.1km from the Site.
- 2.18. Overall, the Site benefits from excellent access to primary and secondary education, and which is accessible via sustainable modes of travel.

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### *Access to Shops and Services*

- 2.19. There are a number of shops and services available to the residents of Denbigh within the town centre. This includes supermarkets, clothing shops, banking facilities, post office, pharmacies and hair salons, restaurants/take-aways, public houses and places of worship amongst others.
- 2.20. These facilities are accessible on foot, cycle, and via public transport.
- 2.21. Overall, the Site benefits from good access to local facilities to serve the everyday needs of future residents.

### *Access to Public Transport*

- 2.22. The nearest bus stops to the Site are located approximately 360m to the south-east of the proposed Site entrance on Lon Llewelyn (A543). This serves bus route 71A providing one morning service per day each way between Denbigh and Llansannan via Bylchau. Further bus stops are located on Bryn Garth, Maes Y Dre and at the junction of Gwaenynog Road and Ffordd Coppy. These are all within walking distance of the Site.
- 2.23. There is no railway station in Denbigh; the nearest railway station to the town is Rhyl, a c. 18.5km distance from the Site.
- 2.24. Further details of public transport services can be found in Section 4 of the accompanying Transport Assessment.

### *Access to Healthcare*

- 2.25. There are existing medical centres/GP practices and dental surgeries in Denbigh to provide healthcare services to local residents. Denbigh is also home to Denbigh Community Hospital/Infirmary.

### *Access to Leisure / Recreation*

- 2.26. Denbigh Leisure Centre lies c. 1.9km from the Site located on Clwyd Avenue.
- 2.27. The nearest existing equipped area of play to the Site can be found off Lloyd Avenue, within a short c. 560m walking distance of the Site, and which lies adjacent to a large area of public open space (again designated under Policy BSC11 of the Local Development Plan).



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- 2.28. More locally, the land to the immediate north-east of the Site is designated under Policy BSC11 of the Denbighshire Local Development Plan as Recreation and Open Space to serve the proposed development of the Site. Accordingly, there is no requirement to provide for any public open space with the Proposed Site Plan based on the Development Brief prepared by the Council, with the ability instead to make a commuted sum payment towards off-site improvements.
- 2.29. The Site enjoys excellent access to outdoor areas of public open space, and which would be a significant health and well-being benefit to future residents of the proposed development.

### *Summary*

- 2.30. Overall, the Site benefits from excellent sustainability as confirmed in Section 4 of the accompanying Transport Statement. It's allocation for residential use in the adopted Denbighshire Local Development Plan, as documented later in Section 5 of this Statement, is a further demonstration of its suitability and sustainability for the proposed land-use and scale of development put forward as part of this Application.

### 3 PLANNING HISTORY

- 3.1. There is no planning history of relevance to the proposed development nor the Site which serves as a material planning consideration in the determination of this Application.

## 4 PROPOSED DEVELOPMENT

4.1. This Section of the Statement provides details of the proposed development for which detailed planning permission is now sought.

### Use

4.2. This Application seeks detailed planning permission for the following:

***“Proposed residential development on Land adjacent to Ysgol Pendref, Denbigh”***

### Amount

4.3. The proposed development will comprise the development of 110 no. dwellings (Use Class C3), including 22 no. affordable homes (20%).

### Housing Mix, Density and Floorspace

4.4. The proposed development will comprise the following housing mix:

- 4 no. 1-bed walk-up apartments (ground and first floor); (Affordable Homes)
- 14 no. 2-bed end and mid terraced properties; (Affordable Homes)
- 2 no. 3-bed end terraced properties; (Affordable Homes)
- 2 no. 4-bed semi-detached properties (Affordable Homes)
- 14 no. 2-bed end and mid terraced properties; (Open Market Homes)
- 14 no. 3-bed end terraced properties; (Open Market Homes)
- 34 no. 3-bed detached properties; (Open Market Homes)
- 26 no. 4-bed detached properties. (Open Market Homes)

4.5. The affordable housing shall be provided on the following plots, as shown on Drawing Ref. PEN-DEN-SP01 Rev. H:

- Plots 39-48;
- Plots 75-78;
- Plots 86-89; and
- Plots 90-95.

4.6. The proposed net density across the Site will be 40.57 dwellings per hectare.

4.7. The cumulative net floorspace across the Site will equate to 3,667.27 square metres per hectare.

**Scale and Massing**

4.8. The proposed dwellings will all be a maximum of two-storeys in height, reflective of the prevailing local character.

4.9. The proposed mix of dwellings (as set out in paragraph 4.4 above) allows for a layout such that it does not create issues of massing which would be out-of-keeping with the local character, and delivers the number of units for which the Site is allocated in the Local Development Plan.

**Layout**

4.10. The Proposed Site plan is shown on *Figure 2* below.

Figure 2: Proposed Site Plan



4.11. The layout has been designed as a natural and logical extension to the town at its north-western edge, adjacent to the existing Ysgol Pendref Primary School and existing residential development

to the south. It has had regard to the guidance contained in the Development Brief for the Site and the six Design Objectives set out within the Brief.

- 4.12. The Proposed Site Plan has taken account of the sloping topography of the land, such that all of the proposed dwellings will be no more than 2-storeys in height.
- 4.13. Plots 1 and 90-100 will positively address the Site frontage on to Gwaenynog Road, whilst Plots 1-5 and 101-103 also positively address the proposed Site entrance (by fronting on to the internal access road).
- 4.14. The layout has been designed to provide for the efficient use of the land to deliver 110 new homes, with private gardens backing on to the Site's western, northern and eastern boundaries. There is some but limited use of private driveways to access plots 22-25, 26-30, 46-48, and 90-100.
- 4.15. The affordable homes across the Site have been pepper-potted throughout the proposed development, and these properties will be indistinguishable in their appearance from the open market homes.
- 4.16. The house and plot sizes are reflective of the local character, incorporating a mix of terraced, semi-detached and detached properties alongside 4 no. apartments.
- 4.17. The layout has respected the Council's required separation distances and has sought to avoid any issues of overlooking/loss of privacy consistent with the Council's spacing standards. This includes the School to the east/north-east of the Site where rear gardens will separate built form from the School premises/land.
- 4.18. Consideration has also been given to the Secured by Design principles to inform the proposed Site layout and boundary treatments. Accordingly, the proposed dwellings have been designed/orientated such that there is the opportunity for natural surveillance from properties. Details of the street lighting to be provided within the Site can be dealt with by way of a pre-occupation condition attached to any grant of planning permission.
- 4.19. The layout has sought to retain as many existing trees and hedgerows as possible, consistent with the Local Development Plan and Development Brief. However, in order to accommodate the proposed development, including the proposed Site access and pedestrian link, a small number of trees and hedgerows (partial loss) will need to be removed. Further details are provided in Section 6 of this Statement. The loss of these trees will be compensated for through replacement planting as shown on the submitted Landscape Plans.
- 4.20. A sub-station will be provided within the Site, sited in the south-east corner of the Site adjacent to the proposed new footpath link. This will be accessible by vehicles, and fenced off.

**Materials and House Types**

4.21. *Figure 3* below provides examples of the proposed house types to be delivered across the Site, of which there are a total of 13 combinations; further details, including floorplans, are provided as part of the submitted drawing package.

Figure 3: Proposed House Types



House Type: 2P1B – Walk-Up Ground Floor and First Floor Flats



House Type: 5P3B and 4P2B



House Type: 4P2B – Semi-Detached



4P2B END AS  
FRONT ELEVATION

4P2B MID OPP  
FRONT ELEVATION

4P2B END OPP  
FRONT ELEVATION

4P2B END AS  
SIDE ELEVATION



4P2B END OPP  
SIDE ELEVATION

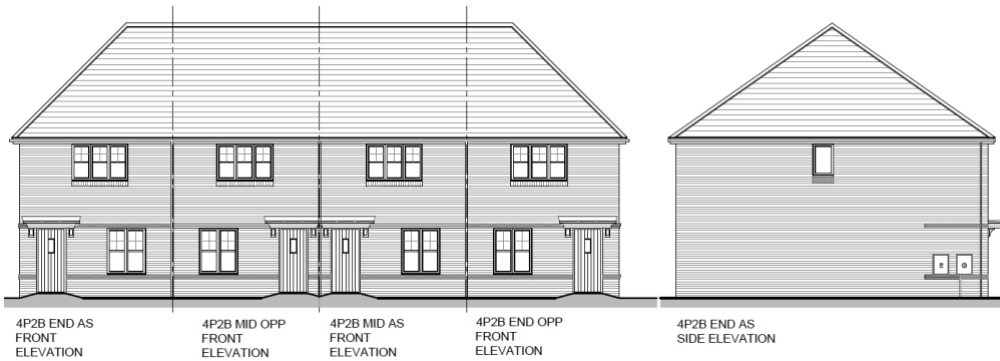


4P2B END OPP  
REAR ELEVATION

4P2B MID OPP  
REAR ELEVATION

4P2B END AS  
REAR ELEVATION

House Type: 4P2B x 3 Block – End/Mid Terrace



4P2B END AS  
FRONT  
ELEVATION

4P2B MID OPP  
FRONT  
ELEVATION

4P2B MID AS  
FRONT  
ELEVATION

4P2B END OPP  
FRONT  
ELEVATION

4P2B END AS  
SIDE ELEVATION



4P2B END OPP  
SIDE ELEVATION



4P2B END OPP  
REAR ELEVATION

4P2B MID AS  
REAR ELEVATION

4P2B MID OPP  
REAR ELEVATION

4P2B END AS  
REAR ELEVATION

House Type: 4P2B x 4 Block – End/Mid Terrace

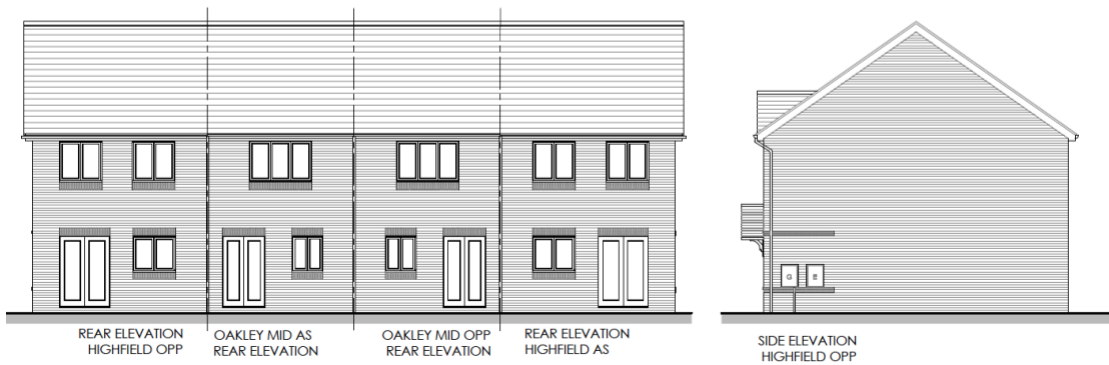
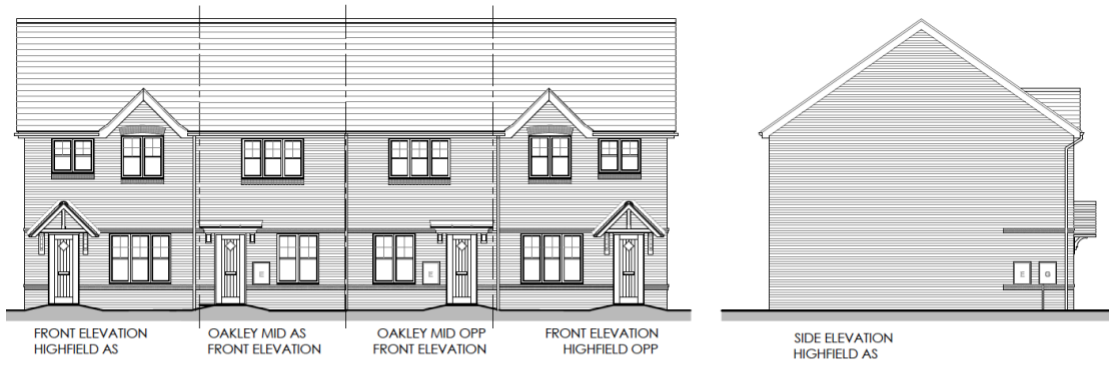




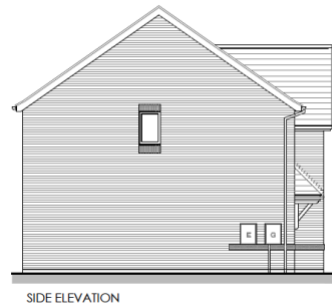
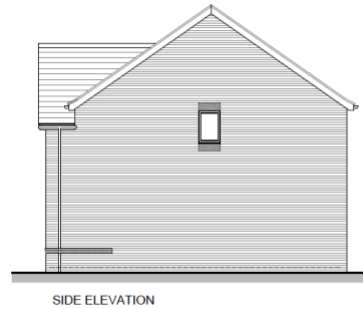
House Type: 6P4B – Semi Detached



House Type: Highfield/Oakley



House Type: *Highfield/Oakley*



House Type: *Marlow*



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

House Type: *Henley*



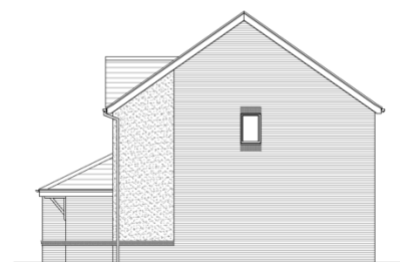
FRONT ELEVATION



SIDE ELEVATION

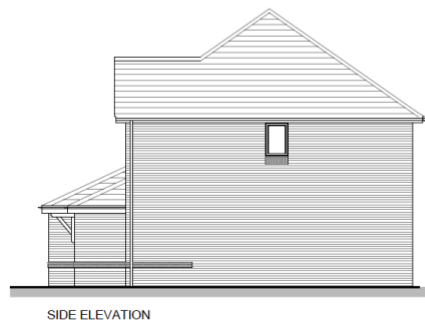


REAR ELEVATION

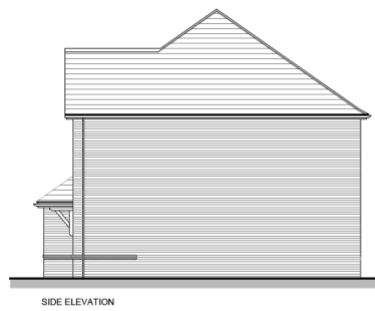


SIDE ELEVATION

House Type: *Stratford*



House Type: *Broadway – 4-bed*



House Type: *Beaumont – 4-bed*



House Type: *Wentworth – 4-bed*

- 4.22. The palette of materials proposed by the Applicant comprise facing brickwork with contrasting details and some render. Roof materials will likely include the use of slate-coloured concrete tiles. The palette of materials has been carefully considered with a view to ensuring a high-quality design which responds to the design objectives set out in the Development Brief for the Site prepared by Denbighshire County Council.
- 4.23. Confirmation of the full and final materials palette can be dealt with by way of a pre-commencement planning condition(s) attached to any planning permission.

### Landscaping and Public Open Space

- 4.24. Landscape plans have been prepared and are submitted with the Application; these seek to provide new and compensatory tree and hedgerow planting across the Site. This will include native tree planting, mixed native hedgerow, ornamental planting, as well as turfed private gardens.
- 4.25. As documented earlier in this Statement, no public open space is proposed as part of the Proposed Site Plan owing to the designation of land to the north-east of the Site as Recreation and Open Space under Policy BSC11 of the Local Development Plan. Alternatively, a commuted sum payment towards off-site public open space provision is proposed by the Applicant. This is consistent with

the Development Brief for the Site, as documented in Section 5 of this Statement. Notwithstanding this, there will be small pockets of amenity space within the Site, as shown on Drawing Ref.'s P.1486.21.03A and P.1486.21.04A submitted as part of the Application.

- 4.26. The proposed boundary treatments include 1.8m high timber close boarded fences between properties, as well as a 1.8m high screen wall/fences between some of the plots as delineated on the submitted Proposed Site Plan.
- 4.27. The layout has been designed such that it provides for a 6m easement along the southern and eastern/north-eastern boundaries of the Site as part of a proposed water main diversion, and proposed surface water drainage connection.

### Accessibility

- 4.28. Vehicular (and pedestrian/cycle) access to the Site will be created from the existing access road which runs along the western boundary of the Site serving Lodge Farm at its junction with Gwaenynog Road and the A543 (which is subject to a mandatory 30mph speed limit in the vicinity of the Site until c. 40m west of its junction with Gwaenynog Road). This will require some off-site highway works, including the creation of a new mini-roundabout at the junction of Gwaenynog Road and the A543 (with a single arm serving the Site and Lodge Farm). This is considered to represent the optimum solution, as it will help to naturally slow traffic speeds on the A543 and on entry to Gwaenynog Road (travelling along this route past the Site and the neighbouring Ysgol Pendref). In order to reduce traffic speeds on the approach to the mini-roundabout, it is proposed to relocate the change in speed limit further to the west on the A543, with additional traffic calming measures also introduced. These will need to be agreed with the Highways Officers at Denbighshire County Council, but a potential solution is shown in Appendix D of the accompanying Transport Statement.
- 4.29. The access spine road will be 5.5m in width, with a 2m internal footway on both sides of the road. The internal footways provided at the Site entrance will provide for the safe movement of pedestrians and to encourage non-car travel in view of the Site's locational sustainability and access to public transport services as documented in Section 2 of this Statement. This includes a 2m wide pedestrian link along the boundary to Gwaenynog Road, providing a safe and traffic free link to Ysgol Pendref and the existing footway provision further along Gwaenynog Road.
- 4.30. The road widths, including the features junction and private driveways, have been designed such that the proposed development is accessible via refuse vehicles and emergency vehicles. Swept path analysis has been undertaken to inform the proposed Site layout, details of which can be found in Section 3 of the accompanying Transport Statement (and to ensure continued safe access for agricultural vehicles to Lodge Farm).

- 4.31. The use of dropped kerbs and tactile paving will assist footpath users and cyclists of all abilities, ensuring that the proposed development is accessible to all.
- 4.32. The proposed development will comprise a mix of side and front off-road parking consistent with the Council's standards set out in SPGN3. Some of the proposed house types (namely the Stratford, Ashbury Canterbury and Alderton) will also benefit from integrated garage space.
- 4.33. The existing Public Right of Way which links Gwaenynog Road with Lodge Farm. This will be retained.
- 4.34. The proposed development and house types have taken account of the Council's guidance, and will ensure access for people of all abilities, as well as the safe movements of pedestrians and cyclists.

### Waste and Recycling

- 4.35. Each of the proposed dwellings will have its own private bin storage area to aid waste collection and recycling.
- 4.36. As outlined above, vehicle tracking has been undertaken as part of the accompanying Transport Statement to ensure that the internal road system can accommodate the safe manoeuvring of refuse vehicles. This has demonstrated that a refuse vehicle can enter and leave the Site in a forward gear.

### Drainage

- 4.37. The proposed development will incorporate the following drainage measures, as documented in the accompanying Flood Risk and Drainage Report:
- **Surface Water** – based on the conclusions of the Soakaway Assessment undertaken on the Site in March 2021, it has been established that soakaway drainage would not be suitable for the proposed development. Given that infiltration does not therefore offer a full surface water management solution for the proposed development, it is proposed that a formal connection is made from the Site to the watercourse located 20m to the north, as shown on Figure 3 of the Flood Risk and Drainage Report. Full details of the proposed drainage system will be confirmed at the detailed design stage; and
  - **Foul Water** – at present, there are no foul water flows generated by the Site and no existing foul water connections. Welsh Water sewer records show limited public sewer assets within the vicinity of the Site. A pre-development application has therefore been undertaken with Welsh Water to establish whether a connection into an existing manhole in Ffordd Ysgubor would be acceptable; Welsh Water have confirmed that it would be. The proposals therefore

are to discharge foul water flows via a new connection from the Site into the existing manhole at or downstream of chamber reference SJ04665205 in Ffordd Ysgubor.

### Environmental Sustainability

- 4.38. The proposed development has the potential to generate sustainability benefits. The sustainable location of the Site and the availability of alternative modes of transport, together with the pedestrian and cycle permeability offered within the Site, should encourage non-car travel. Likewise, the new tree and hedgerow landscaping to be delivered as part of the proposed development will make a positive contribution to the biodiversity value of the Site over time.
- 4.39. As a long-established North Wales housebuilder, the Applicant promotes energy efficiency within their homes; indeed, on average these are six times more efficient and generate over 60% fewer carbon emissions than older properties. As a commitment to energy efficiency, features include efficient heating systems, double glazing, insulated flooring, and a high standard of roof and wall insulation.



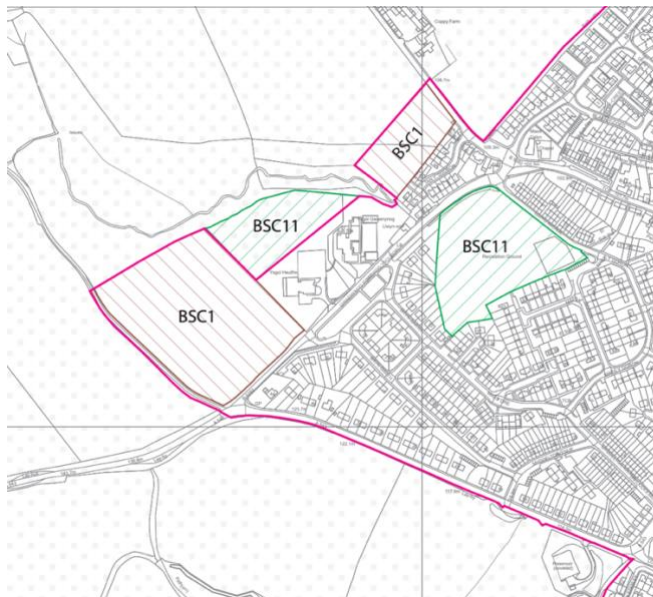
## 5 PLANNING POLICY CONTEXT

- 5.1. For decision-taking, Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that if regard is to be had to the development plan for the purposes of determination, then that determination must be made in accordance with the development plan unless material considerations indicate otherwise.
- 5.2. This requirement of planning law is re-iterated in Paragraph 1.21 of Planning Policy Wales 10 (“PPW11”) published in December 2018.
- 5.3. Accordingly, we set out the relevant development plan and any other material considerations relevant to this Application below:

### Local Development Plan

- 5.4. The development plan for the purposes of this Application comprises the following:
  - Denbighshire Local Development Plan covering the period 2006 to 2021 (adopted in 2013);
  - Denbighshire Local Development Plan Proposals Map.
- 5.5. On the Local Development Plan Proposals Map, the Site is designated as shown on Figure 4 below:
  - **Policy BSC1** – Housing Allocation for 99 dwellings (Ref. Land adjacent to Ysgol Heulfre)
  - **Policy RD1** – Settlement Boundary

Figure 4: Local Development Plan Proposals Map Extract



### Local Development Plan

- 5.6. In addition to those policies cited above, the following Local Development Plan policies are considered to be pertinent in the determination of this Application, and are considered further in Section 6 of this Statement:

Table 3: Relevant Local Development Plan Policies

Policy Reference	Policy Title
BSC1	Growth Strategy for Denbighshire
BSC3	Securing Infrastructure Contributions from Development
BSC4	Affordable Housing
BSC11	Recreation and Open Space
RD1	Sustainable Development and Good Standard Design
RD5	The Welsh Language and Social and Cultural Fabric of Communities
VOE1	Key Areas of Importance
VOE5	Conservation of Natural Resources
VOE6	Water Management
ASAS3	Parking Standards

### Emerging Local Development Plan

- 5.7. Denbighshire County Council is currently in the process of preparing its new Local Development Plan. To date it has consulted on its Preferred Strategy as part of its Pre-Deposit stage consultation.
- 5.8. Consultation on the Deposit version of the emerging Local Development Plan has been delayed owing to the Covid-19 pandemic, and the Council will be updating its Delivery Agreement in due course.
- 5.9. Given that the emerging Local Development Plan remains in its infancy, it attracts limited weight in the determination of this Application.

### Planning Policy Wales 11

- 5.10. PPW11 is a material consideration in planning decisions. PPW11 sets out the Welsh Government's approach to sustainable development and core planning principles. This identifies sustainable development as the process by which to improve the *economic, social, environmental* and *cultural well-being* of Wales, and proposals should seek to promote sustainable development.

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- 5.11. Paragraph 1.18 re-iterates the presumption in favour of sustainable development.
- 5.12. Within PPW11, paragraph 1.22 requires development proposals to be determined in accordance with the adopted development plan unless material considerations indicate otherwise.
- 5.13. Placemaking features strongly within PPW11, identified as a holistic approach to the planning and design of development and spaces. This encourages high-quality development, with major developments creating new places.
- 5.14. Chapter 3 of PPW11 identifies the need to encourage and support the use of the Welsh language. Development proposals should consider the likely impact on the Welsh language and is a material planning consideration. It also seeks to protect the best and most versatile agricultural land unless there is an overriding need for its development.
- 5.15. Chapters 3 and 4 of PPW11 look at locational sustainability. New development should be accessible by walking and cycling, and well-served by public transport, as alternatives to the private car. New development should be located such that it minimises the need to travel and reduces dependency on the private car.
- 5.16. Chapter 4 of PPW11 includes reference to new housing provision, with the need for a supply of land which is deliverable. Local Planning Authorities are required to ensure that the Council's Housing Trajectory forms part of the LDP, and it must set out the expected rate of housing delivery for both market and affordable housing for the LDP period. The Housing Trajectory must be used as the basis for monitoring the delivery of housing delivery in each Authority area. Accurate information on housing delivery assessed against the Trajectory is necessary to form part of the evidence base for development plan Annual Monitoring Reports and for subsequent plan review. Under-delivery against the Housing Trajectory may require a specific early review of an LDP. Monitoring must be undertaken in accordance with the guidance set out in the Development Plans Manual.
- 5.17. Planning applications for housing on sites that comply with an up-to-date development plan should be assumed to be viable. Paragraph 4.2.25 confirms that a community's need for affordable housing is a *material planning consideration* in the determination of planning applications.
- 5.18. Chapter 6 requires development proposals to take account of the wildlife or landscape value of an area (including safeguarding protected species), and states that it is important to balance conservation objectives with the wider economic needs or local businesses and communities. Landscape value is identified as an intrinsic part of PPW11, and consideration should be given at the outset to any landscape value such that the wellbeing needs can be achieved. The provision of

green infrastructure is encouraged, and the quality of the built environment should be enhanced by integrating green infrastructure into new development.

5.19. Chapter 6 also covers matters relating to flood-risk and drainage. PPW11 is clear that new development should reduce and not increase the risk of flooding; to this end, Local Planning Authorities are encouraged to work closely with Natural Resources Wales, drainage bodies, sewerage undertakers and relevant authorities in the determination of planning applications. This process should ensure that surface water run-off is controlled as near to the source as possible through the use of sustainable urban drainage systems (“SUDS”), ensuring that development does not increase flooding elsewhere by the loss of flood storage/flood flow route, or increase the problem of surface water run-off. Paragraph 6.6.17 requires that development of one or more dwellings also require approval from the SuDS Approval Body (“SAB”) before construction can commence. This is designed to ensure that SuDS infrastructure is properly maintained and functions effectively for its design life.

#### Technical Advice Notes (TAN)

5.20. Alongside PPW11, a number of Technical Advice Notes ("TAN") have been prepared by the Welsh Government. Those of relevance to the determination of this Application comprise the following:

- TAN2 – Planning and Affordable Housing
- TAN5 – Nature Conservation and Planning
- TAN11 - Noise
- TAN12 – Design
- TAN15 – Development and Flood Risk
- TAN16 – Recreation and Open Space
- TAN18 – Transport
- TAN20 – Planning and the Welsh Language
- TAN24 – The Historic Environment

#### Other Material Planning Considerations / Evidence Base Documents

5.21. Denbighshire County Council has published a number of other material planning considerations and evidential based documents which are considered to be pertinent in the consideration of this Application; further details are set out below.

### *Housing Land Supply*

- 5.22. The Council's latest Joint Housing Land Availability Study published in June 2019 accepts that it is unable to demonstrate a 5-year housing land supply. Having regard to the guidance contained in TAN1 (paragraph 8.2) at the time of its preparation, the housing land supply in Denbighshire County was adjudged to be 1.55 years and the requirements of Paragraph 4.2.15 of PPW11 were not met.
- 5.23. Since the publication of this Study, TAN1 has now been revoked by the Welsh Government and with it the requirement for Local Planning Authorities to prepare a Joint Housing Land Availability Study. Nevertheless, the Council's latest Annual Monitoring Report (AMR) published in 2020 clearly illustrates the significant housing delivery pressures across the County, and the fact that housing needs have continuously failed to be met since 2010/11 (and in each year since the Local Development Plan was adopted in 2013). In 2019/20, only 242 new homes were built against a minimum annual requirement for 500 dwellings year, without adjustment (which would increase the figure to 700+ dwellings per year taking account of previous under-delivery).
- 5.24. Within the AMR, the Site now subject to this Application was forecast to deliver 99 homes after 2025+. Accordingly, its early delivery will positively boost the housing supply position in Denbighshire.

### *Local Housing Market Assessment (LHMA)*

- 5.25. The Council's most recent LHMA Update was published in July 2019. Denbigh is identified as lying within the Denbigh and West Local Housing Market Area (LHMA04).
- 5.26. Within this Area, the LHMA identifies a requirement for 1, 2 and 3 bedroom social rented properties (Chart 9), and 2 and 3 bedroom intermediate/rent to buy properties (Chart 10). Across the County there is identified to be an annual requirement for 155 affordable homes per annum (social and intermediate housing need).

### *Local Planning Guidance Notes*

- 5.27. Denbighshire County Council has published the following Supplementary Planning Guidance Notes ("SPGN") which are considered relevant in the determination of this Application:
- SPGN – Access for All
  - SPGN – Affordable Housing
  - SPGN – Conservation and Enhancement of Biodiversity
  - SPGN – Parking Requirements in New Developments
  - SPGN – Planning Obligations

- SPGN – Planning and the Welsh Language
- SPGN – Recreational Open Space
- SPGN – Residential Development
- SPGN – Residential Design Guide
- SPGN – Residential Space Standards
- SPGN – Trees and Landscaping
- SPGN – Listed Buildings

5.28. Compliance of the proposed development with these SPGNs is considered in Section 6 of this Statement.

5.29. In addition to the above, there is also a Site Development Brief “*Residential Development Land Adjacent Ysgol Pendref and Lodge Farm, Denbigh*” that was published in March 2017. The key points/requirements to note from the Development Brief, insofar as they relate to “Site 1,” are as follows;

- The Development Brief is a material planning consideration in the determination of any planning application on the Site;
- The Site is located in the settlement boundary of Denbigh;
- Development of the Site should raise design standards and apply the objectives of good design set out in TAN12;
- Infrastructure requirements will be expected consistent with Policy BSC3 of the Local Development Plan, and which may include contributions towards local education;
- 10% affordable housing will be required, consistent with Policy BSC4 of the Local Development Plan;
- Open space provision may be secured either on-site or via a commuted sum to improve existing local open space that would be of direct benefits to residents of the proposed development. Given the proximity of the Site to Cae Howell, it is may be more appropriate to meet the open space requirements for the Site via a commuted sum to improve the existing facility;
- A Community and Linguistic Impact Assessment will be required as part of this Application;
- The proposed development of the Site should respect and where possible enhance built heritage assets. The Site is identified as having an excellent view of Denbigh Castle;
- The proposed development should protect and enhance the natural environment;
- Water conservation and measures to eliminate surface water run-off from the Site should be incorporated into the proposed development where practicable;
- Appropriate levels of car parking should be provided, consistent with Policy ASA3 of the Local Development Plan. A Transport Assessment is also required as part of this Application;

- A series of highways considerations are required as part of the proposed development, including:
  - The Public Right of Way that runs from the junction of Gwaenynog Road with the A543 towards Lodge Farm should be maintained at all times;
  - An assessment of vehicle speeds will need to be undertaken to inform the location of the Site access and to ensure that the correct visibility splays are achieved;
  - There is currently no footpath along the Site frontage with Gwaenynog Road. This will likely need to be introduced on the Site owing to the presence of the existing hedgerow and carriageway width;
  - Consideration should be given to providing improve routes to Mount Wood given that residents of the proposed development are likely to use it as a recreational facility;
  - The proposals should ensure safe and convenient access to disabled people, pedestrians and cyclists, promoting access for all;
  - There are no known archaeological sites noted on the Historic Environment Record for the Site. A geophysical survey should be undertaken in the first instance, which might highlight the presence of archaeology and might trigger the requirement for further evaluation;
  - Ecological surveys of the Site should be undertaken, including an Extended Phase 1 Survey and Bat Survey which covers the existing activity on the Site (including trees). The proposed development should seek to retain ecologically sensitive features;
  - The retention of existing tree and hedgerow planting, and additional landscaping, along the Site boundary should be considered;
  - The proposed development should create attractive and safe public spaces and movement routes, including for pedestrians and cyclists, whilst maximising the potential for natural surveillance;
  - The existing hedgerow along the southwest and southeast of Site 1 should be retained and enhanced with additional planting and trees. Where any removal is necessary to undertake highway works, compensatory planting should be provided;
  - A Construction Plan must be submitted with the Application; and
  - There are six design objectives for the Site which the proposed development.

5.30. Compliance of the proposed development with the material planning considerations is considered in Section 6 of this Statement.

## 6 TECHNICAL AND POLICY ASSESSMENT

- 6.1. This Section of the Statement assesses the proposed development against the relevant policies of the development plan, and other material considerations, as documented in Section 5.

### Principle of Development

- 6.2. As documented in Section 5 of this Statement, the Site is allocated for residential use under Policy BSC1 of the Local Development Plan for up to 99 dwellings. It lies within the development boundary of Denbigh under Policy RD1.
- 6.3. The proposed development will it make a valuable and much-needed contribution to the market and affordable housing shortfall in Denbighshire against the requirement set out within the Local Development Plan (7,500 dwellings between 2006 and 2021); as set out in Section 5 of this Statement, there has been a considerable year on year under-supply of housing in Denbighshire since 2010/11 and this needs to be urgently addressed through positive decision-taking in relation to sustainable housing schemes. The revocation of TAN1 does not remove the requirement for Local Planning Authorities to meet their housing requirement; as a housing allocation, the Site can help to achieve this, with it being deliverable in its entirety within 24-36 months from a grant of detailed planning permission. This means that the Site will also come forward earlier than forecast by the Council as part of its AMR (which identified the Site as coming forward in 2025+).
- 6.4. Whilst the proposed number of dwellings is marginally in excess of the allocation for 99 dwellings, this is considered to provide for the more efficient use of the land whilst delivering a mix of house types which respond to local housing needs, delivering predominantly a range of 1 to 3 bedroom homes. It will not lead to unsustainable and harmful development.
- 6.5. Accordingly, the principle of residential development on the Site is established and supported by Local Development Plan Policies BSC1 and RD1, and the Development Brief published by Denbighshire County Council in which the Site is identified as *Site 1*.

### Housing Mix, Affordable Housing and Density

- 6.6. As set out in Section 4 of this Statement, the proposed development will comprise the following housing mix:
- 4 no. 1-bed walk-up apartments (ground and first floor); (Affordable Homes)
  - 14 no. 2-bed end and mid terraced properties; (Affordable Homes)
  - 2 no. 3-bed end terraced properties; (Affordable Homes)
  - 2 no. 4-bed semi-detached properties (Affordable Homes)



- 14 no. 2-bed end and mid terraced properties; (Open Market Homes)
  - 14 no. 3-bed end terraced properties; (Open Market Homes)
  - 34 no. 3-bed detached properties; (Open Market Homes)
  - 26 no. 4-bed detached properties. (Open Market Homes)
- 6.7. The proposed development will incorporate 20 affordable homes, equating to 20% of the total number of dwellings, in excess of the 10% requirement set out in the Development Brief. The affordable properties take the form of 1, 2, 3 and 4 bed homes, responding to the housing needs identified in the LHMA. They will be pepper-potted throughout the Site and indistinguishable in appearance from the market homes. The provision of affordable housing is a material planning consideration to be taken into account in the determination of this Application consistent with paragraph 4.2.25 of PPW11.
- 6.8. The overall housing mix comprises 76% 1, 2 and 3 bed properties; this also aligns with the housing needs identified in the Council's LHMA.
- 6.9. The proposed net density across the Site will be 36.51 dwellings per hectare taking account of the Site's location, surroundings and configuration. This also reflects the Site's allocation under Policy BSC1 of the Local Development Plan.
- 6.10. Accordingly, the proposed development is considered to respond positively to and is consistent with Local Development Plan Policies RD1, BSC1 and BSC4, the Affordable Housing SPGN, the Development Brief, TAN2, and PPW11.

### Layout and Design

- 6.11. As documented in Section 4 of this Statement, careful consideration has been afforded to the proposed layout taking account of the Site's surroundings (including the neighbouring educational use and watercourse to the north), and technical and policy requirements including accessibility (road widths, visibility splays, pedestrian linkages), topography, impact on trees/hedgerows/ecology, and visual impact/impact on heritage assets. It has also been shaped by the six design objectives set out in the Development Brief.
- 6.12. This has informed the careful preparation of a Proposed Site Plan which will have limited impact on existing trees and hedgerows within and surrounding the Site. The layout maintains a suitable stand-off from the watercourse to the north and Ysgol Pendref to the east, whilst maintaining access to Lodge Farm and the Public Right of Way along the western boundary (in addition to creating a safe new vehicular and pedestrian access at the junction of the A543 and Gwaenynog Road). The creation of two-storey dwellings on the Site is considered appropriate having regard to the Site's

surrounding context, the prevailing local character, and its physical characteristics – the Applicant has not sought to introduce any 2.5 storey (or higher) properties having regard to heritage and landscape considerations. The layout and siting of the proposed dwellings is in accordance with the Council's spacing standards.

- 6.13. The house types, plot sizes and palette of materials have been designed to provide for the efficient use of land, whilst delivering high-quality accommodation and a high-quality living environment which raises the standard of design in the immediate locality and benefits the wider area. The layout also provides for the natural surveillance of properties and public spaces/pedestrian and cycle linkages within the Site from properties with a view to designing out crime and to ensure the well-being of residents.
- 6.14. The proposed net density across the Site will be 40.57 dwellings per hectare, and this is considered to be acceptable taking account of the guidance contained in Policy RD1 which seeks a minimum density of 35 dwellings per hectare.
- 6.15. Each property is designed to allow for access by people of all abilities consistent with the Council's Access for All guidance.
- 6.16. Accordingly, the proposed development is considered to respond positively to and is consistent with Local Development Plan Policies RD1 and BSC4, the Access for All and Residential Development and Space Standards SPGNs, the Development Brief (including the six design objectives), TAN12, and PPW11.

### Trees and Hedgerows

- 6.17. An Arboricultural Impact Assessment (AIA) has been undertaken across the Site and is submitted with the Application. This is consistent with the requirements of the Site Development Brief.
- 6.18. The proposed development has sought to retain existing tree and hedgerow planting, as well as providing compensatory/additional soft landscaping, consistent with the requirements of the Development Brief.
- 6.19. In doing so, it has been established that the following trees and hedgerows will need to be removed from the Site to accommodate the proposed development:
  - H1 in part (Category B2); and
  - H4 in part (Category B2).
- 6.20. In addition to the above, the AIA has assessed the potential for the proposed development to impact on other retained trees and hedgerows. This includes Groups of Trees G2 and hedgerows H1 and

H4 owing to issues relating to the removal of hardstanding, the provision of new hard surfaces, pruning requirements, and indirect physical impacts. Full details are set out in Table 1 of the accompanying AIA.

- 6.21. Tree protection measures are proposed to minimise/mitigate the impact of the proposed development on these species, namely tree protection fencing to be erected prior to the commencement of development. Such measures can be secured through a Arboricultural Method Statement which can be secured by way of planning condition.
- 6.22. Accordingly, and based on the recommendations of the Assessment, the proposed development is considered to be consistent with Local Development Plan Policies RD1 and VOE5, the Trees and Landscaping SPGN, the Development Brief, TAN5, and PPW11.

### Landscaping and Public Open Space

- 6.23. As documented in Section 4 of this Statement, landscape plans have been prepared and are submitted with the Application; these set out the Applicant's intentions to provide new and compensatory tree and hedgerow planting across the Site. They also provide details of the proposed boundary treatments within and at the perimeter of the Site.
- 6.24. As set out above, existing trees and hedgerows are only proposed to be removed where they are required in order to secure vehicular and pedestrian connections, and to facilitate the proposed development as whole.
- 6.25. Furthermore, for the reasons set out in Section 4 of this Statement, no open space is proposed as part of the proposed development, and instead an off-site commuted sum payment will be made to towards off-site public open space provision, the details of which will be agreed with Officers at Denbighshire County Council. This aligns with the guidance contained in the Development Brief in respect of off-site provision. Each of the proposed dwellings will however benefit from its own private outdoor garden space.
- 6.26. Accordingly, the proposed development is considered to respond positively to and is consistent with Local Development Plan Policies RD1 and BSC11, the Recreational and Open Space SPGN, the Development Brief, TAN16, and PPW11.

### Highways and Road Safety

- 6.27. As documented in Section 4 of this Statement, vehicular (and pedestrian/cycle) access to the Site will be created at the junction of Gwaenynog Road, the A543, and the access road which currently serves Lodge Farm.

- 6.28. The proposed arrangements, including road and footpath widths, as described in Section 4 of this Statement are considered to be acceptable and will facilitate safe movements by vehicles (include refuge), pedestrians and cyclists of all abilities into and out of the Site, and through it, as well as providing safe connectivity to public spaces in the immediate surroundings. This includes Mount Wood to the south of the Site on the opposite side of the A543 through the provision of safer crossing areas. The proposed off-site highways improvements will also offer a wider public benefit beyond the Site through the introduction of a new mini-roundabout at the junction of Gwaenynog Road and the A543, and possible speed control measures on Gwaenynog Road (speed bumps) and road markings/textured surfacing/relocation of speed limit change on the A543 (the details of which are to be agreed with the Highways Officers at Denbighshire County Council). These road safety improvements would not be provided for without the proposed development.
- 6.29. In respect of car parking provision within the Site, the standards which have been applied by the Applicant are consistent with those set out by the Council in its Parking Requirements in New Developments SPGN.
- 6.30. The Transport Assessment submitted with the Application has assessed the potential impacts of the proposed development on the highway network and road safety, including accident data and junction assessments (including the A543 and Gwaenynog Road).
- 6.31. This process has established that the maximum number of vehicular trips arising from the proposed development will be 51 two-way trips during the AM peak hour, and 46 two-way trips during the PM peak hour. The equates to roughly one additional vehicle movement every 1-2 minutes at the site access during the peak hours (volumetrically), which will reduce further when distributed across the local highway network. The trip rates applied in calculating these figures have also been applied to the proposed affordable houses, despite these being likely to have lower trip rates per dwelling than privately owned, larger properties.
- 6.32. This proposed increase in traffic is not anticipated to have a material impact on the operation or safety of the local highway network. As such, there are no highway or transport related reasons to withhold planning permission for the proposed development.
- 6.33. As a condition of any planning permission, the Applicant is willing to accept the requirement to submit a Construction and Environmental Management Plan, and which will include details of construction traffic, site compound, contractor parking, and construction hours amongst others.
- 6.34. Accordingly, the proposed development is considered to respond positively to and is consistent with Local Development Plan Policies RD1 and ASAS3, the Access for All and Parking Requirements in New Developments SPGNs, the Development Brief, TAN18, and PPW11.

## Landscape and Visual Impact

- 6.35. The Site is not subject to any protected landscape designations and does not sit within an Area of Outstanding Natural Beauty. The acceptability of housing development on the Site is reflected through its housing allocation in the Denbighshire Local Development Plan.
- 6.36. Notwithstanding the above, the Site's topography means that it does benefit from views of Denbigh Castle, as acknowledged within the Development Brief. Accordingly, the scale of development that is proposed reflects the number of dwellings for which the Site is allocated such that it does not represent over-development of the Site, and allows the opportunity to retain some views of the Castle from within the Site. Naturally, the development of a greenfield parcel of land for housing will inevitably change the characteristics of the Site and the views into and out of it. However, the Proposed Site Plan has sought to provide for a layout allowing for long-distance views from some plots, whilst at the same time providing for the efficient use of land and addressing wider planning policy considerations. A balance has therefore had to be struck between views of Denbigh Castle and the efficiency of the proposed development. Furthermore, the backing on of rear gardens on to the Public Right of Way adjacent to the western boundary of the Site will ensure that receptors will continue to benefit from any existing views of Denbigh Castle along this route, with houses set back from the Public Right of Way as much as possible.
- 6.37. To this end, the proposed development of this allocated housing site for 110 dwellings is not considered to cause unacceptable landscape and visual harm.
- 6.38. Accordingly, the proposed development is considered to respond positively to and is consistent with Local Development Plan Policies BSC4 and VOE1, the Development Brief, TAN24 and PPW11.

## Nature Conservation

- 6.39. A Preliminary Ecological Appraisal has been undertaken across the Site. In doing so, this has identified the following:
- The Site is not designated with any statutory or non-statutory designations for nature conservation. Whilst the Crest Mawr Wood Site of Special Scientific Interest (SSSI) is located 0.8km to the north-east of the Site, the Site is considered for be sufficiently distant from it to avoid any impacts from the proposed development and it is not functionally linked;
  - Hedgerows H1 and H2 were identified as potentially having some ecological importance. It is therefore recommended that there be retained, where practicable. As outlined earlier in this Statement, the proposed development will require the partial loss of hedgerow H1 in

order to accommodate the proposed development, and compensatory landscaping will be provided;

- No evidence of badger was recorded on or within 30m of the Site, although the Site does offer suitable foraging habitat within the species-poor semi-improved grassland. As such, Reasonable Avoidance Measures should be applied for the protection of badgers;
- There are no records of Barn Owl activity on the Site. The on-site trees within the hedgerows do not offer suitable nesting opportunities for barn owl. No further survey work is required;
- All trees on the Site are 'negligible' suitability to support bat roosting. The boundary hedgerow and areas of scrub provides bats with some moderate suitability for commuting and foraging. The proposed lighting scheme for the Site should seek to reduce light spillage onto the hedgerows;
- The existing grassland is of low/negligible suitability for ground nesting birds. All woody vegetation on the Site has the potential to support nesting birds. The retention of hedgerows and trees will help to reduce the potential impacts of the proposed development on breeding birds. The Applicant is willing to accept a planning condition requiring bird nest boxes to be provided across the Site which will also achieve a net gain in biodiversity;
- The hedgerows on the Site were considered to offer hedgehog with suitable foraging and shelter habitat. Development on the Site has the potential to impact upon hedgehogs. Accordingly, protective measures as outlined in the Appraisal should be applied during both the construction and post-construction phases;
- There are no records of Great Crested Newts on the Site. 3 no. ditches have been identified within 250m of the Site boundary; they each offer limited/negligible suitability for Great Crested Newts. There are no ponds within 250 of the Site. The Site offers very limited terrestrial shelter habitat for Great Crested Newts. Nevertheless, it is recommended that development should commence applying Reasonable Avoidance Measures; and
- It is unlikely that the Site is supporting slow worm or other reptiles. Nevertheless, it is recommended that any development proceed under best practice measures for the protection of reptiles and common amphibian species.

6.40. Accordingly, and subject to following recommendations set out in the Survey, the proposed development is considered to be consistent with Local Development Plan Policies RD1 and VOE5, the Conservation and Enhancement of Biodiversity SPGN, the Development Brief, TAN5, and PPW11. It will not have a negative and harmful impact on protected species.

### Heritage and Archaeology

6.41. Given the existing and retained permanent physical separation between the Site and the Grade II listed Lodge Farm Farmhouse in the post-development scenario, the proposed development would not cause any harm to the setting and significance of this designated heritage asset.

6.42. Accordingly, the proposed development is considered to be consistent with Local Development Plan Policies RD1 and VOE1, the Listed Buildings SPGN, the Development Brief, TAN23, and PPW11.

### Ground Contamination

6.43. In order to establish the existing ground conditions across the Site, Trial Pit Logs have been undertaken by the Applicant. This has established that much of the ground is clay, and thus these findings have informed the drainage measures which are now proposed, as documented in Section 4 of this Statement.

6.44. Accordingly, by applying these measures it is considered that the proposed development will respond positively to and is consistent with Local Development Plan Policy RD1, the Development Brief, and PPW11,

### Flood-Risk and Drainage

6.45. As documented in Section 2 of this Statement, the Site lies in Flood Zone A. It is therefore deemed by Natural Resources Wales to be at a low risk of surface water, groundwater, fluvial and tidal flooding, as confirmed in the accompanying Flood Risk and Drainage Report. The Site is also at low risk of flooding from artificial sources (reservoirs/canals/sewers).

6.46. In accordance with TAN15 and the latest national standards on Sustainable Urban Drainage Systems documented in the Flood and Water Management Act 2010, a drainage strategy has been prepared and is submitted with the Application (as set out in the accompanying Flood Risk and Drainage Report). This has identified the proposed surface water and foul water drainage solutions as set out in Section 4 of this Statement.

6.47. Accordingly, and subject to the recommendations set out in the Assessment in relation to further porosity testing, the proposed development is considered to respond positively to and is consistent with Local Development Plan Policy VOE6, the Development Brief, TAN15 and PPW11.

### Planning Conditions

6.48. As outlined within this Statement, the Applicant is willing to accept a number of planning conditions related to the proposed development where these satisfy the six tests set out in the Welsh Government Circular published in October 2014 and WGC 016/2014. These include:

- Drainage (surface water and foul water);
- Materials;
- Affordable Housing;

- Construction and Environmental Management Plan;
- Phase 2 Site Investigations;
- Tree protection measures (as per Arboricultural Method Statement);
- Reasonable avoidance measures;
- Bird Nesting and Bat Boxes; and
- Lighting.

### Planning Obligations

6.49. The Applicant is committed to engaging in discussions with Officers at Denbighshire County Council in relation to securing planning obligations where these satisfy the requirements of LDP Policy BSC3, SPGN – Planning Obligations, the Development Brief, and Regulation 122 of the Community Infrastructure Levy Regulations which require that:

- The obligations must be necessary to make the proposed development acceptable in planning terms;
- The obligation must be directly related to the proposed development; and
- The obligations must be fairly and reasonably related in scale and kind to the proposed development.

6.50. Any requests for financial contributions consistent with the aforementioned policy tests must be justified by up-to-date evidence.



## 7 CASE FOR DEVELOPMENT

7.1. Having regard to the Technical Assessment in Section 6 of this Statement, this Section goes on to consider the proposed development in the context of the overarching objectives of sustainable development as documented in paragraph 2.28 of PPW11.

### Social Benefits

7.2. The proposed development will deliver the following **Social** benefits:

- The delivery of 110 much-needed new dwellings in Denbighshire where there is an accepted shortfall in housing land supply and an overriding need for new homes. The proposed development will involve the development of an allocated housing site within the defined settlement boundary of Denbigh, the principle of which is both established and supported;
- The delivery of 22 no. affordable homes, 20% of the proposed development, and which is a material planning consideration. These will comprise 1, 2, 3 and 4 bedroom homes reflecting the findings of the LHMA and which will be accessible by local people; and
- The creation of a high-quality living environment which is a) proportionate to the size of the settlement based on an acceptable density per hectare, b) positively contributes to the character and appearance of the Site and its context by raising the quality of design in the area, and c) is consistent with the guidance contained in the Development Brief, the Council's SPGNSs, Technical Advice Notes, and the placemaking aspirations set out in PPW11.

### Economic Benefits

7.3. The proposed development will deliver the following **Economic** benefits:

- The creation of direct construction jobs (on and off-site) over the lifetime of the build programme, and indirect jobs through the local supply chain via the purchase of goods and services;
- Increased local expenditure (convenience, comparison, leisure, services) to help support and sustain the local community and businesses;
- Annual Council Tax contributions to Denbighshire County Council from the 110 no. proposed new dwellings; and

- Gross Value Added to the local economy generated by future residents of the proposed development.

### Environmental Benefits

7.4. The proposed development will deliver the following **Environmental** benefits:

- Existing trees and hedgerows within and at the perimeter of the Site will be retained wherever possible. Landscaping, including new tree and hedgerow planting across the Site, provides the opportunity to achieve secure net gains in biodiversity whilst at the same time minimising the landscape and visual impacts of the proposed development;
- The proposed development will not give cause to the loss of any features of significant ecological value, nor cause harm to any protected species;
- The proposed surface water drainage measures which will not increase or exacerbate flood-risk or surface water run-off elsewhere;
- Development on a sustainable site which provides the opportunity for future residents to travel by foot and public transport to access shops, education, jobs and services, reducing the reliance on private car travel and with it providing for a reduction in carbon emissions. The Site's location means that future residents will enjoy very good access to education, shops and services by walking and cycling, provided for through new and safe linkages, consistent with the guidance criteria set out in Section 4 of the accompanying Transport Statement. Where the use of the private car is required, the proposed development will have a negligible impact on the highway network and road safety;
- The provision of off-site highways improvements which will deliver a wider public benefit and enhance road safety, particularly along the A543 and Gwaenynog Road;
- The proposed development will not have any adverse impact on the historic environment, including any archaeological features, the Denbigh Conservation Area, Denbigh Castle and Lodge Farm;
- The proposed development will not have an adverse on the historic environment, nor create any adverse impacts in relation to noise, contamination and air quality/odour; and
- Construction of energy efficient homes using established techniques which the Applicant applies to all of its new-build properties.

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## Cultural Well-Being

7.5. The proposed development will deliver the following **Cultural** benefits:

- The Applicant recognises that the proposed development presents the opportunity for an overall positive community and linguistic impact. To this end, and if deemed necessary, they are agreeable to the provision of bilingual signage within the proposed development amongst other measures such that the proposed development has the potential for a positive community and linguistic impact;
- The proposed development will not cause harm to any existing heritage assets nor assets of cultural significance; and
- There is no evidence to suggest or support any view that the proposed development cannot be integrated within the settlement, and nor that it would impact on the safety and cohesion of the community. The Site is allocated under Policy BSC1 of the Local Development Plan, and its suitability for residential development is both established and supported.

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## 8 CONCLUSIONS

- 8.1. This Statement has been prepared in support of a detailed planning application for the proposed development of Land adjacent to Ysgol Pendref, Denbigh.
- 8.2. The description of development for which detailed planning permission is sought is:
- “Proposed residential development on Land adjacent to Ysgol Pendref, Denbigh”***
- 8.3. This Statement has demonstrated that the proposed development is consistent with relevant policies contained within the Local Development Plan as well as other material considerations. The Site is allocated for residential use and lies within the defined settlement boundary of Denbigh.
- 8.4. The principle of residential development on the Site is supported through its housing allocation under Policy BSC1 and location within the defined settlement boundary. The proposed development will represent a logical extension to the town at its north-western edge, delivering a balanced mix of much-needed, high-quality new market and affordable housing which provides for the efficient and sustainable use of the land.
- 8.5. In respect of the technical considerations assessed in Section 6 of this Statement, the proposed development will not give cause to any negative adverse impacts. It satisfies the key policy and technical requirements set out in the LDP and other material considerations including the Council's SPGN's and the Development Brief, and national planning policy contained in the Technical Advice Notes and PPW11.
- 8.6. As set out in Section 7 of this Statement, the proposed development will generate a number of economic, social, environmental and cultural well-being benefits consistent with the overarching objectives set out in PPW11.
- 8.7. In the overall planning balance, the proposed sustainable development is considered to be acceptable; the Applicant therefore kindly requests that detailed planning permission be granted in accordance with Policy RD1 of the Local Development Plan, the Development Brief, and paragraph 1.18 of PPW11.

