

Local Development Plan 2006 – 2021 Annual Monitoring Report 2022

LDP Annual Monitoring Report 2022

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Ruthin, 31st October 2022

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1. Summary

- 1.1. Annual Monitoring Reports (AMRs) are an important instrument to assess the achievement of Local Development Plan (LDP) Objectives, effectiveness of local policy as well as progress with delivering development on allocated sites. The AMR 2022 covers the period between 1st April 2021 and 31st March 2022. It's the 8th report that has been produced since LDP adoption in June 2013.
- 1.2. Natural Resources Wales (NRW) set new phosphorus standards for the nine Welsh riverine Special Areas of Conservation (SACs) on 21st January 2021. The objective is to improve the water quality by reducing phosphorus load levels. Denbighshire County Council as 'Competent Authority' (i.e. the decision maker) is required under "The Conservation of Habitats and Species Regulations 2017" to test whether a planning proposal is likely to have a significant effect on a SAC before determining an application. Lack of expertise and technical assistance has caused delays to carrying out Habitat Regulation Assessments (HRAs) and, subsequently, the delivery of planning proposals that are seeking to provide for houses and community facilities in the south of Denbighshire.
- 1.3. This is the last AMR that covers developments within the plan period of the adopted LDP 2006 to 2021. The LDP has not delivered 7,500 dwellings over the last 15 years. It fell significantly short of the target, bringing forward only 3,104 dwellings. Furthermore, the key strategic site in Bodelwyddan has not progressed because of viability concerns, including the installation of necessary infrastructure prior to commencing any construction on site. The LDP included 59.5 hectares of employment land for development but only 27.8 hectares were completed between 2006 and 2021.

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- 1.4. In 2017, the Council prepared a Review Report which has identified the requirement to undertake a full revision of its LDP. Welsh Government (WG) published the revised Technical Advice Note (TAN) 15, “Development, flooding and coastal erosion”, in September 2021 with the implementation date of 1st December 2021. On 23rd November 2021, the revised TAN15 was suspended until the 1st June 2023 by WG pending further work by Councils on their respective Strategic Flood Consequence Assessment. The suspension has caused a delay in confirming the Preferred Strategy and the assessment of candidate sites for the replacement LDP 2018 to 2033. The Council is in the process of reviewing the Delivery Agreement with updated information on the delivery timetable.
- 1.5. There is no significant change in local policy performance in comparison to previous AMRs. Several local policies have been marked for ‘review’ over the last few years. They are primarily linked to strategic elements of the LDP such as, housing delivery and town centre development. There is limited expectation that the performance of those local policies will change until the replacement LDP becomes operational.

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2. Background

- 2.1. LDPs are prepared by Local Planning Authorities (LPAs) to shape and guide development proposals to sustainable locations, and, hence, deliver the scale and type of growth identified for the plan period.
- 2.2. They contain a strategy, local policies and site allocations to address growth opportunities and key issues, based on robust evidence. The purpose is to enable consistent and transparent decision making.
- 2.3. The Denbighshire County Council (DCC) LDP 2006 – 2021 was adopted on the 4th June 2013. Whilst having passed the plan period, WG confirmed in September 2021 that the DCC LDP remains relevant to decision making in Development Management and planning appeals until it is replaced by the replacement LDP, see DCC AMR 2021.
- 2.4. AMRs are an important instrument to assess the achievement of Local Development Plan (LDP) Objectives, effectiveness of local policy as well as progress with delivering development on allocated sites. Every LDP contains a monitoring framework that was subject to an independent examination. Besides monitoring local policy performance, AMRs also report on the impact of national changes on local authority areas.
- 2.5. Every LPA is duty bound to produce an AMR for the adopted LDP under the obligations of Section 3 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005. After document finalisation, it has to be submitted to WG by the 31st October of each year and must be published on the Council's website.

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3. Methodology

3.1. The AMR 2022 covers the period between 1st April 2021 and 31st March 2022. It's the 8th report that has been produced since LDP adoption in June 2013. WG "Development Plan Manual. Edition 3" (March 2020), table 31, defines the content of the AMR whilst DCC LDP Chapter 7 contains the monitoring framework that provides the template for the assessment tables in AMR 2022. It sets out details on indicators, targets and review triggers to consistently monitor performance over the lifetime of the LDP.

3.2. The monitoring framework was produced in line with policy objectives, programme targets and evidence that were current at the time of preparing the LDP before adoption. Demographic forecasts and national policy have changed since June 2013. For example, WG population and household projections for Denbighshire are much lower than the projections which were used to produce the LDP. TAN 1 "Joint Housing Land Availability Studies" was revoked including the 5-year housing land requirement. Since the monitoring framework is part of the adopted LDP, there is limited flexibility in adjusting individual indicators.

3.3. Local Policy and Sustainability Appraisal (SA) Objectives, see Appendices 2 and 3, are assessed on the basis of information that is available from many publicly available resources: Development Management's planning records, national and regional statistics as well as selected field surveys.

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3.4. It is critical to have regard to the limitations of data and information that are used for monitoring purposes in order to understand the outcome and, potentially, compare the outcomes of different years. This type of expertise will support the production of a monitoring framework for the replacement LDP.

1. Time and frequency: Statistics primarily are based on a specific point of time rather than the monitoring period. They may not be collected annually, or subject to changes in definition etc.;
2. Quality assurance when using information from third parties; and
3. Local policy might be weighted out by material considerations in the determination process.

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4. Phosphorous pollution in the River Dee and Bala Lake SAC

4.1. NRW set new phosphorus standards for the nine Welsh riverine SACs on the 21st January 2021. The objective is to improve the water quality by reducing phosphorus load levels, which are about 50% to 80% lower than the previous standards. The assessment report on compliance with tightened phosphorus targets has shown that about 38% of the surveyed waterbodies in the “River Dee and Bala Lake SAC” compliance areas fail to achieve the targets.

4.2. The Conservation of Habitats and Species Regulations 2017 (as amended), Part 6 “Assessment of plans and projects”, puts the duty on Denbighshire County Council as ‘Competent Authority’ (i.e. the decision maker) to test whether a planning proposal is likely to have a significant effect on a SAC in view of the potential impact on the SAC conservation objectives before granting permission.

4.3. River Dee and Bala Lake SAC Core Management Plan (2008) contains the following conservation objective for River Dee: *“Levels for nutrients, in particular phosphate, will be agreed between EAW and CCW for each Water Framework Directive water body in the River Dee and Bala Lake SAC, and measures taken to maintain nutrients below these levels”, and “Potential sources of pollution, nutrient enrichment and/or suspended solids that have not been addressed in the Review of Consents such as, but not confined to, diffuse pollution or disturbance to sediments, will be considered in assessing plans and projects.”*

4.4. The DCC LDP was subject to a HRA and adopted on the basis that the document would not support planning proposals which could adversely affect any qualifying site features. Since the new targets for phosphate standards were introduced after LDP adoption in 2013, Officers cannot fall back on the LDP HRA assessment to conclude that proposals, which are in accordance with local policy, do not significantly affect the conservation objectives of the River Dee and Bala Lake SAC. Therefore, all planning proposals for land within the designated phosphorous sensitive area or phosphorous compliance area need to be subject to a HRA. The phosphorous sensitive area covers approximately 42% of the county.

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- 4.5. Lack of expertise and technical assistance has caused delays to carrying out HRAs for development proposals that would result in the erection of new houses. DCC was left without any information on the technical process and calculations which are required to quantifying the amount of phosphate to be generated by new developments and how the additional load could impact on the site's conservation objectives. There is also no list of potentially acceptable mitigation measures.
- 4.6. The LPA has no means of assessing the likelihood of significant effects or identifying detailed pathways between source and SAC area, and can therefore not comply with the Habitats and Species Regulations 2017. Planning applications within the relevant area are therefore held in abeyance, refused on the basis of insufficient information to ascertain HRA compliance or withdrawn by applicants. In September 2022, the LPA held 43 planning applications in abeyance which could deliver up to 137 dwellings, including 12 affordable units, as well as commercial and tourism schemes.
- 4.7. This will consequently have a negative impact on the annual average rate of housing completions in future years.

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5. End of LDP plan period

5.1. The LDP was adopted on the 4th June 2013. It was produced and examined on the basis of evidence and projected growth figures for the plan period 2006 to 2021.

The principal objectives were to focus the delivery of 7,500 dwellings, 59.5 hectares of employment land, a Key Strategic Site in Bodelwyddan and to deliver development in line with the Spatial and Settlement Strategy.

5.2. The following two tables set out the number of dwellings that have been completed since the start of the plan period in 2006. Figures are shown in line with the LDP Growth Strategy, see table 1, and LDP Spatial Strategy, see table 2.

Table 1: Housing completions in line with LDP Growth Strategy

LDP Growth Strategy	Number of houses	Percentage
Key Strategic Site Bodelwyddan	0	0
Lower Growth Towns	2292	74%
Villages	441	14%
Hamlets	30	1%
Open Countryside	341	11%
Total	3104	100%

Source: Denbighshire County Council (2022)

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5.3. The LDP has not delivered 7,500 dwellings over the last 15 years. It fell significantly short of the target with bringing forward only 3,104 dwellings. This is partly because of the overly-high population and household projections that were used to calculate the dwelling requirements in the County. Subsequently published projections were considerably lower than the ones that are used for preparing the LDP. Furthermore, the key strategic site in Bodelwyddan has not progressed because of viability concerns, including the installation of necessary infrastructure prior to commencing any construction on site.

5.4. Whilst the LDP did not deliver housing numbers in numerical terms, table 1 indicates that housing completions have broadly taking place in line with the LDP Growth and Settlement Strategy. Lower Growth Towns and Villages accommodated 88% of all new houses.

Table 2: Housing completions in line with LDP Spatial Strategy

Location	Number of houses	Percentage
North of County	1663	54%
Central area	1050	34%
South of County	391	12%
Total	3104	100%

Source: Denbighshire County Council (2022)

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- 5.5. The LDP included the provision of 59.5% ha employment land for the local economy to grow; in addition to three brownfield development priority sites and small parcels of available land in existing employment areas. Annual employment land reviews recorded 27.8ha of completed developments in the plan period; despite the banking crisis of 2008 and the following recession in the UK. If the Bodelwyddan Key Strategic Site would have been delivered as anticipated, the employment land completion could have reached up to 53.6 ha.
- 5.6. Welsh Government wrote to all local planning authorities in September 2022 to confirm that “Plans adopted prior to 4 January 2016 will remain the LDP for determining planning applications until replaced by a further LDP”. In terms of policy, Denbighshire continues applying local policy that is set out in the adopted LDP but must adhere to national policy and “Future Wales. The National Plan 2040” development plan policy in case of any conflicts.
- 5.7. There is however no instrument or mechanism to account for the lower population and household projections or economic growth forecasts that have been published since LDP adoption. The plan period concluded at the end of 2021 but the LDP remains pertinent to planning decisions. Going forward, growth figures and the annual average completion requirement of 500 units are no longer based on sound evidence. The DCC replacement LDP 2018 to 2033 has not sufficiently been progressed to a stage where new growth figures could be material consideration when making decisions on planning proposals. The proposed level of growth requires a total of 3,775 units which is only 50.3% of the 7,500 units in the adopted LDP.

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6. Review of the Denbighshire LDP 2006 – 2021

6.1. In 2017, the Council prepared a Review Report which has identified the requirement to undertake a full revision of its LDP. The issues considered within the report are of sufficient significance to support the preparation of a revised LDP.

6.2. There are three principal elements of the adopted LDP that require particular attention when preparing the replacement LDP for the County. Two of them have been highlighted for review in the LDP Review Report 2017 and previous AMRs:

1. Delivery of market and affordable houses in places where urgently required for local communities. New targets need to have regard to revised Welsh Government projections.
2. Addressing the accommodation needs of Gypsy and Travellers.
3. Town centre regeneration: Changes to national policy on town centre diversification in response to town centre decline and the effects of the Covid 19 pandemic.

6.3. Welsh Government (WG) published the revised Technical Advice Note (TAN) 15, “Development, flooding and coastal erosion”, in September 2021 with the implementation date of 1st December 2021. New technical advice and flood maps are fundamental to the LDP spatial strategy and the assessment of candidate sites as large areas of the county are susceptible to flood risk. On 23rd November 2021, the revised TAN15 was suspended until the 1st June 2023 by WG pending further work by Councils on their respective Strategic Flood Consequence Assessment. The suspension has caused a delay in confirming the Preferred Strategy and the assessment of candidate sites for the replacement LDP 2018 to 2033.

6.4. The Council is in the process of reviewing the Delivery Agreement with updated information on the delivery timetable.

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7. Housing delivery

7.1. The LDP was prepared in line with TAN 1 “Joint Housing Land Availability Studies”.

The document set out the need for local planning authorities to produce Joint Housing Land Availability Studies (JHLAs) on an annual basis and report the annual housing completions against the 5-year housing land supply requirement. Since 2015, the Council has failed to demonstrate that it can meet the housing target as set out in previous AMRs. The LDP Review Report (December 2017), paragraph 5.2, lists the continued lack of a 5-year housing land supply as a principal reason for reviewing the adopted LDP.

7.2. WG TAN1 was cancelled in 2020; including the mandatory requirement to produce a JHLA and report the annual housing land supply figure in the AMR. The Council has however continued with producing a JHLA because of its value in monitoring annual completion rates and the spatial distribution of development. This information will be a crucial piece of evidence for informing the production of the replacement LDP.

7.3. WG “Development Plan Manual. Edition 3” (March 2020) sets out the new approach to monitoring housing supply by placing significant weight on housing trajectories. Instead of calculating a 5-year housing land supply figure, housing trajectories focus on a comparison between the anticipated annual built rate as set out in the adopted LDP and the actual annual built rate.

7.4. The DCC LDP 2006 – 2021 did not have a housing trajectory, including a refined Anticipated Annual Build Rate (AABR), which would constitute a point of reference for any future comparison. “For the avoidance of doubt those LPAs who adopted their LDP prior to the publication of the DPM (Edition 3) should use the AAR method as the primary indicator to measure housing delivery, and include the trajectory approach within AMRs going forward” (ref. ‘Development Plans Manual Edition 3’, paragraph 8.14). The Average Annual Rate (AAR) is 500 units per annum to be delivered in Denbighshire (ref DCC LDP, Phasing Table, p.130).

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7.5. Annual housing delivery has been considered in light of two plan periods since 2018: (1) the adopted LDP 2006 to 2021, and (2) the replacement LDP 2018 to 2033. Whilst not sufficiently progressed in order to be material to planning decisions, the replacement LDP Preferred Strategy proposes a significant lower of level of projected growth than that of the adopted LDP. This has resulted in a lower AAR for the replacement LDP, i.e. 218 units per annum. There is accordingly a great difference in the annual housing requirement between the adopted LDP (500 per annum) and the replacement LDP (218 per annum). The Council is of the view that the AAR for the replacement LDP presents a reasonable level growth, which is based on the WG "Population and Household Projections 2017".

7.6. Table 3 lists the components that form the basis for housing land supply calculations, and Appendix 1 presents the detailed figures for Denbighshire in 2021/ 2022.

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7.7. Table 3: Components of housing supply

Component	Remarks
Completions	Figure includes any recorded completion in the monitoring report. This includes development on allocated sites and windfall sites, regardless of size and type. Since 2018, DCC also counts completions towards the housing requirement for the replacement LDP.
Site allocations for residential development	These are sites that are allocated in the adopted LDP 2006 to 2021 but do not benefit from a planning permission. The Housing Trajectory for DCC, see Appendix 1, sets out when the Council anticipates that they are delivered.
Land Bank / Commitments	These are sites for residential development which benefit from planning permission that has not been implemented yet. The Housing Trajectory for DCC, see Appendix 1, sets out when the Council anticipates that they are delivered.

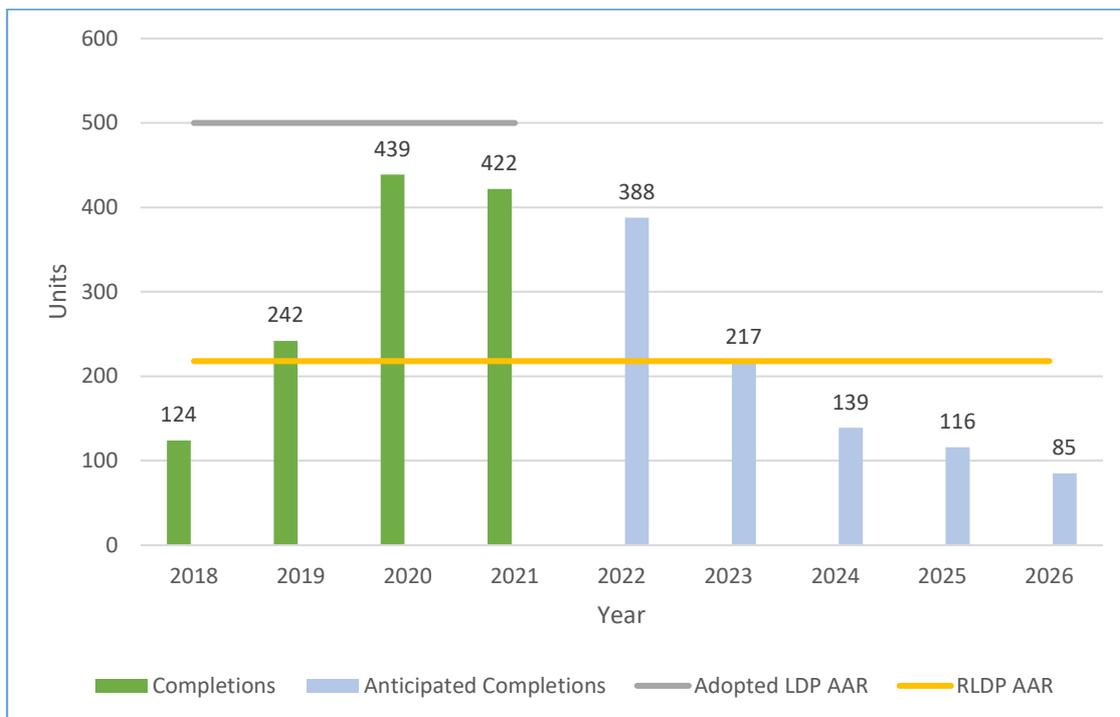
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Component	Remarks
Windfalls (land)	<p data-bbox="834 365 1430 730">These are parcels of land that are not specifically allocated for residential development in the adopted LDP but may be brought forward for housing in the lifetime of the LDP. They are classed as 'large' (10 more units), small sites (less than 10 units) or conversions.</p> <p data-bbox="834 781 1430 1256">Housing land supply calculations include an allowance for windfalls that are based on past levels of delivery. (See Appendix 1, table 2) The 5-year average figure for windfall delivery is 90 units per annum. It has however been reduced to 50 units per annum in the replacement LDP draft Preferred Strategy, and, accordingly, included in the housing trajectory.</p>

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7.8. Chart 1 shows the actual and anticipated (i.e. projected) completions in comparison with the two AARs for the period 2018 to 2026. It's to note that the actual completions did not meet the target of the adopted LDP AAR in any year but have exceeded the target of the replacement LDP AAR since 2019. The total number of projected completions is decreasing in the next few years because there is a greater limitation in the number of available and undeveloped residential site allocations in the adopted LDP. Statistically, the Council anticipates an annual average completion rate of 287 dwellings in the period 2018 to 2026.

7.9. Chart 1: Actual and anticipated completions



Source: Denbighshire County Council (2022)

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8. Outcomes

8.1. The Council has prepared AMRs since 2014. There is no significant change in local policy performance in comparison to previous AMRs. Several local policies have been marked for 'review' over the last few years. They are primarily linked to strategic elements of the LDP such as, housing delivery and town centre development. There is limited expectation that the performance of those local policies will change until the replacement LDP becomes operational.

8.2. WG prescribe a number of core indicators that it considers to be essential for assessing the impact of national policy in every local authority area. They are set out in WG 'Development Plans Manual, Edition 3 (March 2020)' table 29 and must be reported in every AMR. It should be noted that the Denbighshire LDP was adopted before the publication of the 'Development Plans Manual Edition 3' which means it does not include all the elements that the WG requires to be monitored.

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8.3. Table 4: Development Plan Manual (2020), table 29, core indicators

Indicator	Outcome (2021/2022)
Number of net additional affordable and market dwellings built in LPA area.	Net additional homes: 417 units; Net additional affordable homes: 113 units.
Spatial distribution of housing development.	Please refer to paragraphs 5.2 to 5.4.
The annual level of housing completions monitored against the Anticipated Annual Build Rate (AABR).	Denbighshire Local Development Plan 2006 – 2018 was adopted in 2013; before the publication of Development Plans Manual Edition 3.
Total cumulative completions monitored against the anticipated cumulative completion rate	DCC AMR 2022, Section 7 and Appendix 1, set out detailed information on the housing trajectory for the County. The adopted LDP does however not include a Housing trajectory and related elements. Data is shown for information purposes only. Monitoring information on the delivery of market and affordable dwellings can be found in Appendix 2 ‘Local Policy Performance’.
The level of affordable housing completions monitored against the plan’s overarching target. The tenure of affordable housing completions.	
Employment land take-up against allocations.	LDP Strategy provides 59.5 ha of new employment land for the period 2006 – 2021. Monitoring the target of 59.5 hectares against relevant site allocations is of little merit as land allocations and amended site boundaries were not in place prior to adoption of the LDP in June 2013.
Job growth.	The adopted LDP does not contain any targets for job growth in the Plan period.
Delivery of the affordable housing policy – thresholds and percentage targets for each sub-market area.	The adopted LDP does not contain any information on affordable housing delivery for sub-market areas in Denbighshire.
Viability	Information is not captured by the LPA.

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Indicator	Outcome (2021/2022)
The rate of development on key allocations (completions linked to phasing trajectories and infrastructure schemes, where appropriate).	The adopted LDP does not contain any information on phasing of development that would be used for monitoring purposes.
The delivery of key infrastructure that underpins the plan strategy.	None.
The completion of Gypsy and Traveller sites to meet identified need.	The Council carried out a Gypsy and Traveller Accommodation Needs Assessment (GTANA), which was approved by Welsh Government on the 28th of March 2017. A new GTAA has been prepared and approved by the Council, this was submitted to Welsh Government in December 2021. It is currently awaiting approval by Welsh Government.
The scale/ type of highly vulnerable development permitted within C2 flood risk areas.	None.

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8.4. Table 5 provides an overview of the symbols that have been derived to assist visually with presenting local policy performance.

8.5. Table 5: Performance symbols

Symbol	Commentary
RED	Policy indicator met the trigger level for action or review, and local policy must be reviewed.
AMBER	Policy indicator met the trigger level for action or review but the matter is de minimis and a justified exception.
GREEN	Policy indicator did not meet trigger level for action or review, which means policy conforms to target.

8.6. Table 6 presents an overview of those local policies that met the trigger for review; i.e. they did not deliver the anticipated outcome. Appendices 2 and 3 contain the detailed monitoring tables for local policy and Sustainability Appraisal (SA) framework.

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8.7. Table 6: Local policies failing to perform

Local Policy	Commentary
<p>BSC 1 - Meet the housing needs of the County.</p> <p>BSC 4, BSC 8, BSC 9 - Increase the number of new affordable dwellings built in the County.</p>	<p>As set out in the LDP Review Report (2017), the LDP Growth Strategy and delivery of market and affordable houses fails on the (mathematical) poor delivery of dwellings. Delivery targets were set on the basis of Welsh Government 'Population and Household Projections' that have been shown to be greatly over-estimated figures. The Draft Preferred Strategy for the next LDP 2018 – 2033 sets out an annual figure of 218 units; compared to 750 units for Period 3 in the adopted LDP.</p> <p>It must however be noted that the Council delivers affordable houses through a number of mechanisms other than the LDP. This includes, for example, the use of social housing grant for bringing empty homes back into use and working with our housing partners.</p>
<p>BSC 10 - Meeting the needs of Gypsies and Travellers.</p>	<p>The Council carried out a Gypsy and Traveller Accommodation Needs Assessment (GTANA), which was approved by Welsh Government on the 28th of March 2017. A new GTAA has been prepared and approved by the Council. It was submitted to Welsh Government at the end of 2021 and awaits approval.</p>
<p>PSE 6, PSE 8, PSE9 - Maintain and enhance the vitality and viability of town centres.</p>	<p>Future Wales – The National Plan 2040 (2021) and Planning Policy Wales, Edition 11 (2021) introduced a change in national policy regarding the principle of town centre development; addressing the decline in retail uses by strongly supporting complementary uses. Local policy was adopted in 2013, with a focus primarily on the protection of retail where an increase in non-retail uses was regarded as undesirable.</p>
<p>BSC 5 - Deliver the Key Strategic Site.</p>	<p>Outline planning permission expired in March 2021.</p>
<p>VOE 1 - Direct inappropriate development away from the flood plain</p>	<p>Planning permission was granted for a highly vulnerable development that did not meet all TAN15 tests; against advice from Natural Resources Wales.</p>

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8.8. The SA monitoring framework was developed to assess the environmental and socio-economic context, in which the LDP operates. The expectation is that the LDP positively contributes towards addressing the County's key issues. SA monitoring does also consider holistically the effects of decision-making on the natural and built environment.

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Appendix 1 – LDP Housing Trajectory 2022

Table 1: LDP Housing Trajectory

LDP Year	1	2	3	4	5	6	7	8	9
Year	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Actual Recorded Completions (Large Sites)	78	201	383	398					
Actual Recorded Completions (Small Sites)	46	41	56	24					
Anticipated Completions Allocated sites					35	35	35	29	5
Anticipated Land Bank Completions					328	157	54	37	30
Anticipated Completions Large windfall sites					0	0	25	25	25
Anticipated Completions Small windfall sites					25	25	25	25	25
Total completions	124	242	439	422	388	217	139	116	85
Total Projected Cumulative Completions	124	366	929	1351	1739	1956	2095	2211	2296

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Table 2: Windfall Analysis

Year	Total number of completions for Allocated sites	Total number of completions for Large windfall sites ≥ 10 units	Total number of completions for Small windfall sites < 10 units	Conversion of Windfall Sites
2015-16	28	27	28	44
2016-17	70	57	24	30
2017-18	87	57	38	14
2018-19	62	16	27	19
2019-20	171	30	13	28
2020-21	351	32	32	24
2021-22	269	129	15	9
Totals	1038	348	177	168
Annual average	148	50	25	24

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Table 3: Allocated sites

Denbighshire 2022 Allocated Site Schedules

Completions Forecasts

LPA Ref Number	Site Name	Settlement	Units		Units Rmng	U/C	Completions Forecasts						Comments		
			Built since last study	Total Units Capacit y			2023	2024	2025	2026	2027	2027+			
Private Sector Sites															
3616	KSS Bodelwyddan	Bodelwyddan	0	1715	1715	0	0	0	0	0	0	0	1715	0	Outline expired
3635	Car Park Dinorben Arms	Bodfari	0	14	14	0	0	0	0	0	0	0	0	14	In alternative use
3636	Land Rear of Bryn Orme	Bodfari	0	15	15	0	0	0	0	0	0	0	15	0	No progress
3637	Land rear of Bryn Awel	Bryneglwys	0	10	10	0	0	0	0	0	0	0	10	0	No progress
3639	Land adj Maes Sidan	Carrog	0	15	15	0	0	0	0	0	0	0	15	0	No progress
3	Ysgol Caer Drewyn	Corwen	0	89	89	0	0	0	0	0	0	0	89	0	No progress
3632	Council Depot, Clawdd Poncen	Corwen	0	128	128	0	0	0	0	0	0	0	128	0	No progress
3642	Land adj Bryn Gwynt	Cynwyd	0	15	15	0	0	0	5	5	5	0	0	0	Highway issues
11	Adj. Catholic Church	Denbigh	0	25	25	0	0	0	0	0	0	0	25	0	No progress
3377	Smithfield Service Station	Denbigh	0	12	12	0	0	0	0	0	0	0	0	12	In alternative use

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LPA Ref Number	Site Name	Settlement	Units		Units Rmng	U/C	2023	2024	2025	2026	2027	2027+		Comments
			Built since last study	Total Units Capacit y										
3627	Land Adj Ysgol Heulfre	Denbigh	0	99	99	0	0	0	0	0	0	99	0	Refusal 2022
3645	Land rear of New Inn Terrace	Glyndyfrdwy	0	30	30	0	0	0	0	0	0	30	0	Application pending
3668	Rear of Beuno Terrace	Gwyddelwern	0	12	12	0	0	0	0	0	0	12	0	No progress
3648	Rear of Maes Garmon	Llanarmon yn Ial	0	34	34	0	0	0	0	0	0	34	0	Phosphate issues
3649	Adj Troed y Fenlli	Llanbedr DC	0	10	10	0	0	0	0	0	0	10	0	No progress
3650	Rear of Llwyn Derw	Llanbedr DC	0	10	10	0	0	0	0	0	0	10	0	No progress
3651	NW of Maes Derwen	Llanbedr DC	0	18	18	0	0	0	0	0	0	18	0	No progress
18	Vicarage Field	Llanfair DC	0	25	0	0	0	0	0	0	0	0	25	Now school site
3657	Rear of Bod Eryl	Llanferres	0	10	10	0	0	0	0	0	0	10	0	No progress
22	Adj. Trem Y Gwernant	Llangollen	0	14	14	0	0	0	0	0	0	14	0	No progress
3620	Rear of Maes Meurig	Meliden	0	30	30	0	0	0	0	0	0	30	0	No progress
3621	Rear of Ffordd Hendre	Meliden	0	154	154	0	0	0	0	0	0	154	0	Appeal pending

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LPA Ref Number	Site Name	Settlement	Units		Units Rmng	U/C	2023	2024	2025	2026	2027	2027+	Comments	
			Built since last study	Total Units Capacit y										
3619	Midnant Farm	Prestatyn	0	65	65	0	0	0	0	0	0	65	0	No progress
3660	South of A494	Pwllglas	0	15	15	0	0	0	0	0	0	15	0	No progress
3661	Land at Minffordd	Pwllglas	0	20	20	0	0	0	0	0	0	20	0	PAC held
3663	Rear of Rhyd Y Byll	Rhewl	0	20	6	0	0	0	0	0	0	6	0	No progress
3195	Rear of Dyffryn Teg	Rhuallt	0	13	13	0	0	0	0	0	0	13	0	No progress
3664	West of Dyffryn Teg	Rhuallt	0	12	12	0	0	0	0	0	0	12	0	No progress
3665	South of Dyffryn Teg	Rhuallt	0	19	19	0	0	0	0	0	0	19	0	No progress
3222	85-90 West Parade & Sandringham Rd.	Rhyl	0	20	20	0	0	0	0	0	0	20	0	No progress
3618	Corner Sydenham Ave/West Parade	Rhyl	0	12	12	0	0	0	0	0	0	12	0	No progress
3116	36 Russell Road	Rhyl	0	15	15	0	0	0	0	0	0	15	0	No progress
3631	Land adj Maes Hafod and Llys Famau	Ruthin	0	69	69	0	0	0	0	0	0	69	0	No progress

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LPA Ref Number	Site Name	Settlement	Units Built since last study	Total Units Capacit y	Units Rmng	U/C	2023	2024	2025	2026	2027	2027+	Comments	
3623	Additional Land at HM Stanley	St Asaph	0	201	201	0	35	35	30	24	0	0	0	Application pending
3624	Land off The Paddock	St Asaph	0	16	16	0	0	0	0	0	0	0	16	No progress
44	Adj. Maes Gruffydd	Trefnant	0	15	15	0	0	0	0	0	0	0	15	No progress
3666	Land rear of Maes yr Erwain	Trefnant	0	25	25	0	0	0	0	0	0	0	25	No progress
3667	Land rear of Llys y Twysog	Tremeirchion	0	10	10	0	0	0	0	0	0	0	10	No progress
TOTALS (Priv)			0	3031	2992	0	35	35	35	29	5	2684	117	
RSL and Council Sites														
TOTALS (HA)			0											
TOTALS (incl RSL)			0	3031	2992	0	35	35	35	29	5	2684	117	

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Table 4: Landbank Sites

Denbighshire 2022 Land Bank Site Schedules

Completions Forecasts

LPA Ref Number	Site Name	Settlement	Units		Units Rmng	U/C	Completions Forecasts					2027 2027+	Comments	
			Built since last study	Total Units Capacit			2023	2024	2025	2026				
Private Sector Sites														
3196	Trem Y Foel (aka Land adj. Tyn Y Bedw)	Bryneglwys	0	19	19	0	0	0	0	0	0	19	0	Application to extend time, Phosphates issue
3638	Land adj Cemetery	Carrog	2	12	10	0	0	0	0	0	0	11	0	Application for 11 pending, phosphate issues
3640	Land adj Crud yr Awel	Clawddnewydd	0	10	10	0	0	2	2	2	2	2	0	RM for 12 pending
3641	Land rear of Paradwys	Clawddnewydd	0	10	8	0	2	2	0	0	0	4	0	2 built, further 2 granted
3628	Land between old and new Ruthin Rd	Denbigh	58	64	0	0	0	0	0	0	0	0	0	Completed
3629	Cae Topyn	Denbigh	21	75	0	0	0	0	0	0	0	0	0	Completed
3807	Former Howells Prep School	Denbigh	1	12	4	3	1	0	0	0	0	0	0	Part complete

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LPA Ref Number	Site Name	Settlement	Units		U/C	2023	2024	2025	2026	2027		Comments	
			Built since last study	Total Units Capacit Rmng						2027+			
3643	Cysgod y Graig ph 1	Dyserth	2	63	0	0	0	0	0	0	0	0	Completed
	Cysgod y Graig ph 2	Dyserth	18	34	16	16	0	0	0	0	0	0	Under construction
3875	Pool Park	Efenectyd	0	68	68	0	0	0	0	0	68	0	No progress
3062	Gwalia House	Eryrys	0	17	17	0	0	0	0	0	17	0	No progress
3644	Land at Peniarth	Gellifor	0	10	10	0	0	0	5	5	0	0	Outline
3646	Land south of Tan y Graig	Graigfechan	0	10	10	0	0	0	5	5	0	0	No progress
14	Bryn Llan	Gwyddelwern	0	12	12	0	0	0	0	0	12	0	No progress
13	South of School	Gwyddelwern	0	26	24	2	0	0	0	0	24	0	No progress
3310	Ty Coch Farmhouse - EC Evans site	Henllan	0	15	15	0	0	0	0	0	15	0	No progress
3647	South of Cam yr Alyn	Llanarmon yn Ial	0	12	12	0	0	0	0	0	12	0	Reserved matters pending, phosphate issues
3798	Llanbedr Hall	Llanbedr DC	0	11	11	0	0	0	0	0	11	0	No progress

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LPA Ref Number	Site Name	Settlement	Units		Units Rmng	U/C	2023	2024	2025	2026	2027		Comments	
			Built since last study	Total Units Capacit y							2027+	2027		
3653	Land rear of Bodowen	Llandrillo	9	20	10	0	0	0	0	5	5	0	0	Under construction
3654	Adj Maes Llan	Llandyrnog	0	40	40	0	0	10	10	10	10	0	0	Application pending
3656	Land rear of Bron y Clwyd	Llanfair DC	26	63	9	9	0	0	0	0	0	0	0	Under Construction
3914	Land off Vicarage Road (Maes Helyg)	Llangollen	33	95	18	18	0	0	0	0	0	0	0	Under Construction
31	Land off Cefn Y Gwrych	Meliden	0	18	18	0	0	0	0	0	0	18	0	No progress
3659	Rear of Dolwar	Pentre Llanrhaeadr	0	33	33	0	0	10	10	10	3	0	0	RM granted 2022
3929	74 Gronant Road	Prestatyn	0	11	11	0	7	4	0	0	0	0	0	No progress
47	Rhyl South East	Rhyl	60	377	10	10	0	0	0	0	0	0	0	Under Construction
75	Northgate School	Rhyl	0	22	22	0	0	0	0	0	0	22	0	No progress
3617	Land off Trelwelyn Road/Bro Deg	Rhyl	0	109	109	20	35	35	19	0	0	0	0	Under Construction
3622	Livingstone Place	St Asaph	1	158	77	0	2	0	0	0	0	75	0	Under Construction

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LPA Ref Number	Site Name	Settlement	Units Built since last study	Total Units Capacit y	Units Rmng	U/C	2023	2024	2025	2026	2027	2027+	Comments	
3625	Land off Bryn Gobaith	St Asaph	0	14	14	0	7	7	0	0	0	0	0	Technical start made
TOTALS (Priv)			231	1440	617	78	54	70	41	37	30	310	0	
RSL and Council Sites														
3959	Lon Ganol	Denbigh	71	71	0	0	0	0	0	0	0	0	0	Completed
3626	Land at Lodge Farm	Denbigh	0	22	22	22	0	0	0	0	0	0	0	Under construction
3249	Henllan Centre	Henllan	0	37	21	0	0	0	0	0	0	21	0	No progress
3093	Plas Deva Caravan Park	Meliden	39	41	2	2	0	0	0	0	0	0	0	Under Construction
3977	The Dell	Prestatyn	0	15	15	0	15	0	0	0	0	0	0	Awaiting commencement
4098	Former Prestatyn Library	Prestatyn	0	14	14	0	14	0	0	0	0	0	0	commenced
4095	Off Alexandra Drive	Prestatyn	0	102	102	0	50	52	0	0	0	0	0	Under construction
3865	Grange Hotel	Rhyl	44	44	0	0	0	0	0	0	0	0	0	Completed
73	Victoria Road	Rhyl	0	18	18	18	0	0	0	0	0	0	0	Under Construction

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LPA Ref Number	Site Name	Settlement	Units		Units last study y	Capacit Units Rmng	U/C	2023	2024	2025	2026	2027		Comments	
			Built since	Total Units								2027	2027+		
4070	Llys Anwyl	Rhyl	0	12	12	0	12	0	0	0	0	0	0	0	Under Construction
4071	Edward Henry Street	Rhyl	0	13	13	0	0	0	13	0	0	0	0	0	Awaiting commencement
3630	Glasdir Phase 2	Ruthin	0	63	63	63	0	0	0	0	0	0	0	0	Under Construction
4044	Llys Awelon Ph 2	Ruthin	0	35	35	0	0	35	0	0	0	0	0	0	Awaiting commencement
3698	Land Adj Trefnant Inn	Trefnant	13	13	0	0	0	0	0	0	0	0	0	0	Completed
TOTALS (HA)			167	500	317	105	91	87	13	0	0	21	0		
TOTALS (incl RSL)			398	1940	934	183	145	157	54	37	30	331	0		

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Appendix 2 – Local Policy Performance

LDP Objective 1: Population and Community

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
BSC 1	Meet the housing needs of the County.	The number of new houses granted planning permission; The number of new homes completed annually.	In the case of both indicators: Less than 500 per year for 3 consecutive years in Phase 2, and less than 750 per year for 3 consecutive years in Phase 3.	RED	Monitoring period: 01/04/21 to 31/03/22 Number of dwellings granted planning permission: 268 Number of dwellings completed: 422.
BSC 1	Maintain 5-year housing land supply.	Not applicable	Not applicable.	Not applicable	Indicator was replaced by the requirement to include a 'Housing Trajectory' into the AMR (see Development Plan Manual, Edition 3).
BSC 2	Increase the number of brownfield sites coming forward for development.	The amount of new development granted planning permission on brownfield sites.	Decrease below 60% for housing and employment (excluding Bodelwyddan KSS).	Not applicable	Data not captured.

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Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
BSC 4; BSC 8; BSC 9	Increase the number of new affordable dwellings built in the County.	Number of affordable dwellings permitted per annum; Number of affordable dwellings completed per annum	In the case of both indicators: Less than 165 affordable dwellings permitted per year for 3 consecutive years in Phase 2, and less than 225 per year for 3 consecutive years in Phase 3.	RED	Number of affordable dwellings that were granted planning permission within the last three years: 2019 / 2020 – 62 units; 2020 / 2021 – 169 units; 2021 / 2022 – 113 units. Number of affordable dwellings that were completed within the last 3 years: 2018/2019 – 13 dwellings; 2019/2020 – 79 dwellings; 2020/2021 – 63 dwellings.

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Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
BSC 10	Meeting the needs of Gypsies and Travellers.	n/a	Where a need for permanent and/ or transit sites is identified for Denbighshire in the North West Wales Local Housing Market Assessment (LHMA). The Council will work in partnership with neighbouring authorities to instigate a site search. A suitable site will be identified and planning permission granted within 18 months of receipt of the North West Wales LHMA, should it identify a specific need.	RED	The Council carried out a Gypsy and Traveller Accommodation Needs Assessment (GTANA), which was approved by Welsh Government on the 28th of March 2017. A new GTAA has been prepared and approved by the Council. It was submitted to Welsh Government and awaits approval.

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LDP Objectives 2 and 3: Economy and Jobs

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
PSE 2	An average of 4 hectares of employment land taken up per annum	The amount of new employment land, in hectares, granted planning permission.	Less than 3 hectares per year for 3 consecutive years.	AMBER	Amount of Use Class B - development that was granted planning permission on designated employment land: 2019 / 2020 – 10.80 hectares; 2020 / 2021 – 8.00 hectares; 2021 / 2022 – nil hectares.
PSE 1; PSE 3	Protect employment land from non-employment uses.	The amount of employment land, in hectares, lost to non-employment uses.	More than 5% lost in conflict with Policy PSE 3 in comparison to the amount of employment land, in hectares, available in the year of LDP adoption.	AMBER	Total loss of employment land since adoption of LDP in June 2013: 8.51ha which is more than 5% of all employment land available (113.17ha) in 2013.

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Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
PSE 5	Help to sustain the rural economy.	Unemployment levels.	Increase in unemployment levels in rural areas 5% above 2011 levels.	Not applicable	<p>Changes brought about by the introduction of universal credit does not allow for direct comparison with previous jobseekers' allowance figures.</p> <p>Percentage of people in Denbighshire that claim universal credit was 4.4% in February 2022.</p>

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LDP Objective 4: Retail

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
PSE 6; PSE 9	Direct new retail development to existing town centres.	Amount of unallocated new major retail, office and leisure floor space permitted outside town centres.	1 new major retail, office and leisure development permitted outside town centres contrary to LDP policy.	GREEN	None during the monitoring period.
PSE 7	Meet the quantitative need for non-food retailing in the county.	The provision of new non-food retail floor space in Rhyl, Prestatyn and Denbigh.	No projects delivered by 2015.	GREEN	Prestatyn Retail Park opened in March 2013, and Denbigh Retail Park opened in 2017.
PSE 8	Maintain the balance of retail and non-retail uses within town centres.	Number of shops lost due to a change of use.	5% increase in non-retail uses in a town centre for 3 consecutive years.	GREEN	There has not been a 5% increase in non-retail uses for 3 consecutive years in Denbighshire's town centres. Policy must be subject to review because of national policy change regarding town centre diversification.

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Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
PSE 6; PSE 8; PSE 9	Maintain and enhance the vitality and viability of town centres.	Number of vacant retail units within town centres.	Vacancy rate of 15% or above for 3 consecutive years.	RED	There are five town centres in Denbighshire where the vacancy rate is above 15%.
PSE 10	Protect local shops and services.	Number of local shops or services lost due to a change of use.	Loss of any local shop or service contrary to policy.	GREEN	None contrary to local policy.

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LDP Objective 5: Transport

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
ASA 1	Provision is made for safe access by all users, including cyclists, pedestrians to public services, retail and community facilities.	Number of developments that incorporate recommendations made in accompanying transport assessment and non-motorised user audits.	One development failing to incorporate the recommendations made in accompanying transport assessment and non-motorised user audits.	GREEN	The Council did not start any enforcement action due to non-compliance / failure to incorporate the recommendations made in a planning proposal's transport assessment and/ or non-motorised user audits.
ASA 2	Use of planning conditions/ S106 agreements to secure the improvement of or contributions to the improvement of public transport, walking or cycling infrastructure likely to be caused by new developments.	Number of new developments improving or making contributions towards the improvement of public transport, walking or cycling infrastructure through planning conditions/ S106 agreements.	No new developments making necessary contributions towards the improvement of public transport, walking or cycling infrastructure through planning conditions/ S106 agreements after four years.	GREEN	Improvements to walking or cycling infrastructure is principally secured by use of planning conditions. There were no financial contributions as part of a Section 106 agreement in 2021/2022.

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Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
ASA 3	Application of maximum parking standards to new development proposals in line with relevant Supplementary Planning Guidance.	Number of new developments exceeding maximum parking standards set out in relevant Supplementary Planning Guidance	One new development failing to comply with maximum parking standards.	AMBER	There could have been a limited number of exceptions that were granted due to safety concerns or other material considerations.
BSC 5	Provision of new road infrastructure/ improvements to existing road network between A55 Junction 26 and Bodelwyddan (Sarn Road).	Length of new road infrastructure/ improvement works to existing network between A55 Junction 26 and Bodelwyddan (Sarn Road).	No new road infrastructure / no improvement works to existing network between A55 Junction 26 and Bodelwyddan (Sarn Road) before the occupation of the first dwelling on the KSS.	Not applicable	Outline planning permission for the development of Bodelwyddan Key Strategic Site expired in March 2021.
BSC 5	Improvement of public transport / increased bus service links between Bodelwyddan KSS and key settlements in negotiation with service providers.	Frequency of bus services linking Bodelwyddan KSS and key settlements per hour.	No increase in frequency of bus services linking Bodelwyddan KSS and key settlements in accordance with the timetable agreed by developers and service operators.	Not applicable	Outline planning permission for the development of Bodelwyddan Key Strategic Site expired in March 2021.

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Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
BSC 5	Provision of new cycle and pedestrian routes/facilities as part of the Bodelwyddan KSS to provide connectivity between residential and employment / community facility areas.	Number/ length of new cycle and pedestrian routes/facilities as part of the Bodelwyddan KSS.	No cycle and pedestrian routes/ facilities before the occupation of the first dwelling on the KSS.	Not applicable	Outline planning permission for the development of Bodelwyddan Key Strategic Site expired in March 2021.

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LDP Objective 7: Welsh Language

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
RD 5	No significant harm to the Welsh character or language balance of the community.	Results of Community Linguistic Statements or Assessments submitted.	Any development permitted where the Community Linguistic Statement or Assessment concludes Welsh character or language would be harmed where such harm is not outweighed by other considerations.	GREEN	The Council did not permit any development where the supporting documents identified harm to the Welsh language or culture. Changes brought about in Technical Advice Note 20 "Welsh language" negates the requirement for every planning application to submit a Community Linguistic Statement or Assessment.
RD 5	An increase in Welsh or bilingual signage and Welsh place names.	Use of Welsh or bilingual signage and the use of Welsh place names in new development.	Any development where new streets or places are created not including Welsh names or bilingual signage.	GREEN	It's against Council policy to name streets in English only
RD 5	Prepare and adopt Supplementary Planning Guidance regarding the Welsh language.	Preparation and adoption of SPG.	Adoption of SPG within 12 months of the adoption of the LDP.	GREEN	Supplementary Planning Guidance note on 'Planning and the Welsh Language' was adopted in March 2014.

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LDP Objective 8: Public Open Space

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
BSC 11	Ensure new developments make an adequate contribution to public open space provision	Number of units granted where the open space requirements are met.	1 planning permission granted where the open space requirements are not met, except where justified in line with policy.	GREEN	Open Space contributions are made 'on site' or in form of a financial contribution, depending on size of development and locality.
BSC 11	Protect allocated open space from development.	Amount of allocated open space lost to development.	1 planning permission granted for development on open space, except where justified in line with policy.	Not applicable	Data not captured.

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LDP Objective 9: Minerals

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
PSE 15	Safeguard high quality resources of minerals, including limestone, sand and gravel, Denbigh gritstones, igneous and volcanic deposits from development that would result in permanent loss or hinder extraction.	Area of mineral lost to development.	Loss of identified mineral except where justified in line with the policy.	GREEN	There has been no significant loss of safeguarded mineral.
PSE 16	Maintain a buffer between sensitive development and quarries	Number of planning permissions granted for sensitive development in buffer zones.	One or more planning permission granted for sensitive development within a buffer zone.	GREEN	No planning permission has been granted within Mineral Buffer Zones during the monitoring period 2021/22 which compromises the buffer zones.
PSE 17	Contribute to the regional demand for aggregates.	Tonnes of sand & gravel extraction permitted. Maintain a 10 year landbank of hard rock.	No extraction permitted by 2017. Landbank falls below 10 years.	AMBER	No planning permission has been granted for the extraction of sand and gravel since LDP Adoption in June 2013. Landbanks are above 10 years.

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Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
					<p>The Regional Technical Statement (RTS) 2nd Review has not identified a need to allocate any sand and gravel or Crushed Rock Reserves in Denbighshire.</p> <p>Regional reserves in excess of 15 million tonnes sand and gravel remained at the end of 2019, equating to a 17-year landbank using a 3-year sales average.</p> <p>A lateral extension for Denbigh Quarry is currently under consideration which could yield a further 4.4 million tonnes.</p>

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Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
					<p>Regional reserves of crushed rock in excess of 170 million tonnes remained at the end of 2019 equating to a landbank in excess of 30 years. The location of permitted reserves and suitable rock type are unevenly distributed across North Wales.</p> <p>A Statement of Sub-Regional Collaboration between Denbighshire, Flintshire and Wrexham is agreed to enable new reserves to contribute towards any shortfall within the sub-region.</p>

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LDP Objective 10: Waste

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
VOE 7	Denbighshire will contribute towards the regional need for waste management capacity.	The percentage of waste management capacity permitted as a percentage of the total capacity required, as identified in the North Wales Regional Waste Plan 1st Review.	Less than 50% capacity permitted by 2015, either within or outside of the County delivered in partnership with other north Wales local authorities, as proportion of capacity required by Denbighshire.	GREEN	<p>A 200 kiloton per annum energy from waste plant, Parc Adfer, located in Flintshire was commissioned in September 2019 and is fully operational which will manage residual waste arising from across North Wales, including Denbighshire, who are a joint partner in this residual waste project.</p> <p>A residual food waste hub in Rhualt serving Conwy, Denbighshire and Flintshire is fully operational.</p> <p>The requirements of the Regional Waste Plan no longer apply because this plan has been superseded by revisions to TAN 21 Waste and the Collections, Infrastructure and Markets Waste Sector Plan which</p>

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Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
					<p>places an emphasis on avoiding overprovision of faculties, in particular, landfill. There is currently no requirement for additional non-hazardous household, commercial and industrial waste landfill capacity in North Wales, with adequate capacity located in Conwy and Wrexham, and a landfill awaiting environmental permitting approval in Flintshire.</p>

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LDP Objective 11: Energy

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
VOE 10	Progress towards the TAN 8 target for onshore wind energy.	The capacity of renewable energy developments (MW) (installed or permitted but not yet operational) inside the Strategic Search Area by type per annum (in collaboration with CCBC).	Not achieving the target set out in TAN 8, National Energy Policy or PPW by 2015.	GREEN	Technical Advice Note 8 'Renewable Energy target 140MW'; Denbighshire County Council's total operational and consented capacity was 189.45MW on the 31/03/2015 (see DCC AMR 2015).
VOE 10	Prepare and adopt Supplementary Planning Guidance regarding renewable energy.	Preparation and adoption of SPG.	Supplementary Planning Guidance not adopted by 2013.	GREEN	Supplementary planning guidance note (SPG) on renewable energy was adopted by the Council in April 2016.
VOE 9	Increase the capacity of renewable energy developments in the County.	Number and type of renewable and low carbon energy schemes permitted per annum.	Less than 1 development per year over 3 consecutive years.	GREEN	The Council approved four applications for solar development and one application for hydro development.

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LDP Objective 12: Infrastructure

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
BSC 3	Secure contributions towards infrastructure to meet the additional social, economic, physical and/or environmental infrastructure requirements arising from development.	Number of planning obligations secured.	Failure to secure contributions where necessary.	GREEN	Total amount of planning obligations received in 2021/ 2022: £397,441.30
BSC 12	Prevent the loss of community services or facilities.	Number of services or facilities lost through change of use.	Loss of any community facility unless justified in line with policy.	GREEN	None contrary to local policy
VOE 6	To ensure new development does not increase risk of flooding.	% of new developments with Sustainable Drainage Systems (SuDS) incorporated, or similar solution, where suitable.	Failure to secure any or any successful challenges to the requirement, where suitable.	Not applicable	Schedule 3 to the Flood and Water Management Act 2010 makes SuDS a mandatory requirement for all new developments.

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Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
VOE 6	To ensure major development proposals make efficient use of water resources and without detriment to the environment.	Number of major development proposals developed in accordance with a Water Conservation Statement.	Failure to secure any or any successful challenges to the requirement, where suitable.	Not applicable	Building Regulations – Approved Document G addresses water efficiency measures and standards that are to be met in new developments. Therefore, there is no need to adopt SPG
VOE 6	Prepare and adopt Supplementary Planning Guidance regarding water management.	Preparation and adoption of SPG.	Guidance not adopted by 2015.	Not applicable	Building Regulations – Approved Document G addresses water efficiency measures and standards that are to be met in new developments. Therefore, there is no need to adopt SPG

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LDP Objective 13: Mixed-use Development

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
BSC 5	Prepare and adopt Supplementary Planning Guidance regarding the Key Strategic Site.	(This field has been left blank intentionally.)	Supplementary Planning Guidance not adopted by the end of 2013.	GREEN	Site Development Brief 'Bodelwyddan Key Strategic Site' was adopted in July 2014.
BSC 5	Deliver the Key Strategic Site.	Planning permission granted for 1715 dwellings, 26 hectares of employment land and associated facilities and infrastructure.	Planning permission not granted by the end of 2013.	RED	Outline planning permission for the development of Bodelwyddan Key Strategic Site expired in March 2021.

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LDP Objective 14: Design

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Performance
RD 1	Respect site and surroundings and ensure sustainable land take.	Average density of residential development permitted.	Average density of residential development permitted falling below 35 dwellings per hectare unless justified by policy.	GREEN	Deviations from the 35 dwellings per hectare density requirement were justified where site-specific conditions necessitated doing so.
RD 1	Produce supplementary planning guidance regarding design.	(This field has been left blank intentionally)	Supplementary planning guidance not produced by the end of 2013.	GREEN	Supplementary Planning Guidance 'Residential Development' was adopted in October 2016.
BSC 1	Create mixed and balanced communities.	The provision of a range of house sizes, types and tenure to reflect local need.	No developments completed with a range of house sizes, types and tenure to reflect local need	GREEN	There have been a number of residential development schemes that delivered a range of house types and sizes to reflect local need such as, 'Cae Topyn' in Denbigh, 'Cae Mair' in Llanfair DC and 'Cysgod y Graig' in Dyserth.
BSC 7	Prevent the creation of Houses in Multiple Occupation	Number of HMOs granted planning permission.	1 or more HMOs granted planning permission.	GREEN	None.

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Local Policy	Policy Target	Indicator	Trigger Level	Performance	Performance
VOE 1	Direct inappropriate development away from the flood plain	Amount of development permitted in C1 and C2 flood plain areas not meeting all TAN 15 tests (paragraph 6.2 i-v).	1 or more granted planning permission.	RED	Planning permission was granted for a highly vulnerable development that did not meet all TAN15 tests.

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LDP Objective 15: Tourism

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
PSE 1	Contribute towards the visitor economy.	Number of tourism facilities lost through change of use.	Loss of any tourism facility except where justified in line with policy.	GREEN	Covid 19 has had an impact on the tourism industry although no tourism facilities appear to have been lost and a number of applications have been received for tourist accommodation.
PSE 1	Contribute towards the visitor economy.	Number of planning permissions granted and completed in accordance with policies PSE1 criteria iii), PSE 11, PSE 12 and PSE 14.	No planning permissions granted over 3 years in accordance with the named policies.	GREEN	Local policy PSE 12 and PSE 14 are frequently applied to planning proposals aiming to agree farm diversification, extending the tourism offer in rural areas, or extensions to existing caravan sites.
VOE 3	To protect the designation of the World Heritage Site, its Outstanding Universal Value and setting.	Prepare joint SPG.	Joint SPG not adopted by the end of 2013.	GREEN	The Joint SPG, including Denbighshire, Wrexham and Shropshire (England), was adopted in June 2012, and has been revised in August 2013.

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Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
VOE 3	To protect and enhance the World Heritage Site Buffer Zone character.	Prepare joint SPG.	Joint SPG not adopted by the end of 2013.	GREEN	The Joint SPG, including Denbighshire, Wrexham and Shropshire (England), was adopted in June 2012, and has been revised in August 2013.

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LDP Objectives 16: Areas of Protection

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
VOE 5	Protect statutory designated sites of nature conservation from adverse effects caused by new development.	Number of developments that have an adverse effect on statutory designated sites of nature conservation.	No development proposal granted planning permission that would have an adverse effect on statutory designated sites of nature conservation and unless accepted by Natural Resources Wales as being necessary for management of the designated site.	GREEN	The Council did not approve any planning application that would adversely affect statutory designated sites of nature conservation. Natural Resources Wales and the County Ecology and Biodiversity Officer are both consulted on proposals that are likely to have an effect on ecological features.

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National Policy Objectives

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
Not applicable	Delivering new housing on allocated sites.	Number of planning permissions granted on allocated sites, as a % of total development permitted (hectares and units).	(This field has been left blank intentionally)	(This field has been left blank intentionally)	Total number of dwellings permitted on allocated sites: 116 (43.3% of all permitted dwellings). Total number of dwellings completed on allocated sites: 269 (64% of all completions).
Not applicable	Maintaining the vitality and viability of town centres.	Amount of major retail, office and leisure development (sqm) permitted in town centres expressed as a percentage of all major development permitted.	(This field has been left blank intentionally)	(This field has been left blank intentionally)	Amount of major retail, office and leisure development permitted in town centres expressed as a percentage of all major development permitted: 5.3% (9,300 sqm out of 175,380 sqm).

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Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
Not applicable	Amount of residential development meeting the Code for Sustainable Homes Level 3 and obtaining 6 credits under Ene 1 – Dwelling Emissions Rate	All new housing developments to meet this National requirement.	One new development not meeting national requirements.	Not applicable	Policy Target and Indicator are no longer covered by planning legislation. Planning Policy Wales (Edition 7), Section 4.12, has been revised to delete the national development management policy on sustainable building standards. These changes have been made in light of amendments to Part L of Building Regulations on energy efficiency.

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Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
Not applicable	Amount of non-residential development over 1,000m ² on a site over 1ha meeting BREEAM 'very good' standard and achieving mandatory credits for Excellent under issue Ene 7 – Reduction of CO2 Emissions	All new non-residential developments to meet this national requirement.	One new development not meeting national requirements.	Not applicable	Policy Target and Indicator are no longer covered by planning legislation. Planning Policy Wales (Edition 7), Section 4.12, has been revised to delete the national development management policy on sustainable building standards. These changes have been made in light of amendments to Part L of Building Regulations on energy efficiency.

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Appendix 3 – Sustainability Appraisal Objectives Monitoring

SA Objective 1: Ensure the housing needs of the community are met

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
The LDP includes a number of policies promoting new housing which should positively contribute to housing needs.	No. of affordable homes delivered per annum and the % of eligible residential planning permissions where affordable housing has been negotiated.	To follow guidance on provision of affordable housing in the interim North East Wales Housing Market Assessment	GREEN	Affordable homes – whilst the annual rates have varied, the total number of AH delivered throughout the Plan period until now is 865. Council is in the process of preparing the Local Housing Market Assessment 2022 after Welsh Government published new methodology in March 2022. Following LDP adoption all residential developments have met the policy requirements for affordable provision unless deviation was justified in line with Policy BSC 4 & SPG Affordable Housing.
The LDP includes a number of policies promoting new housing which should positively	% of vacant housing	100%	Not applicable	Data not captured.

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
contribute to housing needs.				
The LDP includes a number of policies promoting new housing which should positively contribute to housing needs.	Households on the Housing register	Year on year reduction in the number of households on the housing register	Not applicable	Data not captured.
The LDP includes a number of policies promoting new housing which should positively contribute to housing needs.	% of unfit housing against the Welsh Housing Quality Standard	To reduce the percentage of unfit homes	Not applicable	Data not captured.
The LDP includes a number of policies promoting new housing which should positively contribute to housing needs.	Average property price compared against average earnings	To reduce the ratio of property price and earnings; Source: www.landreg.gov.uk / Wealth of the Nation, 2004	Not applicable	Data not captured.

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SA Objective 2: Promote community health and well-being

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
Promote community health and well-being.	Life expectancy	To maintain/increase life expectancy; Source: www.statswales.gov.wales	GREEN	Life expectancy has shown small increases between 2006 and 2014. There are no later figures from ONS and StatsWales.
Promote community health and well-being	No. of planning applications incorporating Health Impact Assessment (HIA)	100% for major developments	Not applicable	Health Impact Assessments (HIAs) are not mandatory in the Welsh Planning system. The Council has however carried out a HIA for the Bodelwyddan Site Development Brief and the Open Space Supplementary Planning Guidance. Decision-making is informed by the Council's Well-Being Impact Assessment tool that considers different types of impacts on local services.
Promote community health and well-being	Community Satisfaction / perceptions surveys – Housing Estate Surveys	To decrease % of people who describe their health as poor	Not applicable	Data not captured.

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
Promote community health and well-being	Indices of deprivation	To decrease % of population living in most deprived areas	Not applicable	Data not captured
Promote community health and well-being	Proportion of households not living within 400m of their nearest natural green space	0% Source: NRW (CCW) Accessible Green space standards	Not applicable	Data not captured.
Promote community health and well-being	Proportion of households within reasonable walking distance of key health services	Increase	Not applicable	The County of Denbighshire is primarily rural in character. There are only a small number of households that live within a reasonable walking distance of key health services.

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SA Objective 3: Promote safer neighbourhoods and contribute to a reduction in the fear of crime

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
Promote community health and well-being; the LDP has reference to safety and crime in policies that consider design.	Overall crime rates by type	To reduce crime rates year on year	Not applicable	Data not captured. The Council adopted Supplementary Planning Guidance on Community Safety in March 2017.
Promote community health and well-being; the LDP has reference to safety and crime in policies that consider design.	Average crime rate in Denbighshire per 1000 inhabitants	To reduce the number of crimes committed per 1000 inhabitants	Not applicable	Data not captured. The Council adopted Supplementary Planning Guidance on Community Safety in March 2017.

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SA Objective 4: Enhance existing and promote the development of high-quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the natural environment

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
Polices in the LDP seek to protect open space and so the effect are predicted to be positive.	Accessibility / availability of community facilities	To increase % of residents using local authority and/or private sports and leisure facilities at least once a week	Not applicable	Data not captured.
Polices in the LDP seek to protect open space and so the effect are predicted to be positive.	Number of residential permissions granted where the open space requirements are met	100%	GREEN	All planning permissions met the open space requirements as set out in Policy BSC 11. Developers may have successfully renegotiated or removed conditions relating to the payment of commuted sums for open space. The Council adopted a revised Supplementary Planning Guidance note on 'Recreational Open Space' in March 2017.

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
<p>Policies in the LDP seek to protect open space and so the effect are predicted to be positive.</p>	<p>Hectares of accessible countryside and local green space</p>	<p>To increase (use the Green Space Toolkit)</p>	<p>Not applicable</p>	<p>An audit of open space was carried out in 2016 which supports open space requirements in future planning applications.</p> <p>The Council adopted a revised Supplementary Planning Guidance note on 'Recreational Open Space' in March 2017</p>
<p>Policies in the LDP seek to protect open space and so the effect are predicted to be positive.</p>	<p>Number and % residents using parks, open spaces and nature reserves annually</p>	<p>Increase numbers year on year</p>	<p>Not applicable</p>	<p>Data is not captured.</p>

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SA Objective 5: Improve accessibility to education, employment, health, homes and community services for all sectors of the community through modes of transport other than the private car.

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
It will be important to monitor the accessibility of the opportunities.	Accessibility /availability of community facilities (schools, health and social facilities, nurseries, further education establishments, community halls, churches, libraries, residential homes for the elderly, cemeteries, open space, sports facilities, supported accommodation, theatres and cinemas)	Distances from residents' properties to community facilities as listed in the indicator to comply with the Welsh Index of Multiple Deprivation	Not applicable	Data not captured
It will be important to monitor the accessibility of the opportunities.	% of rural residential population within walking distance of key services	Maintain and improve the proportion	Not applicable	Data not captured

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
It will be important to monitor the accessibility of the opportunities.	Travel to work data/modal split	Reduce the distance of travel to work and reduce the % of people who travel by means of private car. Increase % of people travelling by sustainable modes of transport (walking/cycling/public transport)	Not applicable	Data not captured
It will be important to monitor the accessibility of the opportunities.	Traffic volumes	To reduce traffic growth rates	Not applicable	Data not captured
It will be important to monitor the accessibility of the opportunities.	Proportion of new developments (housing/ economic/ retail) located within reasonable walking distance of public transport, cycle ways and footpaths	To monitor of new developments within reasonable walking distance	Not applicable	Data not captured
It will be important to monitor the accessibility of the opportunities.	Frequency/reliability of public transport	Ensure frequency is maintained and improved	Not applicable	Data not captured
It will be important to monitor the accessibility of the opportunities.	Length of bus network	Ensure frequency is maintained and improved	Not applicable	Data not captured

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
It will be important to monitor the accessibility of the opportunities.	No. of settlements served by bus/rail	Ensure frequency is maintained and improved	Not applicable	Data not captured
It will be important to monitor the accessibility of the opportunities.	% of residential developments making relevant infrastructure contributions	Record the amount provided and the method spent	Not applicable	Data not captured

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SA Objective 6: Protect and enhance the Welsh language and Culture, including the County's heritage assets.

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
LDP Policy RD 4 as well as the LDP objective to retain young people in the County through the provision of affordable housing.	Proportion of Welsh speakers in the County and their distribution	Maintain and improve the proportion	GREEN	<p>Welsh Government's Annual Population Survey estimates (of persons aged 3 and over who say they can speak Welsh by local authority and measure) indicate that the % of persons aged 3 and over who say they can speak Welsh appears to have increased to December 2021.</p> <p>There is an increase in the December figures from 37.1% in 2018 and 2019 to 39.7% in 2021.</p>

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
LDP Policy RD 4 as well as the LDP objective to retain young people in the County through the provision of affordable housing.	Proportion of people with skills in the Welsh Language	Maintain and improve the proportion	GREEN	<p>Welsh Government's Annual Population Survey estimates (of persons aged 3 and over who say they can speak Welsh by local authority and measure) indicate that the % of persons aged 3 and over who say they can speak Welsh appears to have increased to December 2021.</p> <p>There is an increase in the December figures from 37.1% in 2018 and 2019 to 39.7% in 2021.</p>
LDP Policy RD 4 as well as the LDP objective to retain young people in the County through the provision of affordable housing.	Welsh medium schools and pre- schools as a proportion of all schools	Maintain and improve the proportion	GREEN	There has been no reduction in the number of Welsh medium schools. Primary school Welsh language capacity is projected to be maintained.
LDP Policy RD 4 as well as the LDP objective to retain young people in the County through the provision of affordable housing.	Bi-lingual published material	Maintain and improve the proportion	GREEN	All Council documents and material must be published bi-lingual.

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
LDP Policy RD 4 as well as the LDP objective to retain young people in the County through the provision of affordable housing.	% quality of Schedule Ancient Monuments, Historic Parks and Gardens, Conservation Areas, Historic Landscapes	No reduction in quality.	Not applicable	Data is not captured.
LDP Policy RD 4 as well as the LDP objective to retain young people in the County through the provision of affordable housing.	Number of listed buildings on the 'Buildings at Risk Register'	Reduction	Not applicable	Data is not captured.
LDP Policy RD 4 as well as the LDP objective to retain young people in the County through the provision of affordable housing.	% of Schedule Ancient Monuments subject to positive actions undertaken by DCC as a result of plan proposals	Increase	Not applicable	Data is not captured.
LDP Policy RD 4 as well as the LDP objective to retain young people in the County through the provision of affordable housing.	% of demolition in Conservation Areas	Low-number in demolition	Not applicable	Data is not captured.

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
LDP Policy RD 4 as well as the LDP objective to retain young people in the County through the provision of affordable housing.	% of Conservation Areas with an up- to-date character appraisal	50% up to date	GREEN	All Conservation Areas in Denbighshire benefit from a character appraisal. Amendment to Rhyl Conservation Area boundary was confirmed in 2020.
LDP Policy RD 4 as well as the LDP objective to retain young people in the County through the provision of affordable housing.	Number of Conservation Areas adversely affected by plan proposals	Nil	GREEN	LDP does not contain any proposal that is contrary to Conservation Area objectives.

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SA Objective 7: Support County economic development and regeneration, including the provision of opportunities for rural diversification.

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
New employment land will be permitted in the County and it will be important to monitor the land take. In addition, the SRA will be developing regeneration schemes which will have an impact on the levels of deprivation in the north of the County. The number and type of rural diversification will be monitored for trends and impacts.	Gross Value Added per capita	To increase GVA per capita	Not applicable	Data not captured.

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
New employment land will be permitted in the County and it will be important to monitor the land take. In addition, the SRA will be developing regeneration schemes which will have an impact on the levels of deprivation in the north of the County. The number and type of rural diversification will be monitored for trends and impacts.	Gross Value Added per worker	To increase GVA per worker	Not applicable	Data not captured.

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
New employment land will be permitted in the County and it will be important to monitor the land take. In addition, the SRA will be developing regeneration schemes which will have an impact on the levels of deprivation in the north of the County. The number and type of rural diversification will be monitored for trends and impacts.	Proportion of economic activity by sector	To increase the number of sectors, especially rural trends	Not applicable	Data is not captured.

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
New employment land will be permitted in the County and it will be important to monitor the land take. In addition, the SRA will be developing regeneration schemes which will have an impact on the levels of deprivation in the north of the County. The number and type of rural diversification will be monitored for trends and impacts.	% changes in the number of VAT registered enterprises	To increase the overall number of VAT registered enterprises	GREEN	Number of VAT registered enterprises/ number of active enterprises has slightly increased from 3155 (2006) to 3,305 (2018). [Latest figures from ONS]

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
New employment land will be permitted in the County and it will be important to monitor the land take. In addition, the SRA will be developing regeneration schemes which will have an impact on the levels of deprivation in the north of the County. The number and type of rural diversification will be monitored for trends and impacts.	Employment / unemployment rates	Reduction in unemployment rate	AMBER	Denbighshire Unemployment Claimant count – 2,125 (August 2011) fell to 1,835 (June 2019) but have risen sharply to 3,635 (June 2020) and back down to 2,415 (Feb 2022) [Figures from Stats Wales].

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
New employment land will be permitted in the County and it will be important to monitor the land take. In addition, the SRA will be developing regeneration schemes which will have an impact on the levels of deprivation in the north of the County. The number and type of rural diversification will be monitored for trends and impacts.	Unemployment claimant count with proportion of residents of working age population	To decrease the proportion of people claiming unemployment benefit	AMBER	Denbighshire Unemployment Claimant count – 2,125 (August 2011) fell to 1,835 (June 2019) but have risen sharply to 3,635 (June 2020) and back down to 2,415 (Feb 2022) [Figures from Stats Wales].

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
New employment land will be permitted in the County and it will be important to monitor the land take. In addition, the SRA will be developing regeneration schemes which will have an impact on the levels of deprivation in the north of the County. The number and type of rural diversification will be monitored for trends and impacts.	Take up of allocated employment land	To increase the take up of employment land	AMBER	There is no clear trend indicating a steady increase in employment land take-up.

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SA Objective 8: Maintain and enhance the vitality and viability of town and rural centres

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
The LDP protects the retail core of town centres from inappropriate change of use and so a positive effect should be monitored.	Vacancy rates in town centres	To decrease the amount of vacant floorspace	AMBER	Vacancy rates in local town centres vary throughout the County. Changes to national policy have removed retail protection from town and city centres which aims at decreasing vacancy levels.
The LDP protects the retail core of town centres from inappropriate change of use and so a positive effect should be monitored.	Quality of town centres (perception surveys)	Maintain and improve the quality	GREEN	Denbighshire Town Centre Health Check was carried out in 2018.
The LDP protects the retail core of town centres from inappropriate change of use and so a positive effect should be monitored.	% changes in total number of VAT registered enterprises in town and rural centres	Increase in the number of VAT registered businesses	AMBER	The number of active businesses in Denbighshire increased from 3,155 in 2006 to 3,400 in 2017 but fell to 3,305 in 2018. (Stats Wales)

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
The LDP protects the retail core of town centres from inappropriate change of use and so a positive effect should be monitored.	% change in total number of shops, pubs and post offices in rural centres	To resist the loss of village shops, pubs and post offices in rural areas where appropriate	Not applicable	Loss of shops, public houses and post offices were only permitted in line with the policy tests that are set out in LDP policies BSC12 and PSE10..

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SA Objective 9: Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
The new development promoted through the LDP could lead to the remediation of brownfield land.	% of dwellings built on previously developed land	% of new dwellings to be built on previously developed land same comment as below	Not applicable	Data not captured
The new development promoted through the LDP could lead to the remediation of brownfield land.	Number of developments meeting densities of between 30-50 dph and higher % in town centres and areas with high public transport accessibility	All developments aim for a density of 30 dwelling per hectare	Not applicable	Data not captured
The new development promoted through the LDP could lead to the remediation of brownfield land.	Amount of derelict land	Reduce year on year	Not applicable	Data not captured
The new development promoted through the LDP could lead to the remediation of brownfield land.	Number of empty properties	Reduce year on year	Not applicable	Data not captured

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SA Objective 10: Safeguard soil quality and function and maintain long term productivity of agricultural land

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
The new development promoted through the LDP will lead to the removal of soil from the land.	Total area of contaminated land	To reduce the area of contamination year on year	GREEN	Land remediation on sites allocated in the LDP was carried out on 0.78 ha of land for a food store at the Former Gasworks, Prestatyn and 1.73ha for retail development at Station Yard, Denbigh. Where development has yet to commence, this will be controlled through the use of conditions attached to the planning permission.
The new development promoted through the LDP will lead to the removal of soil from the land.	Total area remediated as part of new development	To remediate all areas of contamination to a satisfactory standard when required by new development	GREEN	Where development has yet to commence, remediation will be controlled through the use of conditions attached to the planning permission.
The new development promoted through the LDP will lead to the removal of soil from the land.	Soil management methodology	Positive mitigation of and reuse/replacement of soil	GREEN	Where development has yet to commence, remediation will be controlled through the use of conditions attached to the planning permission.

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SA Objective 11: Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
There are policies in the LDP to protect the biodiversity in the County and so the effects are predicted to be positive. However, information should be collected in relation to condition and enhancement of the sites to monitor the effectiveness of the LDP policies.	Area and condition of statutory nature conservation sites. Area and condition of non-statutory nature conservation sites	85% of SSSI features in favourable condition by 2013. No adverse effects on SAC's/SPA's	GREEN	Nature conservation and biodiversity enhancement measures are a principal consideration in determining planning applications. There hasn't been a single planning permission that will adversely affect statutory designated sites of nature conservation.

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
There are policies in the LDP to protect the biodiversity in the County and so the effects are predicted to be positive. However, information should be collected in relation to condition and enhancement of the sites to monitor the effectiveness of the LDP policies.	% of designated sites improved by the LA	To improve condition of all designated sites	Not applicable	Data is not captured.
There are policies in the LDP to protect the biodiversity in the County and so the effects are predicted to be positive. However, information should be collected in relation to condition and enhancement of the sites to monitor the effectiveness of the LDP policies.	Number of proposals/policies resulting in the loss or damage to designated sites	No loss or damage to designated sites at all levels	GREEN	The Council did not grant a single permission for development proposals that are likely to adversely affect designated sites of nature conservation.

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
There are policies in the LDP to protect the biodiversity in the County and so the effects are predicted to be positive. However, information should be collected in relation to condition and enhancement of the sites to monitor the effectiveness of the LDP policies.	Achievement of the Biodiversity Action Plan targets	Annual Local Biodiversity Action Plan reports	GREEN	The Denbighshire Biodiversity Partnership reports actions derived from the Denbighshire Local Biodiversity Action Plan to the Biodiversity Action Reporting System. There are 75 listed on BARS website.
There are policies in the LDP to protect the biodiversity in the County and so the effects are predicted to be positive. However, information should be collected in relation to condition and enhancement of the sites to monitor the effectiveness of the LDP policies.	No. of Regionally Important Geological and Geomorphological Sites (RIGS)	No decrease in number	GREEN	There has been no decrease in the number of Regionally Important Geological and Geomorphological Sites (RIGS).

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
There are policies in the LDP to protect the biodiversity in the County and so the effects are predicted to be positive. However, information should be collected in relation to condition and enhancement of the sites to monitor the effectiveness of the LDP policies.	Area of land actively managed for nature conservation	Increase in the area of land managed under Environmental Stewardship Schemes e.g. Tir Gofal	Not applicable	Data is not captured.
There are policies in the LDP to protect the biodiversity in the County and so the effects are predicted to be positive. However, information should be collected in relation to condition and enhancement of the sites to monitor the effectiveness of the LDP policies.	Number of development schemes which include design in ecological features	Increase proportion of ecological design in new developments	Not applicable	Data is not captured.

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
There are policies in the LDP to protect the biodiversity in the County and so the effects are predicted to be positive. However, information should be collected in relation to condition and enhancement of the sites to monitor the effectiveness of the LDP policies.	Maintenance regimes in place for new habitats on new developments	100%	Not applicable	Data is not captured.

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SA Objective 12: Preserve and enhance landscape character across the County, particularly the AONB

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
The LDP seeks to protect the local landscape. It will be important to monitor whether new developments positively contribute to the design quality of settlements.	% of county designated for landscape	No decrease	GREEN	Extension to the AONB supported and achieved.
The LDP seeks to protect the local landscape. It will be important to monitor whether new developments positively contribute to the design quality of settlements.	% of county designated as high or outstanding landscape quality (LANDMAP studies)	No decrease	GREEN	SPG for AONB and World Heritage Site adopted. No changes in LANDMAP evaluation.
The LDP seeks to protect the local landscape. It will be important to monitor whether new developments positively contribute to the design quality of settlements.	Changes in the LANDMAP evaluation and extent of that change as a result of development	No changes	GREEN	SPG for AONB and World Heritage Site adopted. No changes in LANDMAP evaluation.

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SA Objective 13: Protect and improve the water quantity and quality of inland and coastal waters

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
The LDP seeks to protect the quality of surface and groundwater resources. The availability of water resource falls within the remit of Dŵr Cymru which is responsible for managing water supply and demand across Wales, although it is recognised that this will be affected by the levels of growth within each settlement. Indicators have been proposed to monitor water quality and the potential effects of new development. The LDP also promotes sustainable design and construction and so it will be beneficial to monitor water use in the LDP, although this is also affected by individual actions.	% of watercourse classified as good biological and chemical quality	91% of rivers length in the UK should be of good quality by 2010. DCC will work towards achieving this target. Source: NRW	GREEN	In 2015, 42 per cent of Welsh waters achieved good or better ecological status, an increase compared with 31.2 per cent in 2009. Sea water of the North Wales Coast has been described as compliant with Bathing Water Directive. (NB: There has been no update since 2015.)

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
The LDP seeks to protect the quality of surface and groundwater resources. The availability of water resource falls within the remit of Dŵr Cymru which is responsible for managing water supply and demand across Wales, although it is recognised that this will be affected by the levels of growth within each settlement. Indicators have been proposed to monitor water quality and the potential effects of new development. The LDP also promotes sustainable design and construction and so it will be beneficial to monitor water use in the LDP, although this is also affected by individual actions.	Compliance with Bathing Water Directive, European Blue Flag and UK Seaside awards	100% compliance	GREEN	In 2015, 42 per cent of Welsh waters achieved good or better ecological status, an increase compared with 31.2 per cent in 2009. Sea water of the North Wales Coast has been described as compliant with Bathing Water Directive. (NB: There has been no update since 2015.)

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
The LDP seeks to protect the quality of surface and groundwater resources. The availability of water resource falls within the remit of Dŵr Cymru which is responsible for managing water supply and demand across Wales, although it is recognised that this will be affected by the levels of growth within each settlement. Indicators have been proposed to monitor water quality and the potential effects of new development. The LDP also promotes sustainable design and construction and so it will be beneficial to monitor water use in the LDP, although this is also affected by individual actions.	Groundwater quality	To maintain groundwater quality	Not applicable	Data is not captured.

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
The LDP seeks to protect the quality of surface and groundwater resources. The availability of water resource falls within the remit of Dŵr Cymru which is responsible for managing water supply and demand across Wales, although it is recognised that this will be affected by the levels of growth within each settlement. Indicators have been proposed to monitor water quality and the potential effects of new development. The LDP also promotes sustainable design and construction and so it will be beneficial to monitor water use in the LDP, although this is also affected by individual actions.	Distribution of aquifers and their vulnerabilities	To maintain groundwater quality	Not applicable	Data is not captured.

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
The LDP seeks to protect the quality of surface and groundwater resources. The availability of water resource falls within the remit of Dŵr Cymru which is responsible for managing water supply and demand across Wales, although it is recognised that this will be affected by the levels of growth within each settlement. Indicators have been proposed to monitor water quality and the potential effects of new development. The LDP also promotes sustainable design and construction and so it will be beneficial to monitor water use in the LDP, although this is also affected by individual actions.	Number of incidents of major and significant water pollution due to new developments	0%	Not applicable	Data is not captured.

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<p>The LDP seeks to protect the quality of surface and groundwater resources. The availability of water resource falls within the remit of Dŵr Cymru which is responsible for managing water supply and demand across Wales, although it is recognised that this will be affected by the levels of growth within each settlement. Indicators have been proposed to monitor water quality and the potential effects of new development. The LDP also promotes sustainable design and construction and so it will be beneficial to monitor water use in the LDP, although this is also affected by individual actions.</p>	<p>Surface water and groundwater abstractions (licensed and private)</p>	<p>(This field has been left blank intentionally)</p>	<p>Not applicable</p>	<p>Data is not captured.</p>

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The LDP seeks to protect the quality of surface and groundwater resources. The availability of water resource falls within the remit of Dŵr Cymru which is responsible for managing water supply and demand across Wales, although it is recognised that this will be affected by the levels of growth within each settlement. Indicators have been proposed to monitor water quality and the potential effects of new development. The LDP also promotes sustainable design and construction and so it will be beneficial to monitor water use in the LDP, although this is also affected by individual actions.	% of planning permissions with water saving devices/ grey water recycling required as part of conditions	To reduce overall water consumption in new developments	Not applicable	Data is not captured.

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<p>The LDP seeks to protect the quality of surface and groundwater resources. The availability of water resource falls within the remit of Dŵr Cymru which is responsible for managing water supply and demand across Wales, although it is recognised that this will be affected by the levels of growth within each settlement. Indicators have been proposed to monitor water quality and the potential effects of new development. The LDP also promotes sustainable design and construction and so it will be beneficial to monitor water use in the LDP, although this is also affected by individual actions.</p>	<p>Estimated household water consumption (litres per head per day)</p>	<p>Long term decrease</p>	<p>GREEN</p>	<p>Per capita consumption of water by year for Wales from 150 litres (2006) to 149 litres (2011) per person per day. Figures last updated by Stats Wales: 25 July 2012.</p>

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SA Objective 14: Minimise the vulnerability to flooding and ensure new development does not increase flood risk

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
There are a number of policies to direct new development away from areas of flood risk and so effects should be positive. The extent to which the need for permeable surfaces and the use of SuDS is promoted in new development.	% of planning applications with SuDS required as part of conditions	All new development proposals to show that sustainable drainage has been considered and implemented if appropriate; Source: NRW	GREEN	New development requires SUDS approval prior to site commencement (Council is SUDS approval body)
There are a number of policies to direct new development away from areas of flood risk and so effects should be positive. The extent to which the need for permeable surfaces and the use of SuDS is promoted in new development.	No. of new vulnerable development granted planning permission in C1 and/or C2 floodplain area contrary to advice from Natural Resources Wales	0%	RED	Planning permission was granted for a single highly vulnerable development proposal against NRW's advice.

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SA Objective 15: Protect and improve air quality

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
It is not predicted that the LDP will result in adverse effects on air quality. However, some contextual monitoring could be undertaken to support other monitoring.	Levels of main pollutants	To meet National Air Quality Standards	GREEN	An Air Quality Management Zone has not been established in the County of Denbighshire yet.
It is not predicted that the LDP will result in adverse effects on air quality. However, some contextual monitoring could be undertaken to support other monitoring.	No. of days when air pollution is moderate or high for NO2, SO2, O3, CO or PM10	(This field has been left blank intentionally)	Not applicable	Data is not captured.

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SA Objective 16: Contribute to a reduction in greenhouse gas emissions (especially CO2) by increasing energy conservation and efficiency in development and support increased provision and use of renewable energy

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
Monitor the success of the MIPPS 01/2009 requirement for new development.	Annual greenhouse gas emissions by sector	To reduce CO2 emissions by 20% by 2010 and by 60% by 2050 from a 1990 baseline figure (national target) Source: UK Climate Change Programme 2000	Not applicable	Data is not captured.
Monitor the success of the MIPPS 01/2009 requirement for new development.	No. of Code for Sustainable Homes assessments accompanying new developments	100% of new dwellings to meet Code Level 3 Standards from 2010. 100% of new commercial buildings to meet BREEAM Very Good Standard	Not applicable	Planning Policy Wales (Edition 7) was revised to delete the national development management policy on sustainable building standards. These changes have been made in light of amendments to Part L of Building Regulations on energy efficiency coming into force.
Monitor the success of the MIPPS 01/2009 requirement for new development.	% of energy produced in the County generated from renewable sources	10% renewable energy target by 2010 (national target) and 60% by 2050 Source: UK Climate Change Programme	Not applicable	Data is not captured.

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
Monitor the success of the MIPPS 01/2009 requirement for new development.	No. of buildings incorporating renewable energy production (solar panels, wind turbines, photovoltaics, ground-source heat)	Increase number year on year	Not applicable	Data not captured.
Monitor the success of the MIPPS 01/2009 requirement for new development.	Construction projects incorporating on-site recycling	All major development projects to incorporate on-site recycling	Not applicable	Data not captured.

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SA Objective 17: Protect mineral resources from development that would preclude extraction

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
There is a need to consider the mineral deposit which may be found underneath a development proposal.	Amount of mineral reserves	To sustainably manage existing reserves	GREEN	It's a priority to safeguard limestone and sand and gravel deposits. Mineral buffer zones were 100m for sand and gravel and 200m for hard rock (DCC LDP, adopted 2013).
There is a need to consider the mineral deposit which may be found underneath a development proposal.	Reuse of aggregates in construction	100%	GREEN	Reuse of aggregates in construction was approximately 89% in North Wales according to the 2019 Construction and Demolition Survey undertaken by Natural Resources Wales. 6% of aggregate wastes were disposed of by landfill in North Wales, with the vast majority of aggregate wastes being recovered for beneficial use, including backfilling. Although this indicator is not being complied with, in light of the above the objective is still being met. No mineral reserves were sterilised by non-mineral development

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
There is a need to consider the mineral deposit which may be found underneath a development proposal.	Number of planning applications approved resulting in the sterilisation of mineral reserves	0%	GREEN	It's a priority to safeguard limestone and sand and gravel deposits. Mineral buffer zones were 100m for sand and gravel and 200m for hard rock (DCC LDP, adopted 2013).

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SA Objective 18: Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
New development in the County will need to consider how it can minimise the impact on the environment. Policies VOE 7 & 8 permits new local waste management sites / facilities and so those numbers should be monitored.	Household, construction and demolition and industrial waste production (tonnage)	Reduction in waste to at least 10% of 1998 figure by 2010 By 2020 waste arising per person should be less than 300 kg per annum; Source: Municipal Waste Management Strategy for Denbighshire County Council, February 2005	GREEN	Recycling rates met the 2019/2020 - national target and currently sit at 64.8 % in 2021. The next target is 70% by 2025.
New development in the County will need to consider how it can minimise the impact on the environment. Policies VOE 7 & 8 permits new local waste management sites / facilities and so those numbers should be monitored.	% of household, construction and demolition and industrial waste recycled	By 2009/10 achieve at least 40% recycling/composting, with a minimum of 15% composting and 15% recycling Source: Municipal Waste Management Strategy for Denbighshire County Council, February 2005	GREEN	The target for 2009/10 was met across Wales (Source: Municipal Sector Plan).