

A vibrant street scene during a festival. In the foreground, a woman in a purple jacket and blue jeans walks a small dog on a leash. Next to her are two young boys in graphic t-shirts. The street is filled with people, some walking and others standing. A blue car is parked on the left, and a white car is driving away in the distance. The street is decorated with colorful bunting and a large banner that reads "LIVE MUSIC SPORTS 27 AUG FEST". The overall atmosphere is festive and lively.

Denbighshire Town Centre Health Check 2018

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Appendix - Denbighshire Town & City Surveys:

Corwen

Denbigh

Llangollen

Prestatyn

Rhuddlan

Rhyl

Ruthin

St Asaph

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1. Summary

- 1.1 This report introduces the first 'Town Centre Health Check' conducted in the County of Denbighshire in 2018. The health check was undertaken to gain a better understanding of available infrastructure, retail offer and services for residents and visitors alike.
- 1.2 It has been prepared on the basis of guidance set out in Welsh Government 'Planning Policy Wales' (2018) and 'Technical Advice Note 4: Retail and Commercial Centres' (2016). It has been complemented with retail research work conducted by the Institute for Place Management (Manchester Metropolitan University) and statistical data gathered in-house by Denbighshire County Council.
- 1.3 Denbighshire has a highly attractive and varied built environment with a mix of coastal, rural and commuter towns. Employment levels are high with continuous business support being a priority for the Council. Besides retail, tourism plays a crucial part in the local economy. Therefore, maintaining the accessibility and attractiveness of our town centres are essential to thrive economic growth.
- 1.4 This report starts with briefly introducing the planning background before setting out an alternative approach to classifying town centres. Responding to the concept of 'town centre signatures', which is based on past footfall figures, Denbighshire's eight town centres are presented with a focus on present mix of centre uses; Strength, Weakness, Opportunities, Threats (SWOT) – analyses; and statistics on accessibility by means of transport other than the car, levels of footfall and socio-economics.

2. Background

- 2.1 The Denbighshire town centre health check was undertaken to gain a better understanding of available infrastructure, retail offer and services for residents and visitors alike. It complements the statistical research work carried out in the county's town centres on an annual basis. Moreover, this report will be evidence in support of regeneration and, crucially, inform the formulation of local planning policy for the next Denbighshire Local Development Plan.
- 2.2 Vibrant town centres are characterised as being multifunctional, i.e. retail, commercial, leisure, and provide services twenty-four-seven. Enhanced by well-maintained buildings and easily accessible open space, they contribute towards the creation of economic growth through attracting more people into town and, hence, promote a sense of identity and well-being.
- 2.3 Planning Policy Wales (PPW) sets out how Planning can not only assist in the creation of successful and sustainable retail and commercial centres but ensures a continued effort is made to maintain achieved high

standards. PPW supplemented by Technical Advice Note 4: Retail and Commercial Development encourage local planning authorities to carry out town centre health checks regularly as they are an indicator for local policy effectiveness and the impact of associated developments.

- 2.4 Complying with PPW, the Denbighshire Local Development Plan 2006 – 2021 (LDP) mirrors the 'town centre first' - principal when consideration is given to locating new development as part of the sequential test. Supported by local policies PSE 6 'Retail Economy' and PSE 7, the Council set out its approach to it by defining the retail hierarchy for the county and listing several sites specifically allocated for retail development respectively. Recognising the multi-functional character of town centres, local policy PSE 8 includes criteria that would allow for additional commercial development.

3. Methodology

- 3.1 The methodology is based on national planning guidance, scientific research undertaken with regard to town centre development, and a number of literature sources.
- 3.2 Technical Advice Note 4: Retail and Commercial Development (2016), section 13, sets out indicators of vitality and viability such as, pedestrian flow and the proportion of vacant street level property, which should be considered when carrying out a town centre health check. The UK Local Government Association has just recently published a handbook on town centre revitalisation which provides practitioners with an online toolkit, guidance and further sources of information.
- 3.3 The Manchester Metropolitan University Institute of Place Management's contributions to the 'High Street UK2020' project triggered further research into the concept of 'Town Centre Signatures'. This approach differs from others in focussing on average footfall data instead of looking at the presence of what are deemed essential retail outlets in a town of certain size. Chapter 6 contains further details on town centre signatures.
- 3.4 This report includes the delineated town centres of Corwen, Denbigh, Llangollen, Prestatyn, Rhuddlan, Rhyl, Ruthin and St Asaph. All of them benefit from a town centre boundary as defined in the LDP and shown on the LDP proposals maps. It must be noted that Bodelwyddan has been excluded from this work because of the very small area surrounded by the town centre boundary – 2 buildings spatially separated from another 5 buildings in a row.
- 3.5 The following data and techniques were used in support of producing this report:
- Data on footfall in each of the town centres as all of them have at least one footfall monitor located near to a main car park in town;

- Statistics sourced from ONS, Welsh Government, Census, and Council-internal;
- Presentation of spatial data in GIS (MapInfo®);
- SWOT – Analysis supported by previous research and site visits;
- Denbighshire Town Centre Survey - a town centre survey has been carried out annually since 2007 with data broken down into several categories such as, vacancy rates;
- Application of the 'town centre signatures' concept as set out by the Institute of Place Management;
- Socio-economic data for individual town centres in Denbighshire;
- Results from previously conducted Denbighshire County Council Resident Surveys; and
- Information and promotion material provided by Denbighshire County Council Communication & Marketing Department.

3.6 Quality and dependency on statistical information can be a limiting factor in research. The Council made however the best use of available resources. Although town centre health checks haven't been carried out before, the majority of data was already collected by the authority.

4. Baseline

4.01 The following chapter will briefly introduce a study and a survey specifically carried out to examine the performance of retail in local town centres, whilst acknowledging that healthy town centres do rely on a mix of different uses.

4.1 Retail Study (Retail Capacity)

4.11 Produced by Conwy's Corporate Research Unit, the Council commissioned an update to the Denbighshire Retail Capacity Study (2013). The (new) 2018-version is available on the DCC website. Besides looking at shopping patterns, the document sets out the current retail capacity in the county and assesses the likelihood of future demand. Methodologically, principal data sources were Experian (company specialised in retail assessments), Goad (Experian's retail demand and supply survey in over 3,000 towns) and Mosaic (Experian's consumer classification).

4.12 There are two principal types of consumer items that form the basis for assessing retail need and demand: convenience goods and comparison goods. The following list is not conclusive but provides some examples:

- Convenience: food and non-alcoholic beverages, tobacco, alcoholic beverages, newspapers and periodicals and nondurable household goods; and
- Comparison: clothing, shoes, furniture, household, appliances, tools, medical goods, games and toys, books and stationery, jewellery and other personal effects.

- 4.13 The retail study is based on Denbighshire County Council Member Area Groups (political representatives) – cluster groups with regard to spatial analysis and spatial demarcation.
- 4.14 Summary of retail area assessment:
- Rhyl – 56.9% of convenience demand for Rhyl is met in Rhyl and 17.7% is being met in Prestatyn, whilst 85% of the demand for comparison goods is being met through local supply of Rhyl and Prestatyn, just 3.6% is from Prestatyn;
 - Prestatyn – A similar picture to Rhyl, 80% of the demand for convenience goods are being met locally in Rhyl and Prestatyn and just under 80% of comparison goods. The main rival centres are around Chester;
 - Elwy – Rhyl again is the main retail centre for the Elwy area, providing 32% of convenience and 50.5% of comparison goods. Abergele/ Kinmel Bay and Chester Retail Parks are the biggest competitors for this area;
 - Denbigh – Only 43% of convenience demand is being met locally, as such a significant proportion travel to stores in Rhyl, Abergele, Prestatyn and Flintshire. Comparison goods show a high proportion being spent in Chester, Flintshire, Colwyn Bay and Wrexham, demonstrating a weak supply locally;
 - Ruthin – There is enough provision locally to meet 38% of convenience demand, meaning that many travel to Wrexham, Mold and Deeside. Just 3.9% of comparison demand is met within Ruthin, and only 8.5% is met in Denbighshire. Chester, Wrexham and Mold amongst others are meeting this demand currently; and
 - Dee Valley – The convenience demand being met locally is 33.1%, Wrexham, Ruthin and Flintshire are the rival centres. Comparison is being met again in Wrexham, Cheshire and Flintshire with just 3% in Llangollen.
- 4.15 Future demand is likely to be influenced by the following three trends:
- Population Growth - All areas are expected to see population growth, particularly the Elwy area where the Key Strategic Site is going to be developed with houses for approximately 5,000 new residents or an increase of 33%;
 - Online Sales - Online sales will continue to increase, albeit at a slower pace than in previous years. Convenience retail + 10 years = 1.5% decline due to online sales and Comparison + 10 years = 2.9% decline due to online sales; and
 - Tourism Trends - There has been a 20% increase in visitors to the county from 2004 - 2016, but tourism is a volatile sector, very difficult to predict and, therefore, retail demand has been kept constant when looking 10 years into the future.
- 4.16 The likelihood of future retail demand in the County (convenience/ comparison):

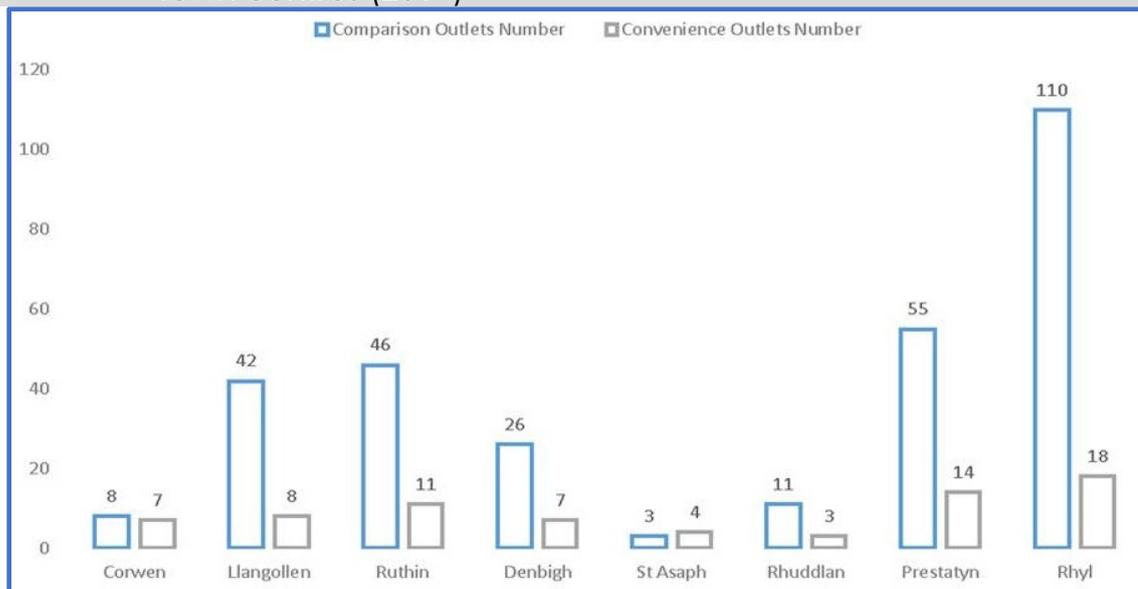
- Coastal Denbighshire - There is a small oversupply of convenience retail but with the potential population growth over the next 10 years taken into account there is potential for additional retail. An oversupply of comparison retail, based on the current population and the 10-year forecast doesn't foresee a requirement to increase the amount of comparison retail, when all proposed development has taken place; and
- Rural Denbighshire - There was capacity to increase the amount of convenience retail in Rural Denbighshire, however the recent Aldi in Denbigh has covered this demand, and the forecast doesn't predict an increase in demand in the next 10 years. Denbigh and Ruthin are performing below their potential, and over the next 10 years a considerable amount of capacity is available in comparison space, to help better serve the population within the County.

4.2 Denbighshire County Council: Annual Town Centre Survey

4.21 The Council carry out town centre surveys on an annual basis which include all eight centres covered by this health check. Their purpose is to gauge how many units, services, and vacancies are in each of them; identifying trends and supporting regeneration efforts and decisions on planning applications.

4.22 A Town Centre Survey is conducted every year, to gauge how many units are in each town centre and of what type. It is recorded whether the unit is in use for comparison retail, convenience retail, services, residential or other uses, or vacant.

Figure 1 Number of comparison and convenience units in surveyed town centres (2017)

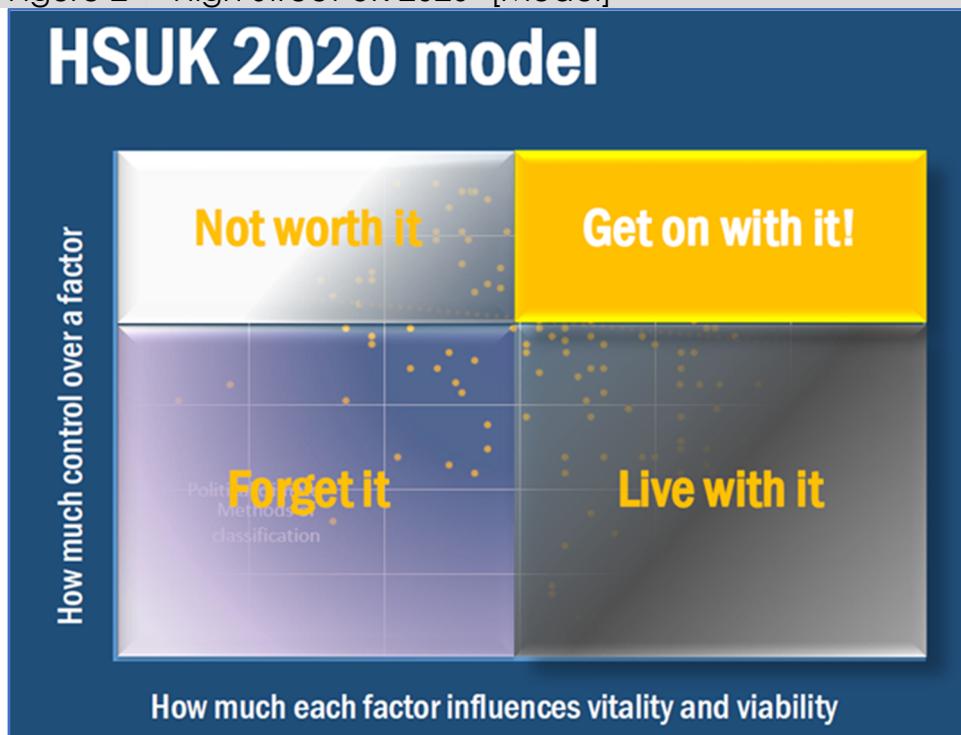


4.23 Results of previous surveys informed the assessment of individual town centres in the appendix.

5. 'High Street UK2000' [Model]

- 5.1 This project was concerned about the impact changes to retailing were having on town and city centres in the UK. Conducted by the Institute for Place Management at Manchester's Metropolitan University, it was the objective to identify those priorities with the greatest impact and over which local organisations have the greatest control - focussing increasingly scarce resources on them. Applying scientific knowledge, 10 town centres were chosen to test the 25 identified priorities, including Wrexham in North Wales.
- 5.2 The Institute arrived at 25 priorities by using the Delphi-method, which is based on limiting the number of priorities in way of anonymous questionnaires, aggregating responses and reaching consensus among participants from further rounds of consultation. A panel of experts and experimentees consisted of town centre managers, retail representatives, interest groups and Council Officers.
- 5.3 Based on the research and opinion of the participants, a total of 201 factors were mapped on a graph that was delineating four quadrants identifying them as 'Not worth it', 'Get on with it!', 'Forget it', and 'Live with it'. See figure 2.

Figure 2 'High Street UK 2020' [Model]



'Not worth it' They represent the less influential factors such as the political climate and public administration.

'Get on with it!' According to participants, these factors could be influenced by high street stakeholders, and are the ones that have greatest influence on high street vitality and viability.

'Forget it'	The Forget it factors are the ones that, although achievable, are not associated with improving vitality and viability; do not currently have much empirical evidence to justify action in these areas.
'Live with it'	They are important in terms of influencing high street viability and viability but unlike 'Get on with it!' these are outside the High Street's ability to influence directly.

Source: The Institute for Place Management, 2014. High Street UK 2020 Priorities

5.4 The 25 factors / priorities that town centre regeneration should focus on are:

activity hours (opening hours, evening economy)	network & partnership with Councils	recreational space (open space)
appearance (visual, cleanliness)	diversity (tenant mix, alternative formats)	barriers to entry (retailers to enter the market)
retailers (offer, representation)	walking (pedestrianisation/ flow, linked trips)	chain vs independent
vision & strategy (leadership, collaboration)	entertainment and leisure	safety / crime
experience (quality, satisfaction, familiarity)	attractiveness	liveable (connectivity, multi/ mono functionality)
management (centre, place management)	place assurance (retail trust, atmosphere)	adaptability (flexibility, fragmentation, size)
merchandise (quality of goods, assortments)	accessibility	store development (upgrading, remodelling)
necessities (car-parking, amenities, facilities)	place marketing	comparison/ convenience
anchor stores		

Source: High Street UK 2020 – Identifying factors that influence vitality and viability

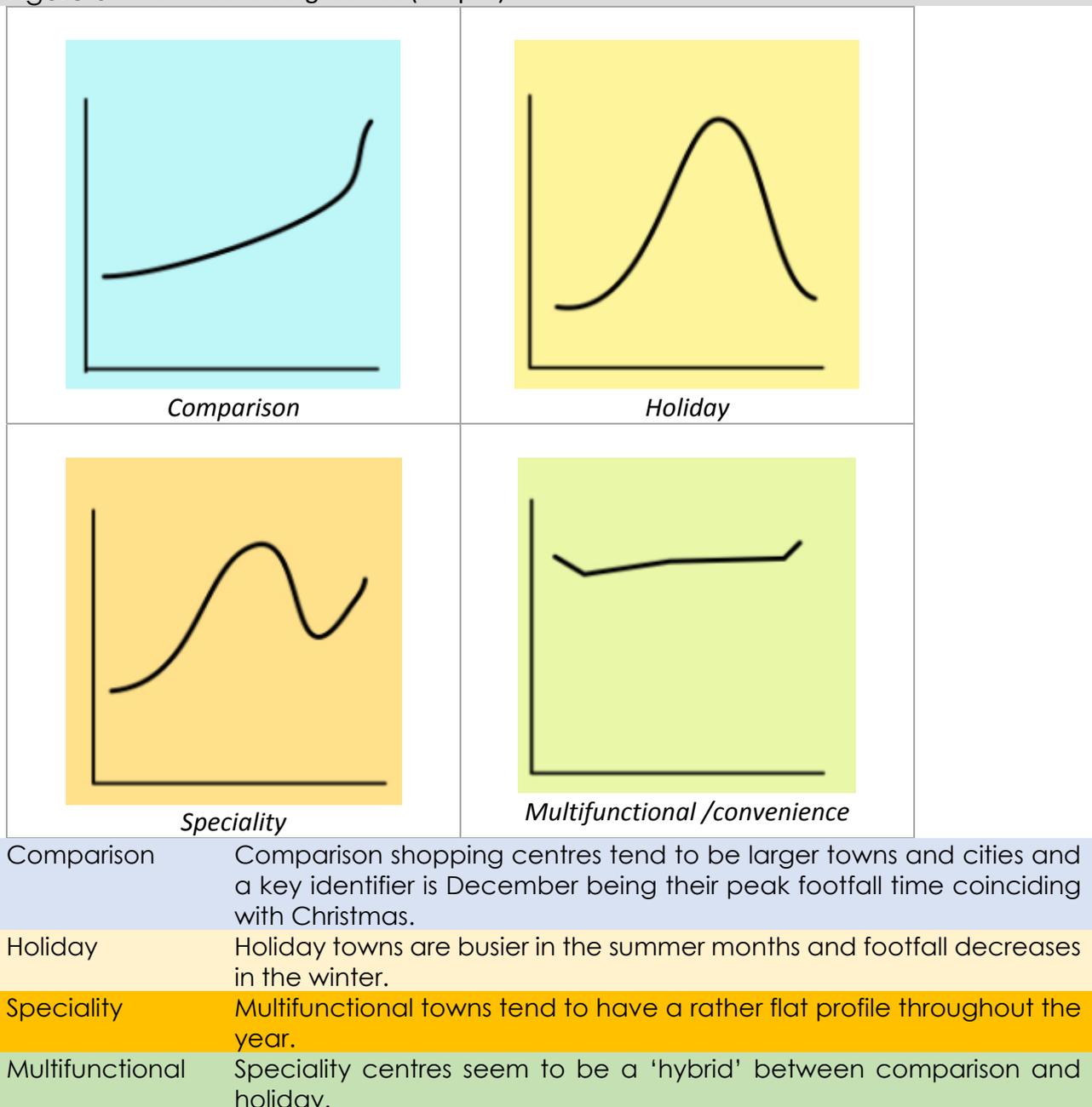
6. 'Town Centre Signatures' [Concept]

6.1 The most widely recognised measure of town centre success (or failure) is the amount of floor space occupied by multiple retailers or the presence of specialist outlets in the centre. However, it is not only retail outlets who re-activate them as chain stores vacate units these can be occupied by services, residential use, or any other 'pop up' use. The focus should hence be on supporting a more multifunctional character of town centres.

6.2 Closely aligned to the High Street UK 2020 project, the Institute for Place Management introduced a new way of classifying town centres. This is based on gathering footfall figures, aggregating monthly totals, and producing graphs on an annual basis. Whilst not the only way of classifying town centres, the advantage of the method is the ease of gathering data and producing footfall graphs.

6.3 Research has led to the identification of four signatures (see figure 3): comparison, holiday, speciality, and multifunctional. There are individual centres that can clearly be assigned to one of the classes whilst it can be tricky to match others. This is due to sharing similar characteristics but having unique footfall patterns.

Figure 3 Town Centre Signatures (Graphs)



Source: Mumford, Parker, Ntounis and Dargan (2017) - A clustering study to verify four distinct monthly footfall signatures: a classification for UK retail centres; Technical Report

6.4 The advantages of using the concept are (1) Using the new comparison, holiday, speciality and multifunctional classes in the language of policy and guidelines will speed up the adoption of activity-based performance measures and classifications across the planning profession, urban regeneration sector and local government, and (2) Encouraging locations

to measure footfall and establish their signature will lead to more realistic and effective place management and marketing strategies.

- 6.5 Since the Council collects data on footfall figures in their town centres, the Town Centre Health Check applies the 'town centre signature' classification. See Appendix for details.

7. 'Denbighshire Residents Survey' [Summary]

- 7.1 The following data are taken from the Denbighshire County Council Resident Survey 2015, and aims at providing residents' views on wider issues affecting the vitality of local towns such as community safety and accessibility.

7.2 Wellbeing

- Overall, how satisfied are you with your life? Average score: 7.46/10;
- Overall, how happy did you feel yesterday? Average score: 7.46/10;
- 70% said they hardly ever felt isolated from others;
- 69% hardly ever felt they lacked companionship.

7.3 Your local area

- 81% were happy with their local area as a place to live;
- 54% felt there had been no major change;
- 34% felt their local area had got worse in the previous 12 months.

7.4 Clean and Tidy Streets

- 68% were satisfied with the overall level of cleanliness of the streets in their local area;
- 46% were satisfied when asked specifically about dog fouling;
- In general, concerns were raised about the physical condition/appearance of buildings and shop fronts and cigarette litter.

7.5 Improving our Roads

An independent company scans the surface of all roads in Wales and produces measures of the quality of roads in each local authority area. Denbighshire's roads have been improving in recent years and the latest figures show 71% of A-roads, 64% of B-roads and 53% of minor roads are in overall good condition. However just 57% were satisfied with the maintenance of roads, 54% in towns and 39% in rural.

7.6 Town Centres

- two-thirds visited their nearest town centre more than once per week;
- 59% were happy with their town centres in general;
- 79% were satisfied with the range of services and 50% with the range of shops;
- Less than half were happy with the availability and price of car parking and 42% were satisfied with the level of traffic congestion;
- 12% are satisfied with job opportunities available;
- 16% were happy with entertainment for young people.

- 7.7 Community Safety
- 24% felt unsafe after dark;
 - 4% felt unsafe during the day;
 - 5% felt unsafe on public transport.
- 7.8 The following results are extracted from a business survey conducted in relation to producing a Rhyl master plan. Local Businesses were of the opinion that
- Diversification of the high street was necessary;
 - Town benefits include: tourism, location, transport links; and
 - Town disadvantages: Empty shops, negative perceptions and long-term decline.

8. Sources

Crime statistics, 2018. Police website. Available at: <https://www.police.uk/>

Denbighshire County Council, 2013. Local Development Plan 2006 - 2021. Available at: www.denbighshire.gov.uk/ldp

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High Street UK 2020, 2017, Project summary. Available at: www.placemanagement.org/special-interest-groups/managing-places/town-and-city-centresdowntowns/town-centre-policy-and-research/hsuk2020/

Mumford, Parker, Ntounis and Dargan, 2017. A clustering study to verify four distinct monthly footfall signatures: a classification for UK retail centres Technical Report 1 (Version 5). Available at: <http://placemanagement.org/media/90636/monthlysignatureclusteringv3.pdf>

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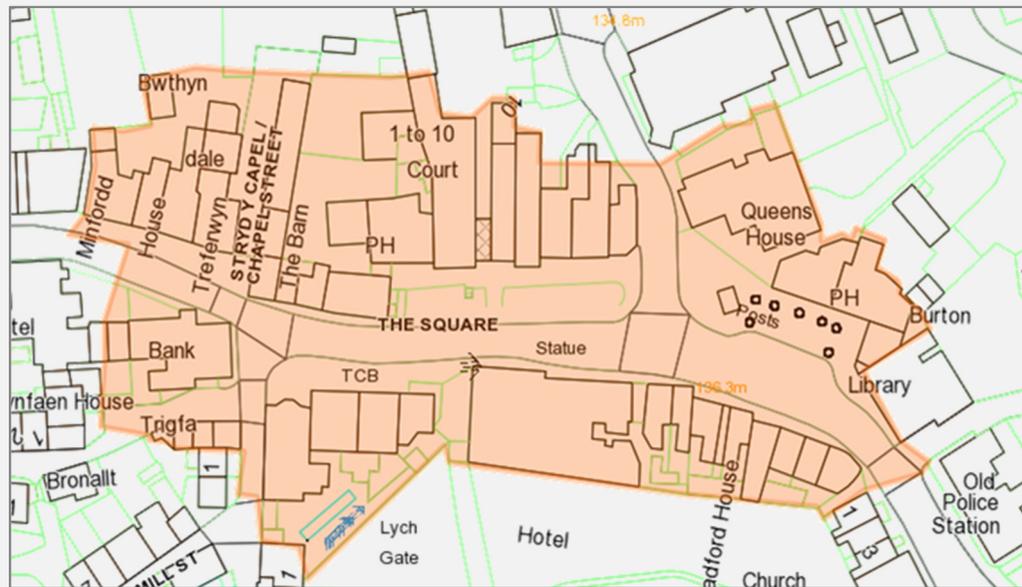


Corwen

Corwen - Town centre map

Introduction

Corwen is a small town in the Dee Valley, below the Berwyn mountains. The estimated resident population for the area was 2,401 people on 30th June 2017. The local economy is principally characterised by manufacturing businesses, agriculture and tourism.



Socio-economic statistics

- The number of people aged 3 and above able to speak Welsh in the area in 2011 was approximately 1,080. This equates to 47.8% of the population aged 3 and over.
- The percentage of working age people who are benefit claimants is 10.9% ((Nov 2016 (Qtr)).
- About 80% of respondents to the 2011 Census in the area reported that their day to day activities were not limited by their health.

Town Signature and Monthly Footfall

Signature: Holiday;

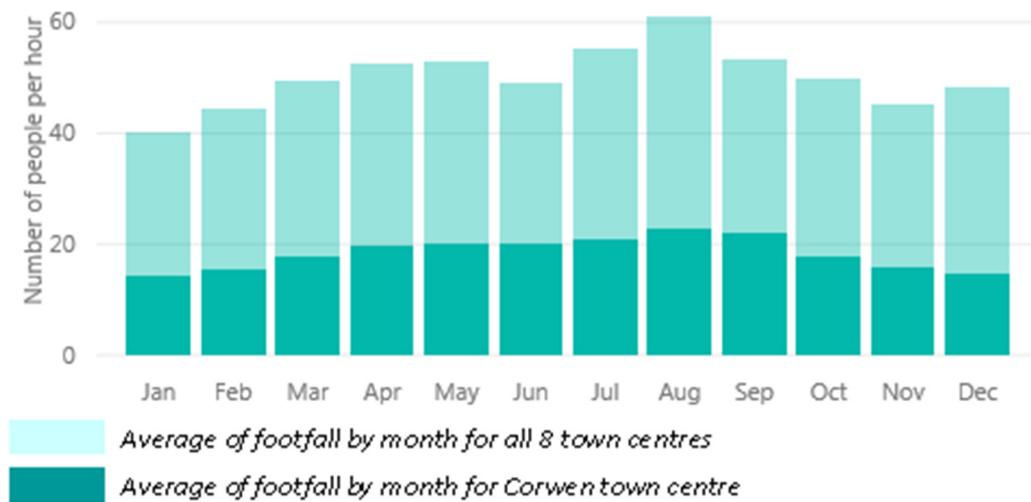
What this means: Focus on tourism offer (short and long-term);

Anchor: landscape, historic references to Owain Glyndŵr;

Strategies should be focused on: Attracting visitors without neglecting the need of residents in the area.

Figure: Average of footfall by month (2016 & 2017)

Average of footfall by month



Strengths, Weakness, Opportunities, Threats (SWOT) analysis

SWOT analyses are used to identify the strengths, weaknesses, opportunities, threats in a business or organisation, including spatial components, with the aim to bring about change or growth.

Strengths

- Range of small shops in town;
- Availability of signage and information for tourists;
- Free car parking in town centre; and
- Heritage railway link with settlements towards Llangollen in the Dee Valley.

Weaknesses

- Constant level of vacant premises in town centre;
- Trunk road (A5) runs through the town centre which causes high levels of noise and air pollution;
- individual buildings would benefit from upgrading/ painting; and
- Shortage of accommodation.

Opportunities

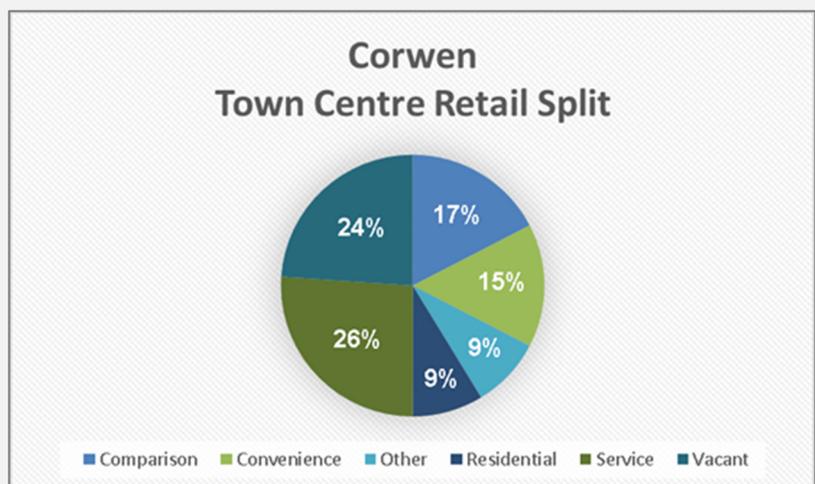
- Promote walking opportunities in a high quality environment;
- Improve tourism offer for visitors arriving by heritage railway; and
- Provision of high quality accommodation in town.

Threats

- Focus on tourism should not have negative impact on the retail offer for local people; and
- Limited availability of car parking.

Retail Analysis

The annual survey recorded a total number of 46 units in Corwen town centre. There are 8 units (17%) in (retail) Comparison use, 7 units (15%) in (retail) Convenience use, 12 units (26%) in Services use, 4 units (9%) in Residential use, and 11 units (24%) are Vacant.



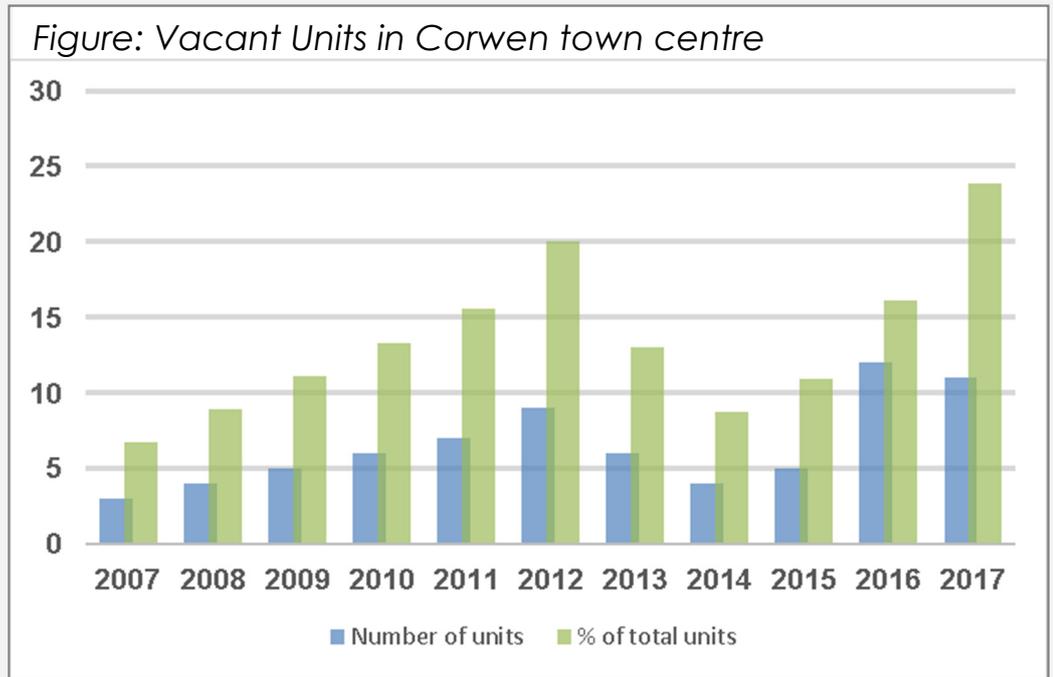
Retail Analysis (cont.)

Corwen is the town with the highest percentage of vacant town centre units (23.9%) in Denbighshire, followed by Rhyl with 20.6%. Whilst on a comparatively low level in absolute number, there is a balance between comparison (8 units) and convenience uses (7 units) in Corwen.

Vacant Units

Although a high level of vacancy, there is only one freehold property available for sale, none are available at leasehold and none have been sold or leased within the last quarter, according to a report by CoStar. This indicates a need to stimulate the commercial property market in Corwen.

Figure: Vacant Units in Corwen town centre

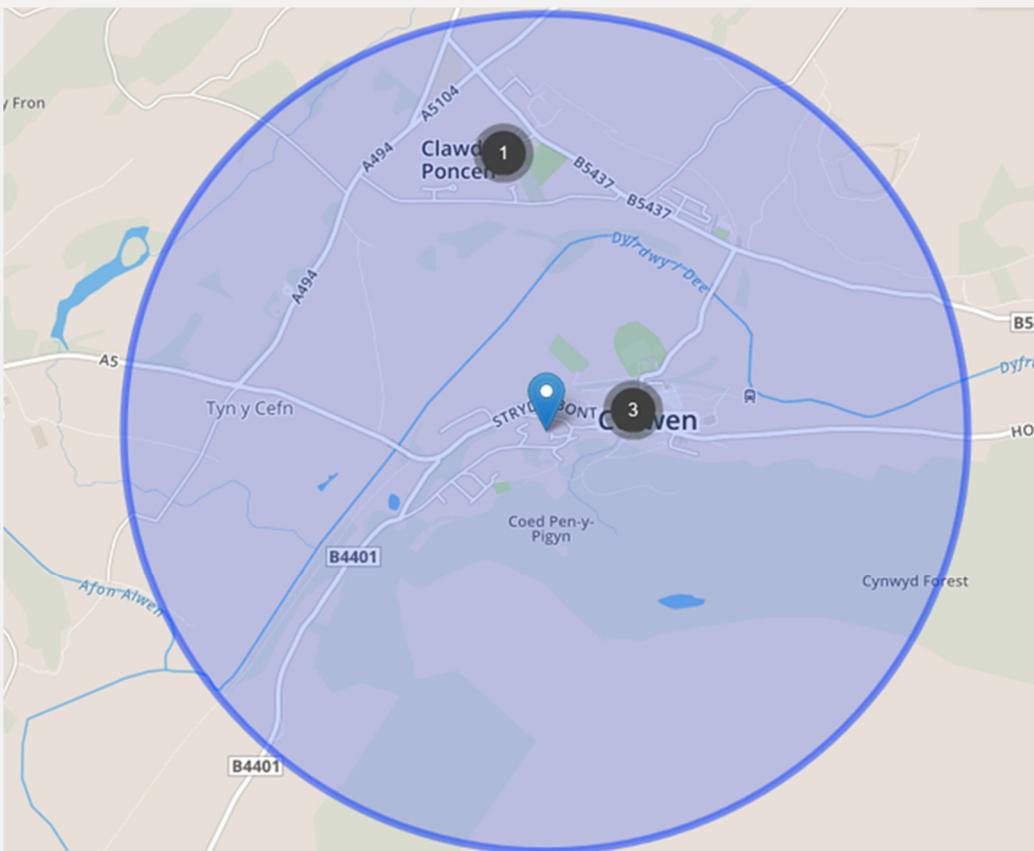


Accessibility

Bus services running through the town centre: **6**;
Bus stops in walking distance: **11**

The National Cycle Network is going to be extended with the aim to open a new cycle route from Chester / Wrexham through Corwen towards West Wales. It will be labelled 'Route 85' after completion.

Number of car parks near the town centre: **3**;
Number of car spaces: **178**



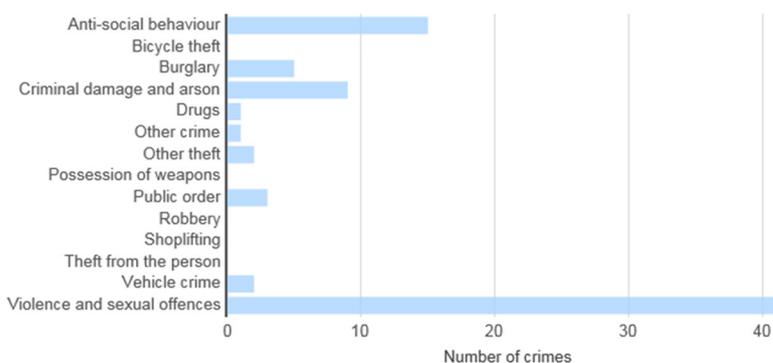
Crime

Corwen – 4 reported crimes in September 2018

Source: police.uk, accessed 14.11.2018

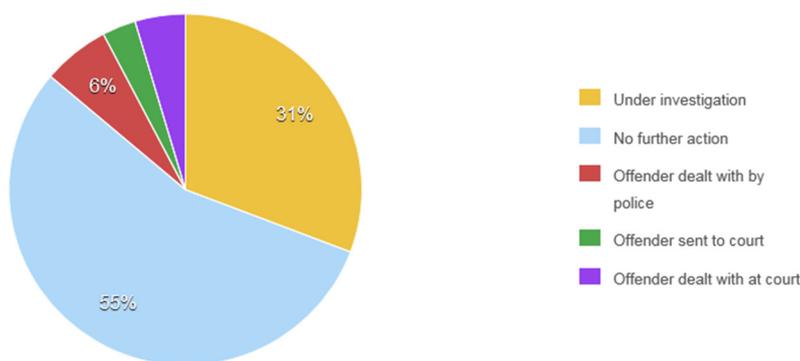
This figure provides an overview of the types of reported crimes in Corwen for the 12 month period from October 2017 until September 2018. It is noticeable that the amount of reported crimes related to 'violence and sexual offences' significantly outweighs all other types.

Comparison of crime types in this area between October 2017 and September 2018



Source: www.police.uk, accessed: 14.11.2018

Comparison of outcomes in this area between October 2017 and September 2018



Source: www.police.uk, accessed: 14.11.2018

This figure shows the outcome of crime investigations in Denbigh for the period between October 2017 and September 2018. The majority of cases are either under investigation or have no further action taken against them. The police had to deal with 6% of the offenders.

What to focus on for Corwen?

Because footfall indicates a 'holiday' signature it is important to focus on serving the visitors to Corwen (without neglecting the needs of local residents) by:

- Decrease the number of vacant premises;
- Focus on improving dwell time in the town centre by improving the offering of leisure based activities;
- Improve the quality and variety of accommodation; and
- Increase the number of visitors that arrive at Corwen station.

Contact

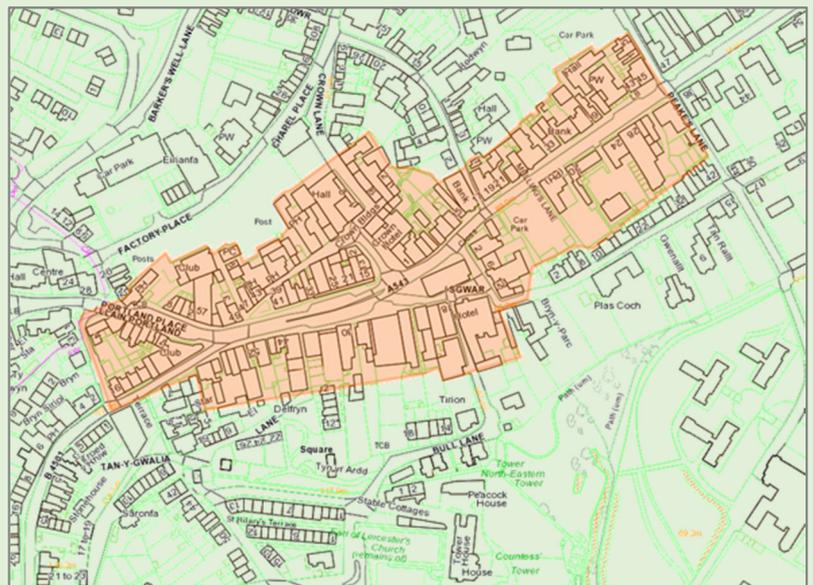
Strategic Planning and Housing
 Denbighshire County Council
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 Caledfryn, Denbigh
 Tel: 01824 706916
 Email: planningpolicy@denbighshire.gov.uk
 Website: www.denbighshire.gov.uk





Denbigh

Denbigh - Town centre map



Introduction

Denbigh is a historic market town in the Vale of Clwyd. The estimated resident population for the area was 9,780 people on 30th June 2017. The town's main attractions include Denbigh Castle, Denbigh museum in the former Magistrate Court, and a number of historic buildings in and around the town centre.

Socio-economic statistics

- The number of people aged 3 and above able to speak Welsh in the area in 2011 was approximately 3,410. This equates to 36.2% of the population aged 3 and over.
- The percentage of working age people who are benefit claimants is 13.6% ((Nov 2016 (Qtr)).
- About 79.3% of respondents to the 2011 Census in the area reported that their day to day activities were not limited by their health.

Town Signature and Monthly Footfall

Signature: Multifunctional;

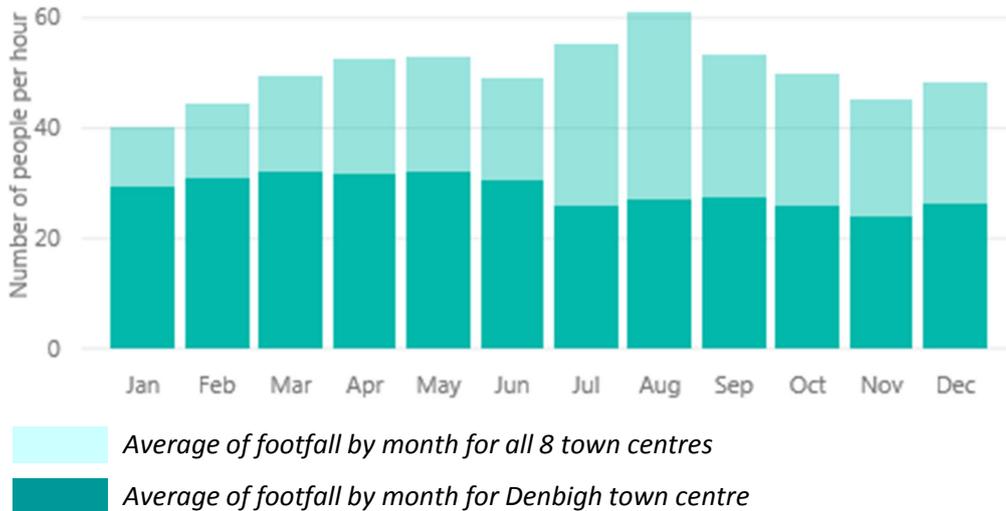
What this means: Offers convenient mix of retail and services, primarily focussed on local community and surrounding catchment area;

Anchor: Mix of activities, focussing on work, retail, leisure etc.;

Strategies should be focused on: Enabling multi-purpose trips for residents, improving tourist accommodation and promoting high quality built environment.

Figure: Average of footfall by month (2016 & 2017)

Average of footfall by month



Strengths, Weakness, Opportunities, Threats (SWOT) analysis

SWOT analyses are used to identify the strengths, weaknesses, opportunities, threats in a business or organisation, including spatial components, with the aim to bring about change or growth.

Strengths

- Landscape and setting of town;
- Historic environment assets such as Denbigh Castle;
- Independent retailers;
- Compact town centre; and
- County Council offices in town.

Weaknesses

- Town centre congestion at peak-times;
- Lack of restaurants and accommodation; and
- High levels of deprivation in parts of town.

Opportunities

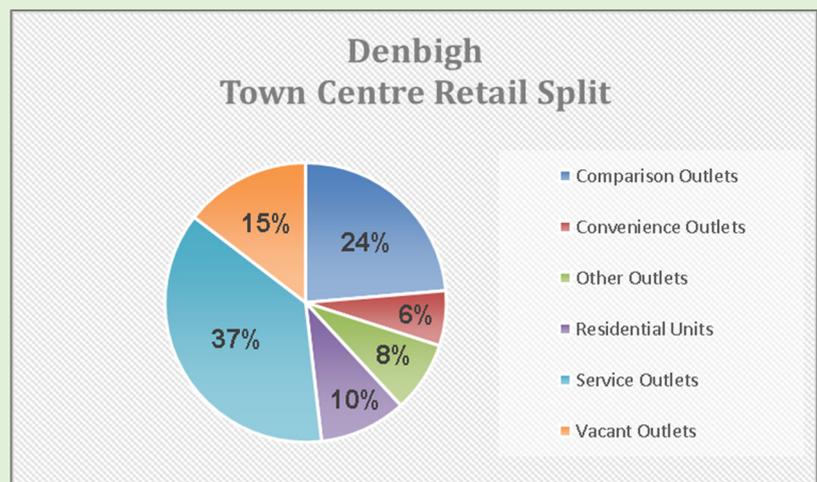
- Improve the convenience good offer in town centre;
- Improve traffic management along High Street and Vale Street; and
- Improve signage towards sites of historic merit.

Threats

- Air and noise pollution adversely affect town centre attractiveness; and
- Divergence of customers towards new retail park outside town centre.

Retail Analysis

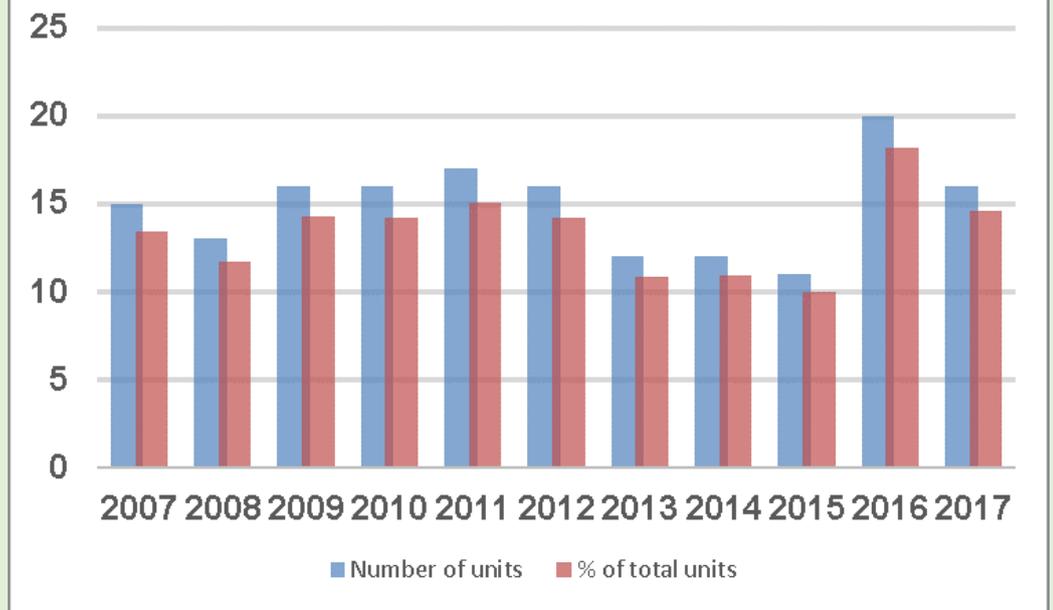
The annual survey recorded a total number of 104 units in Denbigh town centre. There are 26 units (24%) in (retail) Comparison use, 7 units (6.4%) in (retail) Convenience use, 41 units (37%) in Services use, 11 units (10%) in Residential use, and 16 units (15%) are Vacant.



Vacant Units

There have been three freehold properties sold in the past year, and there are a further 6 for sale, the average price per square foot is £97. There have been two leaseholds sold in the past year and there are four still on the market, with an average price of £13.88 per square foot. Length of time on the market varies from over a 1000 days to just 15 days.

Figure: Vacant Units in Denbigh town centre

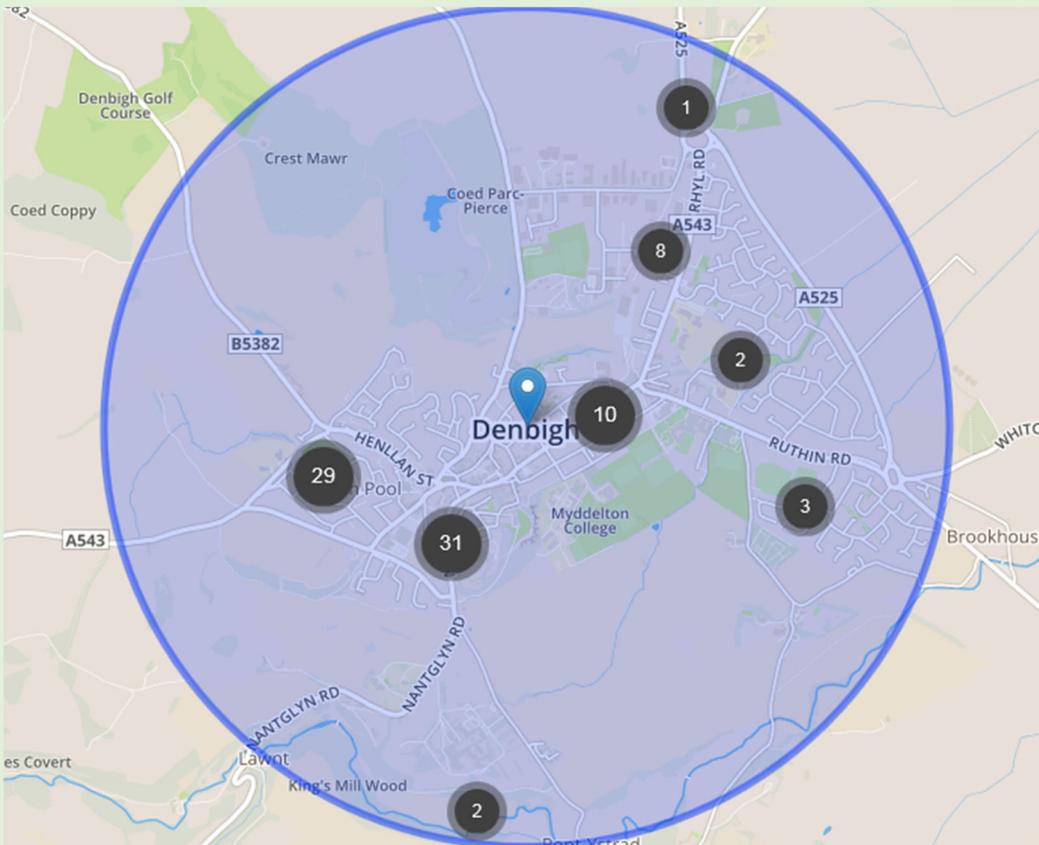


Accessibility

Bus services running through the town centre: **9**;
Bus stops in walking distance: **5**

There are currently no National Cycle Routes linking Denbigh with surrounding areas.

Number of car parks near the town centre: **7**;
Number of car spaces: **404**



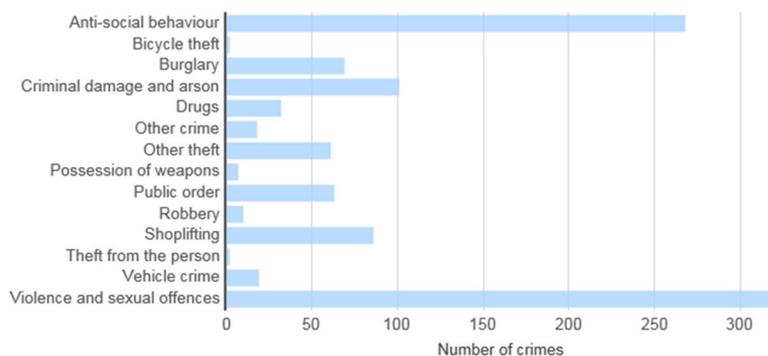
Crime

Denbigh – 86 reported crimes in September 2018

Source: police.uk, accessed 14.11.2018

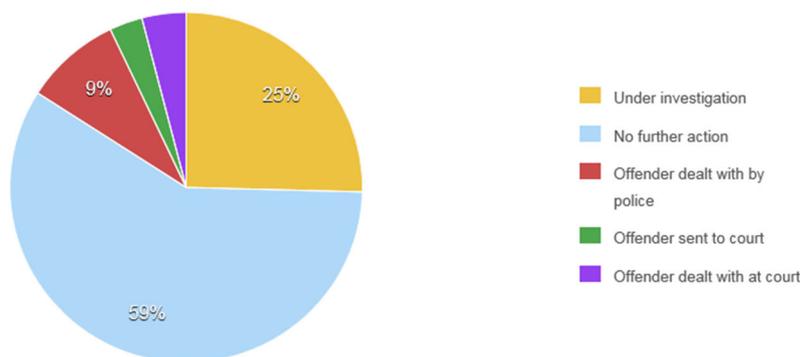
This figure provides an overview of the types of reported crimes in Denbigh for the 12 month period from October 2017 until September 2018. It is noticeable that the amount of reported crimes related to 'violence and sexual offences' and 'anti-social behaviour' significantly outweigh all other types.

Comparison of crime types in this area between October 2017 and September 2018



Source: www.police.uk, accessed: 14.11.2018

Comparison of outcomes in this area between October 2017 and September 2018



Source: www.police.uk, accessed: 14.11.2018

This figure shows the outcome of crime investigations in Denbigh for the period between October 2017 and September 2018. The majority of cases are either under investigation or have no further action taken against them. Just 6% of reported crimes were dealt with in court.

What to focus on for Denbigh?

- Serving the local people with an increase in convenience outlets;
- Raise visitor experiences for example, improve accommodation offer; and
- Improvements to the flow of traffic in the town centre.

Contact

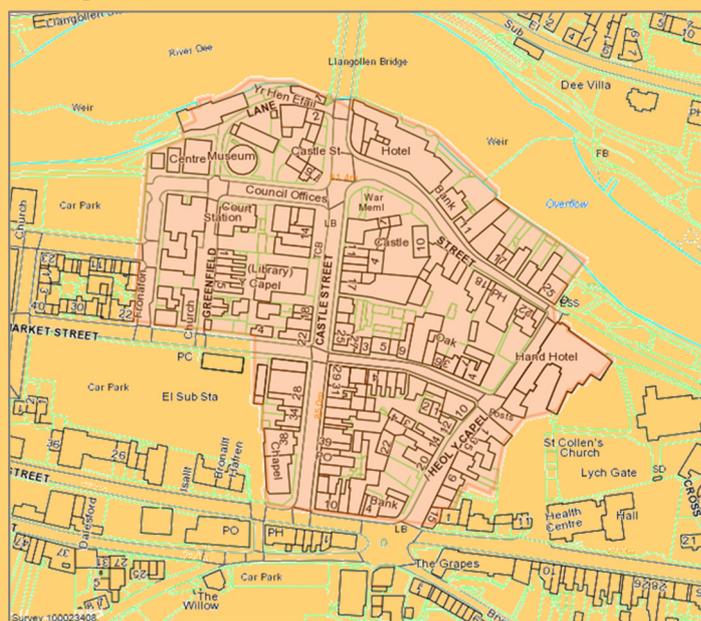
Strategic Planning and Housing
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 Planning & Public Protection Services
 Caledfryn, Denbigh
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 Website: www.denbighshire.gov.uk





Llangollen

Llangollen - Town centre map



Introduction

Llangollen is a town popular with tourists in the south-east of Denbighshire. The estimated resident population for the area was 4,100 on 30th June 2017. Llangollen is well known for the annual International Eisteddfod music festival, which takes place in July. Further tourist attractions are the Llangollen to Corwen Heritage Railway and the Pontcysyllte Aqueduct and Canal UNESCO World Heritage Site.

Socio-economic statistics

- The number of people aged 3 and above able to speak Welsh in the area in 2011 was approximately 799. This equates to 20.1% of the population aged 3 and over .
- The percentage of working age people who are benefit claimants is 8.8% ((Nov 2016 (Qtr)).
- About 76.6% of respondents to the 2011 Census in the area reported that their day to day activities were not limited by their health.

Town Signature and Monthly Footfall

Signature: Holiday;

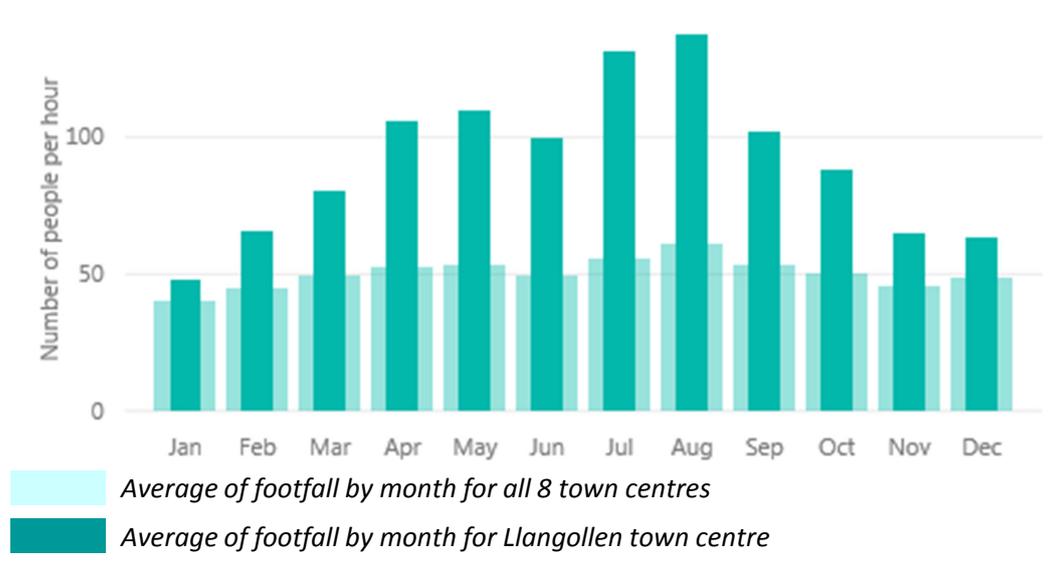
What this means: Offers experiences to tourists and day visitors;

Anchor: Natural and historic environment (e. g. Dinas Bran, river Dee, Llangollen Canal);

Strategies should be focused on: Attracting visitors throughout the year.

Figure: Average of footfall by month (2016 & 2017)

Average of footfall by month



Strengths, Weakness, Opportunities, Threats (SWOT) analysis

SWOT analyses are used to identify the strengths, weaknesses, opportunities, threats in a business or organisation, including spatial components, with the aim to bring about change or growth.

Strengths

- Tourist Information Centre in town centre;
- Host of the annual International Eisteddfod;
- Very few vacant commercial properties in town centre; and
- Town setting and surrounding landscape.

Weaknesses

- Individual shop fronts could benefit from improvement works;
- Limited car parking opportunities in and around the town centre; and
- Limited amount of quality accommodation.

Opportunities

- Increase tourist numbers in Winter months; and
- Improve walking and cycling opportunities for residents and visitors.

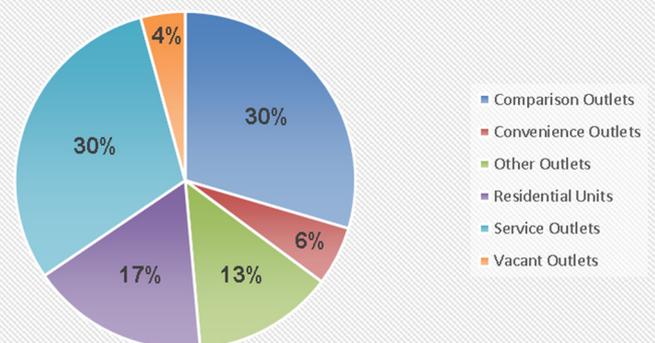
Threats

- Focusing on the needs of tourists may neglect the retail and service provision for local residents in the area.

Retail Analysis

The annual survey recorded a total number of 123 units in Llangollen town centre. There are 42 units (30%) in (retail) Comparison use, 8 units (6%) in (retail) Convenience use, 43 units (30%) in Services use, 24 units (17%) in Residential use, and 6 units (4%) are Vacant. Llangollen town centre has the lowest percentage of vacant units in the county.

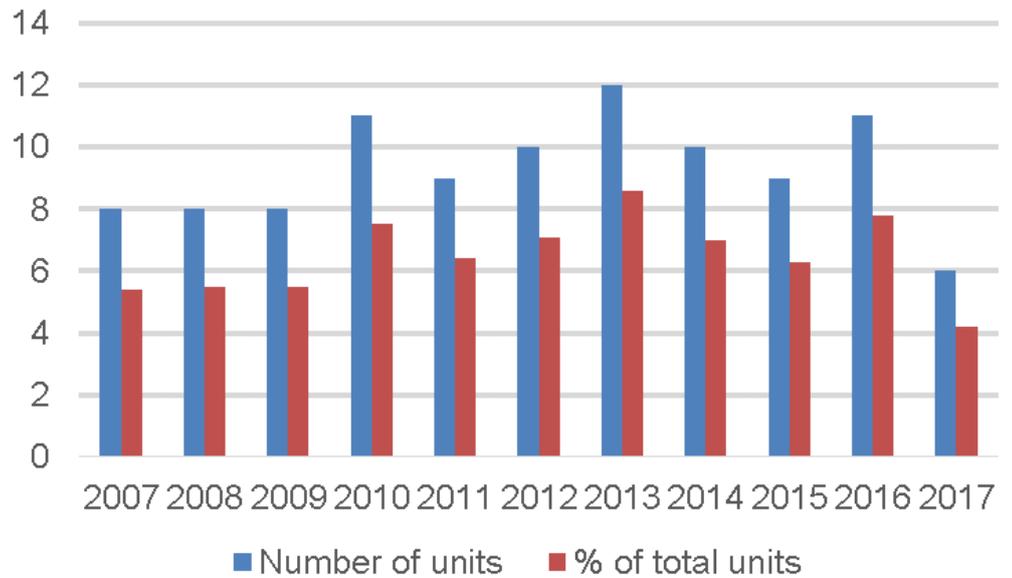
Llangollen Town Centre Retail Split



Vacant Units

One freehold unit in Llangollen sold achieving £113 per square foot. A further two freehold properties are available to buy at undisclosed prices and the average length of time on the market is 259 days. There are two leasehold properties available and the average price per square foot is £13.24.

Figure: Vacant Units in Llangollen town centre

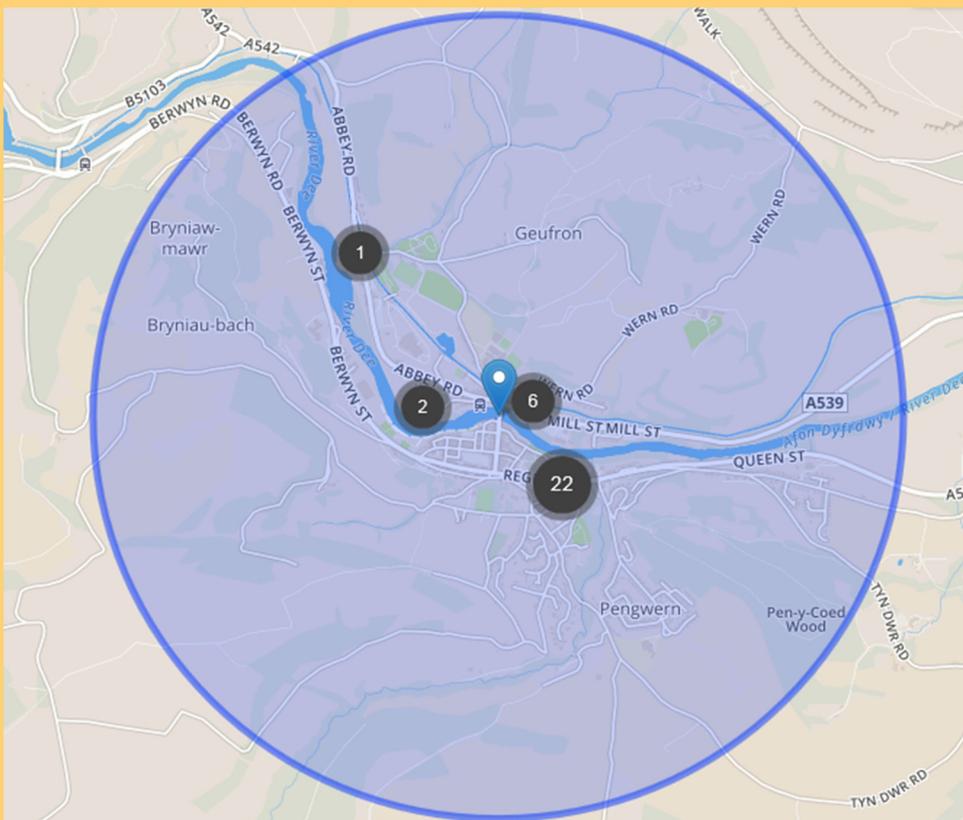


Accessibility

Bus services running through the town centre: **9**;
Bus stops in walking distance: **10**

The National Cycle Network is going to be extended with the aim to open a new cycle route from Chester / Wrexham through Corwen towards West Wales. It will be labelled 'Route 85' after completion. There are further plans to integrate Llangollen into 'Route 84', which is going to link Rhyl with Oswestry.

Number of car parks near the town centre: **6**;
Number of car spaces: **415**



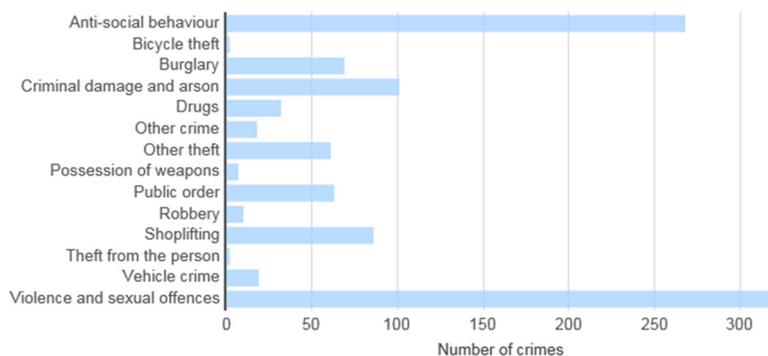
Crime

Llangollen – 31 reported crimes in September 2018

Source: police.uk, accessed 14.11.2018

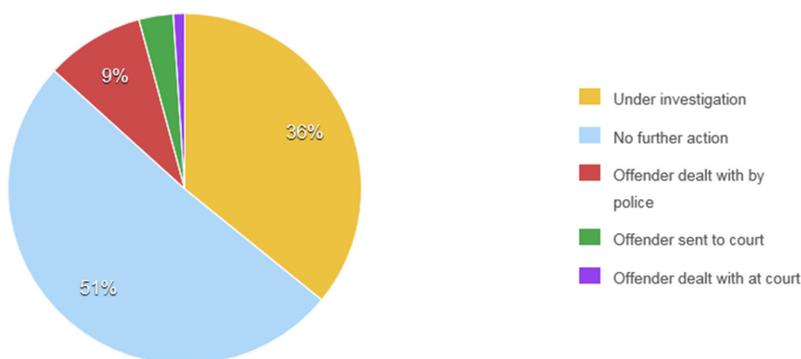
This figure provides an overview of the types of crime reported in Llangollen for the 12 month period from October 2017 until September 2018. It is noticeable that the amount of reported crimes related to 'violence and sexual offences' and 'anti-social behaviour' significantly outweigh all other types.

Comparison of crime types in this area between October 2017 and September 2018



Source: www.police.uk, accessed: 14.11.2018

Comparison of outcomes in this area between October 2017 and September 2018



Source: www.police.uk, accessed: 14.11.2018

This figure shows the outcome of crime investigations in Llangollen for the period between October 2017 and September 2018. The majority of cases have no further action taken against them. Just 7% of the cases were dealt with in court.

What to focus on for Llangollen?

- Increase visitor numbers throughout the year, particularly in Winter months;
- Individual shop fronts within the town centre would benefit from improvements;
- Avoid adverse effects on the natural environment and setting of the town.

Contact

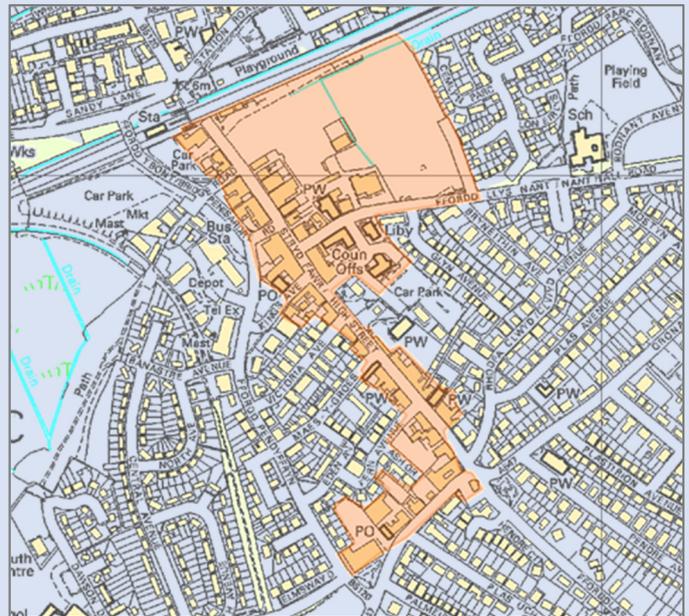
Strategic Planning and Housing
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Prestatyn



Prestatyn - Town centre map



Introduction

Prestatyn is a seaside town popular with tourists. It is well known for its beaches and family holiday parks. The estimated resident population for the area was 16,445 on 30th June 2017. Prestatyn has quickly become the principal retail centre for Denbighshire with a growing number of high street retail brands re-locating to or in the vicinity of 'Parc Prestatyn'.

Socio-economic statistics

- The number of people aged 3 and above able to speak Welsh in the area in 2011 was approximately 2,283. This equates to 14.3% of the population aged 3 and over.
- The percentage of working age people who are benefit claimants is 13% ((Nov 2016 (Qtr)).
- About 72.2% of respondents to the 2011 Census in the area reported that their day to day activities were not limited by their health.

Town Signature and Monthly Footfall

Signature: Holiday;

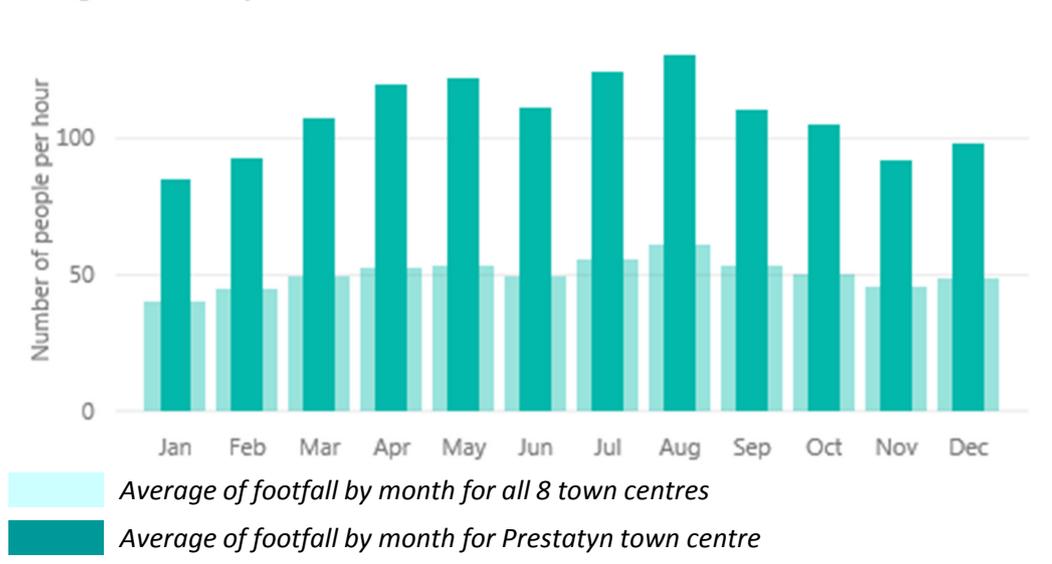
What this means: Offers experiences to tourists and day visitors;

Anchor: Seaside/ Coast, landscape;

Strategies should be focused on: Attracting visitors throughout the year.

Figure: Average of footfall by month (2016 & 2017)

Average of footfall by month



Strengths, Weakness, Opportunities, Threats (SWOT) analysis

SWOT analyses are used to identify the strengths, weaknesses, opportunities, threats in a business or organisation, including spatial components, with the aim to bring about change or growth.

Strengths

- Well established retail park in town;
- Variety of local facilities such as cinema and green gardens;
- Natural surroundings: beach, Clwydian Hills; and
- Popular tourist destination.

Weaknesses

- Shortage of varied accommodation, dominance of caravan parks.

Opportunities

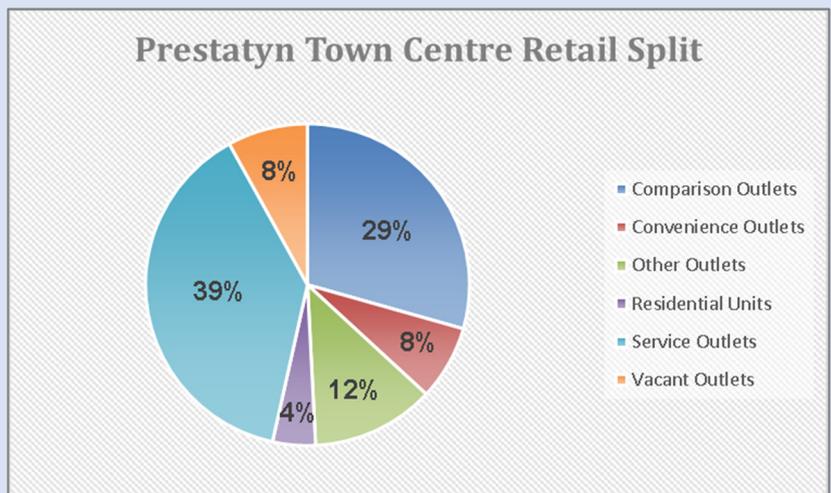
- Focus on increasing different types of accommodation in town centre; and
- Adding new attractions to town centre that cater for all-ages.

Threats

- Competition from other seaside towns along the North Wales coast.

Retail Analysis

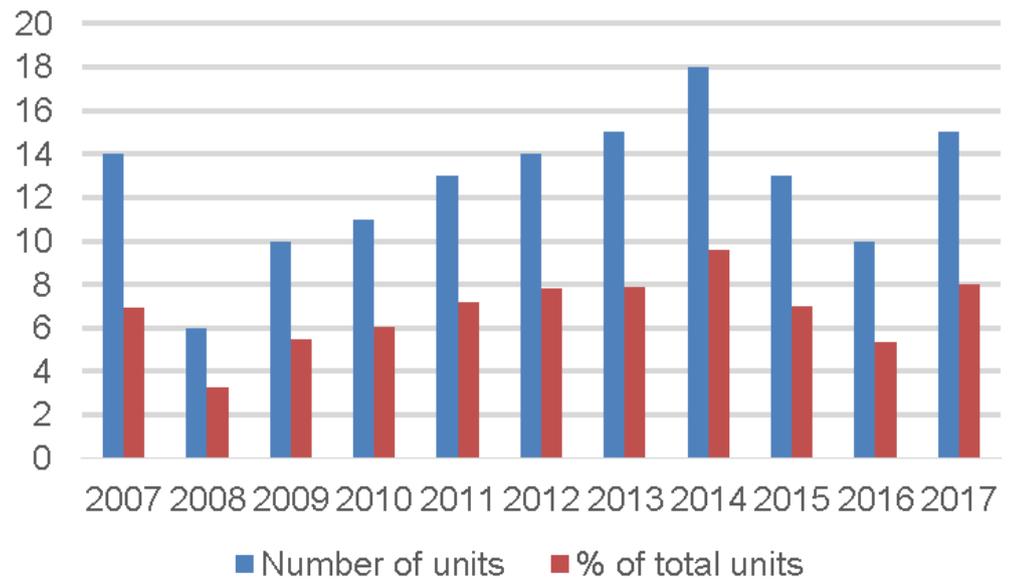
The annual survey recorded a total number of 187 units in Prestatyn town centre. There are 55 units (29%) in (retail) Comparison use, 14 units (8%) in (retail) Convenience use, 72 units (39%) in Services use, 8 units (4%) in Residential use, and 15 units (8%) are Vacant. The split is suitable for Prestatyn, offering services and comparison shopping for visitors and residents.



Vacant Units

There are 6 freeholds on the market in Prestatyn, three of which have sold recently. The average price per square foot is £187.41, and days on the market range from 1902 to just 13. There are 3 leaseholds currently available, which are new to the market. The average price per square foot is £19.94.

Figure: Vacant Units in Prestatyn town centre

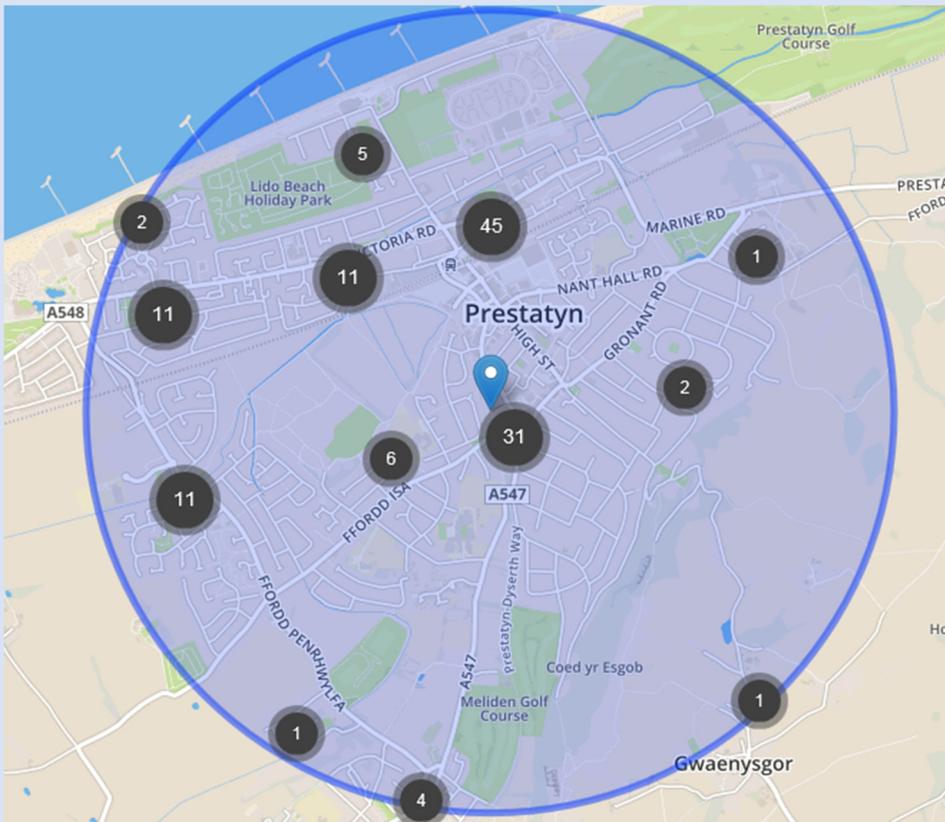


Accessibility

Bus services running through the town centre: **15**;
 Bus stops in walking distance: **29**;
 Railway Station: **1**;
 Bus Station: **1**

National Cycle Route number 5 runs through Prestatyn. It connects Holyhead with Reading. There is also a local walking and cycle path towards Meliden and Dyserth.

Number of car parks near the town centre: **9**;
 Number of car spaces: **1423**



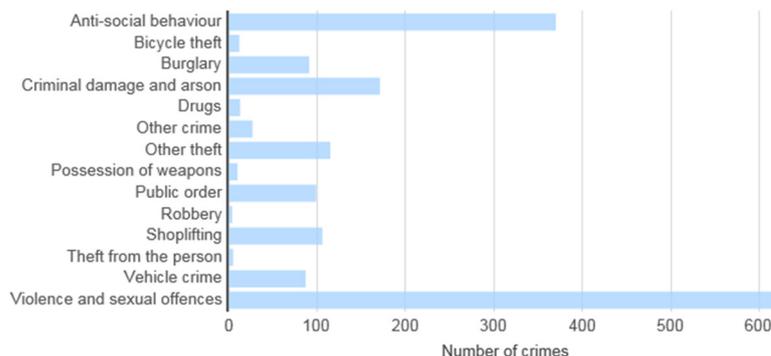
Crime

Prestatyn – 131 reported crimes in September 2018

Source: police.uk, accessed 14.11.2018

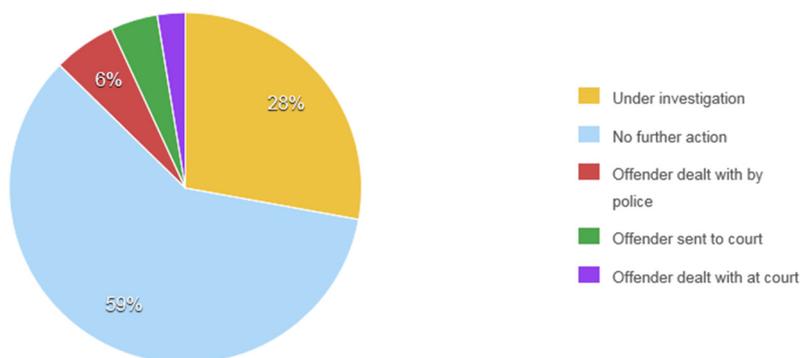
This figure provides an overview of the types of crime reported in Prestatyn for the 12 month period from October 2017 until September 2018. It is noticeable that the amount of reported crimes related to 'Criminal damage and arson' is higher than in other towns.

Comparison of crime types in this area between October 2017 and September 2018



Source: www.police.uk, accessed: 14.11.2018

Comparison of outcomes in this area between October 2017 and September 2018



Source: www.police.uk, accessed: 14.11.2018

This figure shows the outcome of crime investigations in Prestatyn for the period between October 2017 and September 2018. The majority of cases are either under investigation or have had no further action with 8% being dealt with in court.

What to focus on for Prestatyn?

- Widen the offer for younger demographic;
- Look after tourists but don't neglect the needs of local residents; and
- Promotion of seaside and natural environment.

Contact

Strategic Planning and Housing
 Denbighshire County Council
 Planning & Public Protection Services
 Caledfryn, Denbigh
 Tel: 01824 706916
 Email: planningpolicy@denbighshire.gov.uk
 Website: www.denbighshire.gov.uk



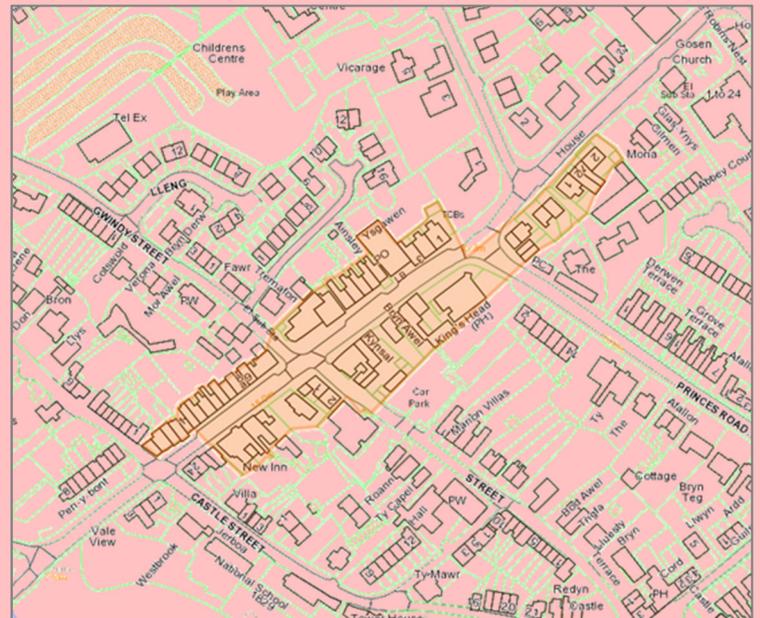


Rhuddlan

Rhuddlan - Town centre map

Introduction

Rhuddlan is a small town overlooking the river Clwyd in the north of Denbighshire. The estimated resident population for the area was 4,152 on 30th June 2017. It is known for its Castle ruins, which were built by King Edward I in the 1200's. Prior to that it was a government seat and the Capital of Gwynedd. A small high street serves the local population well, with a variety of independent shops, services and pubs.



Socio-economic statistics

- The number of people aged 3 and above able to speak Welsh in the area in 2011 was approximately 804. This equates to 19.4% of the population aged 3 and over.
- The percentage of working age people who are benefit claimants is 10.4% ((Nov 2016 (Qtr)).
- About 77.7% of respondents to the 2011 Census in the area reported that their day to day activities were not limited by their health.

Town Signature and Monthly Footfall

Signature: Multifunctional;

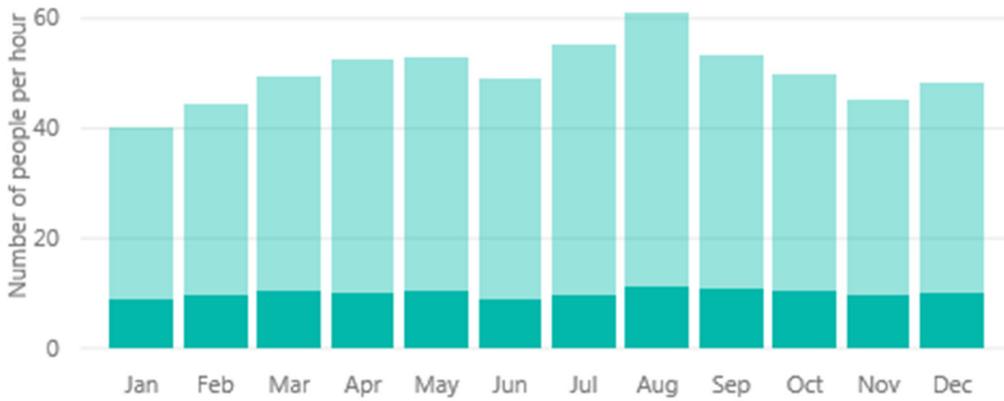
What this means: Offers a mix of retail, services, events etc.;

Anchor: Provision of retail needs for local residents;

Strategies should be focused on: Attracting visitors throughout the year and town accessibility.

Figure: Average of footfall by month (2016 & 2017)

Average of footfall by month



Average of footfall by month for all 8 town centres

Average of footfall by month for Rhuddlan town centre

Strengths, Weakness, Opportunities, Threats (SWOT) analysis

SWOT analyses are used to identify the strengths, weaknesses, opportunities, threats in a business or organisation, including spatial components, with the aim to bring about change or growth.

Strengths

- Variety of independent retailers and business on the high street;
- Town appearance is tidy and well-maintained; and
- Rhuddlan Castle is popular with tourists.

Weaknesses

- 'Rhuddlan Triangle' needs further development to improve the sense of arrival into town.

Opportunities

- Increase the number of tourists by improving walking and cycling network.

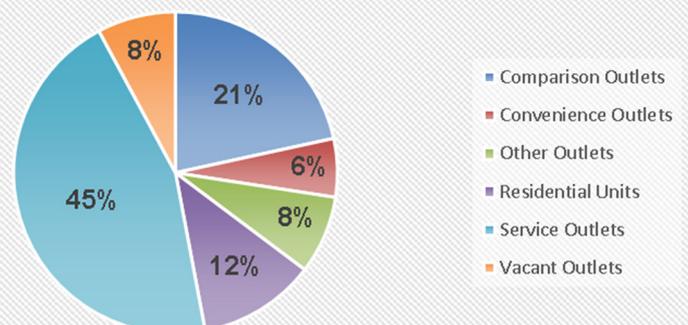
Threats

- In close proximity to principal shopping centres in Denbighshire; and
- Limited parking availability that could deter interested parties.

Retail Analysis

The annual survey recorded a total number of 51 units in Rhuddlan town centre. There are 11 units (21%) in (retail) Comparison use, 3 units (6%) in (retail) Convenience use, 23 units (45%) in Services use, 6 units (12%) in Residential use, and 4 units (8%) are Vacant. There are major comparison and convenience outlets on either sides of the town.

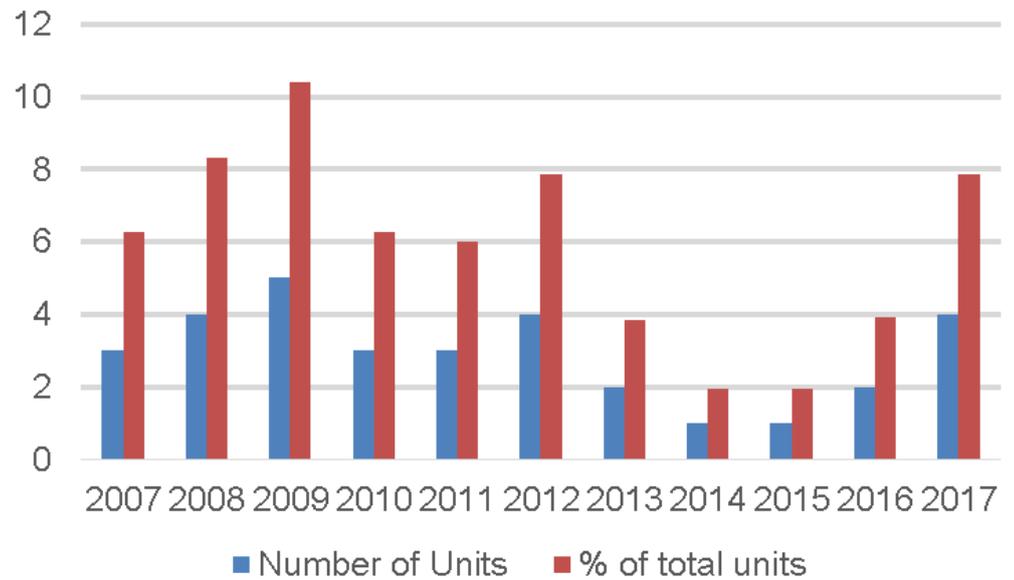
Rhuddlan Town Centre Retail Split



Vacant Units

There are currently no properties available for sale or leasehold in Rhuddlan, due to the low amount of vacant units this is unsurprising.

Figure: Vacant Units in Rhuddlan town centre

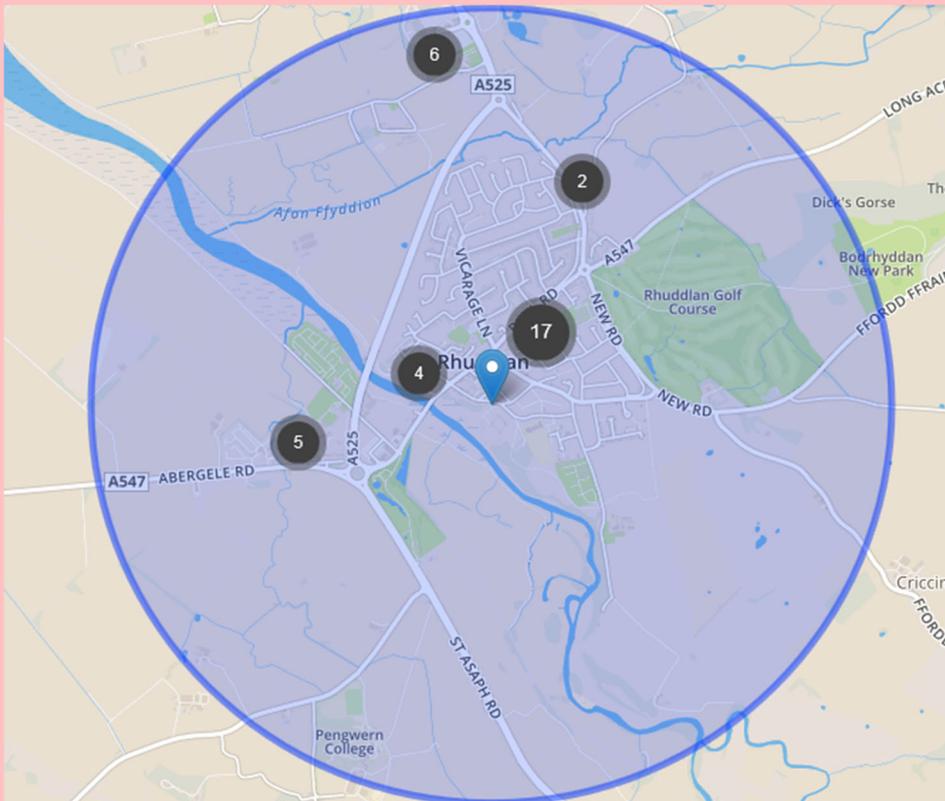


Accessibility

Bus services running through the town centre: **5**;
Bus stops in walking distance: **8**;

National Cycle Route number 84 will connect Rhyl with Oswestry, the section around Rhuddlan has already been completed.

Number of car parks near the town centre: **2**;
Number of car spaces: **57**



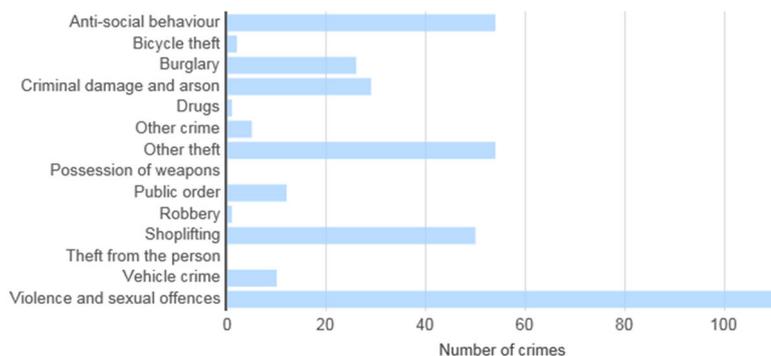
Crime

Rhuddlan – 34 reported crimes in September 2018;

Source: police.uk,
accessed 14.11.2018

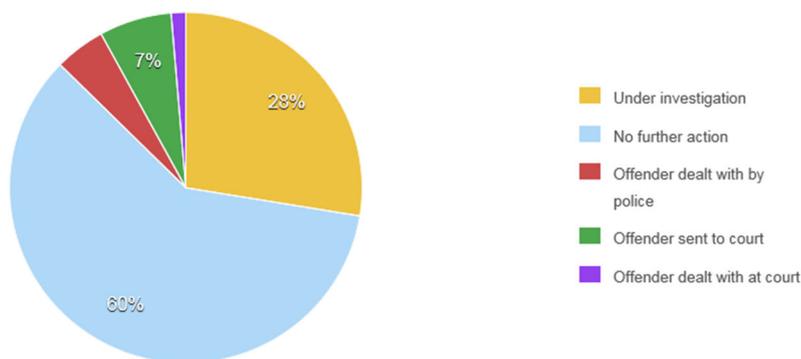
This figure provides an overview of the types of crime reported in Rhuddlan for the 12 month period from October 2017 until September 2018. It is noticeable that the amount of reported crimes related to 'violence and sexual offences' significantly outweighs all other types.

Comparison of crime types in this area between October 2017 and September 2018



Source: www.police.uk, accessed: 14.11.2018

Comparison of outcomes in this area between October 2017 and September 2018



Source: www.police.uk, accessed: 14.11.2018

This figure shows the outcome of crime investigations in Rhuddlan for the period between October 2017 and September 2018. The majority of cases are either under investigation or have had no further action.

What to focus on for Rhuddlan?

- Continue to serve local residents with a varied, independent high street, and good links to nearby towns and retail parks;
- Maintain a low vacancy rate on the High Street; and
- Raise awareness of local attractions to increase visitor numbers.

Contact

Strategic Planning and Housing
 Denbighshire County Council
 Planning & Public Protection Services
 Caledfryn, Denbigh
 Tel: 01824 706916
 Email: planningpolicy@denbighshire.gov.uk
 Website: www.denbighshire.gov.uk





Introduction

Rhyll is a seaside resort on the North East coast of Wales and lies to the east of the river Clwyd. Large parts of the town centre are in two designated Conservation Areas. The estimated resident population for the area was 25,508 on 30th June 2017. The town has many ongoing regeneration projects, including various work along the promenade and a master plan is being drawn up for the town centre incorporating everything from highways to residential and public realm.

Socio-economic statistics

- The number of people aged 3 and above able to speak Welsh in the area in 2011 was approximately 3,343. This equates to 14.15% of the population aged 3 and over.
- The percentage of working age people who are benefit claimants is 25.2% ((Nov 2016 (Qtr)).
- About 72.7% of respondents to the 2011 Census in the area reported that their day to day activities were not limited by their health.

Town Signature and Monthly Footfall

Signature: Footfall figures indicate 'Speciality' but town is regarded as seaside destination – 'holiday';

What this means: Serves local residents and visitors, town centre offers dwell time;

Anchor: Provision of retail needs for local residents, seaside;

Strategies should be focused on: Protecting and promoting identity of town to develop resilience in competition with other seaside resorts in North Wales.

Rhyll - Town centre map

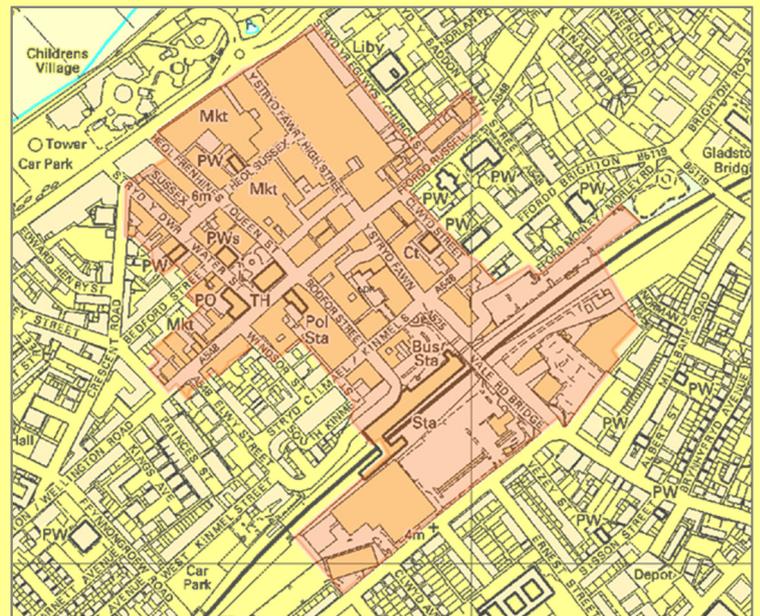
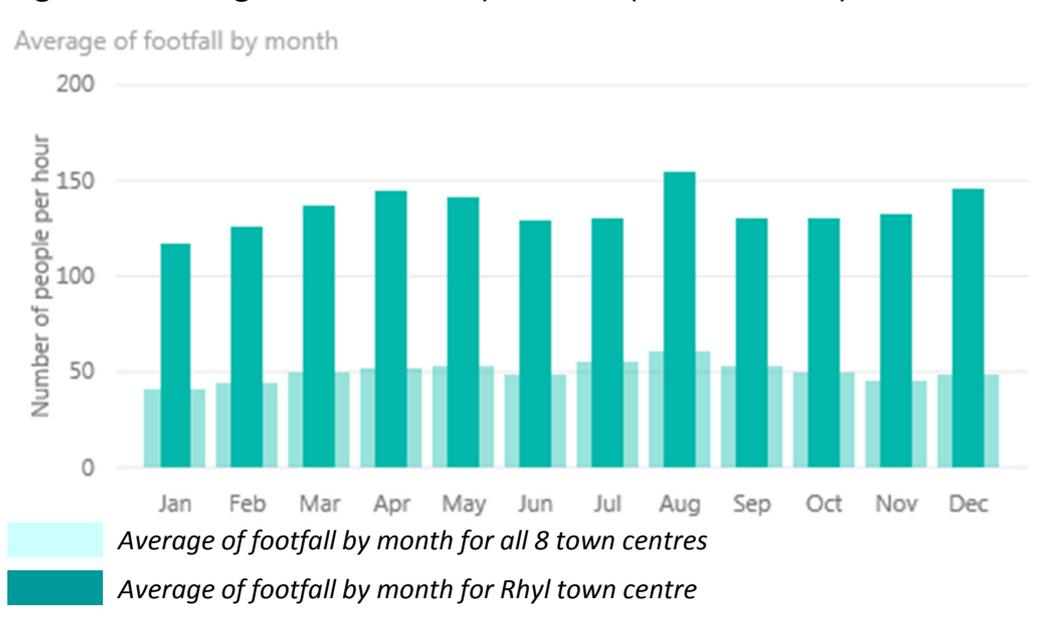


Figure: Average of footfall by month (2016 & 2017)



Strengths, Weakness, Opportunities, Threats (SWOT) analysis

SWOT analyses are used to identify the strengths, weaknesses, opportunities, threats in a business or organisation, including spatial components, with the aim to bring about change or growth.

Strengths

- Several conservation areas in town aiming at protecting the built environment and heritage;
- Natural environment: seaside with harbour;
- Variety of regeneration strategies; and
- Good location and transport links.

Weaknesses

- Shop frontages in the town centre are ill-fitting with the building, often not respecting the conservation area;
- Lack of green and open space in town centre; and
- High amount of vacant units.

Opportunities

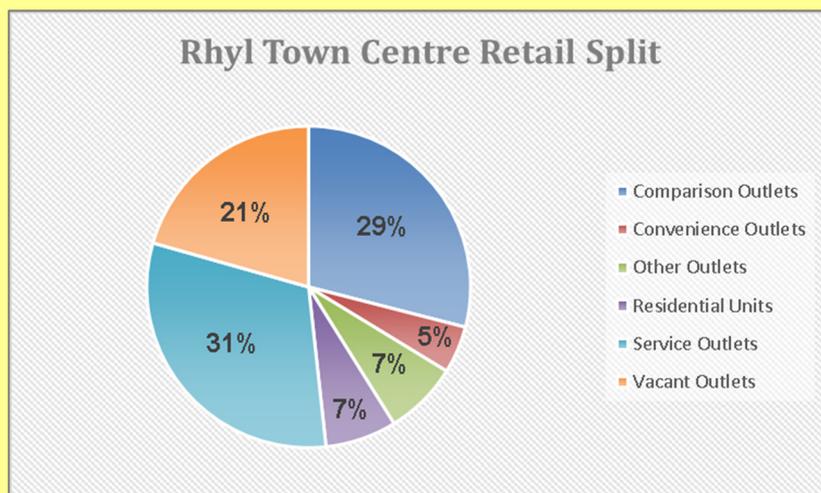
- Use the momentum from regeneration within the master plan to stimulate other activities;
- Find a unique identity for Rhyl to turn it back into the popular tourist destination it once was;
- Protect the built and natural environment; and
- Involve the local population in much of the regeneration efforts to encourage ownership.

Threats

- The master plan loses momentum and projects are left unfinished;
- Appearance of the high street puts off potential investors in much needed housing development; and
- Close proximity to other popular tourist places.

Retail Analysis

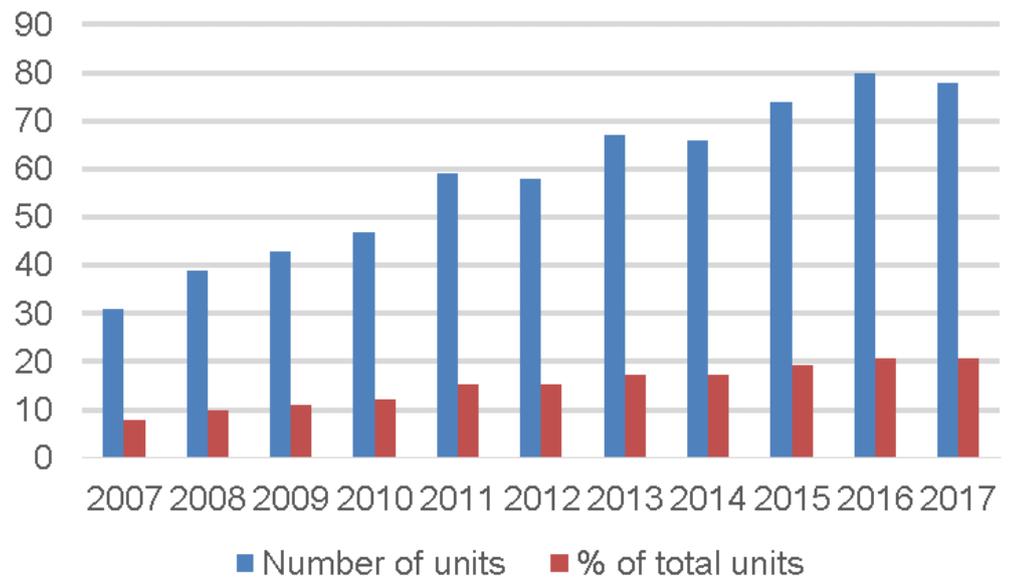
There have been 11 freehold sales in Rhyl in the last quarter, averaging at £150 per square foot. There are a further 9 still for sale, with an average of £140 per square foot. The average 'days on the market' is 192. 13 leasehold properties have been sold this quarter, averaging at £11.62 per square foot and a further 31 are still available.



Vacant Units

There have been 11 freehold sales in Rhyl in the last quarter, averaging at £150 per square foot. There are a further 9 still for sale, with an average of £140 per square foot. The average 'days on the market' is 192. 13 leasehold properties have been sold this quarter, averaging at £11.62 per square foot and a further 31 are still available.

Figure: Vacant Units in Rhyl town centre

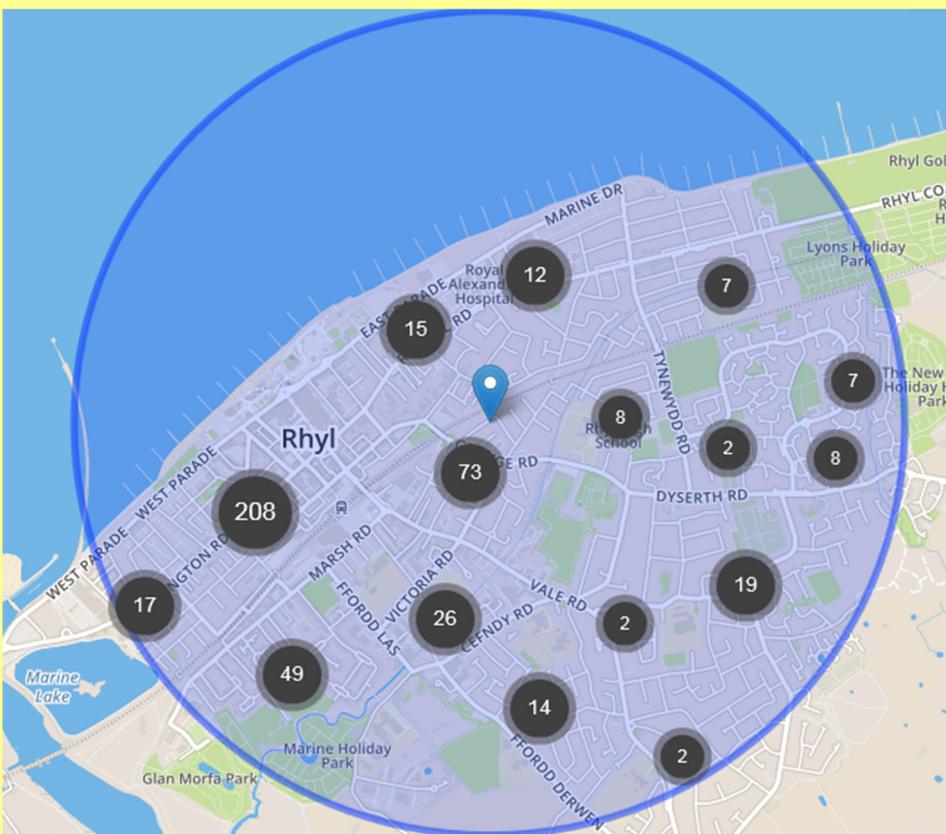


Accessibility

Bus services running through the town centre: **28**;
 Bus stops in walking distance: **78**;
 Railway Station: **1**;
 Bus Station: **1**

National Cycle Route number 84 will connect Rhyl with Oswestry, the section around Rhyl and Rhuddlan has already been completed. National Cycle Route number 5 runs also through Rhyl. It connects Holyhead with Reading.

Number of car parks near the town centre: **10**;
 Number of car spaces: **1720**



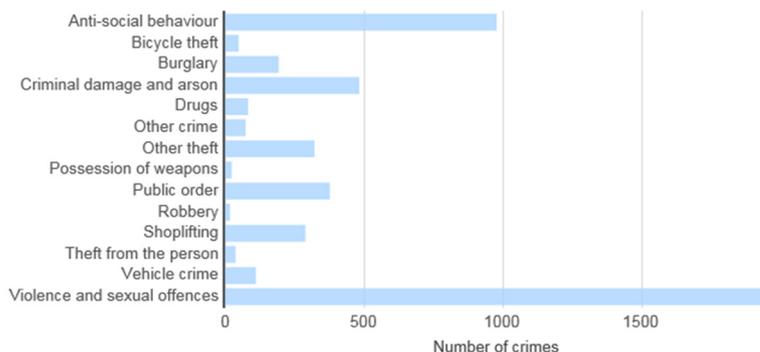
Crime

Rhyl – 469 reported crimes in September 2018

Source: police.uk, accessed 14.11.2018

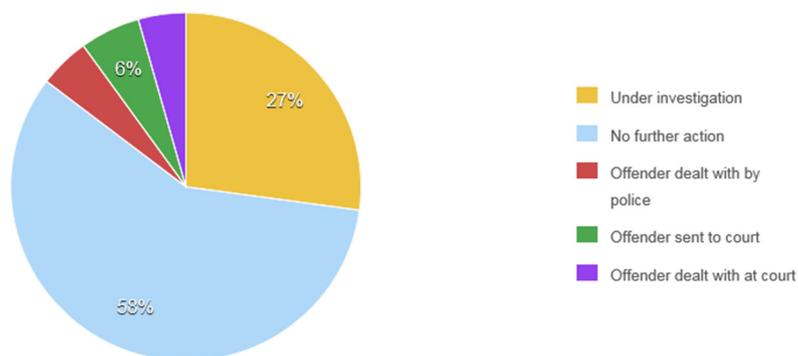
This figure provides an overview of the types of crime reported in Rhyl for the 12 month period from October 2017 until September 2018. It is noticeable that the amount of reported crimes related to 'violence and sexual offences' and 'anti-social behaviour' significantly outweigh all other types.

Comparison of crime types in this area between October 2017 and September 2018



Source: www.police.uk, accessed: 14.11.2018

Comparison of outcomes in this area between October 2017 and September 2018



Source: www.police.uk, accessed: 14.11.2018

This figure shows the outcome of crime investigations in Rhyl for the period between October 2017 and September 2018. The majority of cases are either under investigation or have had no further action.

What to focus on for Rhyl?

- Finding a unique identity and positioning for Rhyl;
- Promote and protect the natural and built environment;
- Attract more visitors in peak times to become a 'holiday' town again; and
- Work with and support local population in regeneration activities.

Contact

Strategic Planning and Housing
Denbighshire County Council
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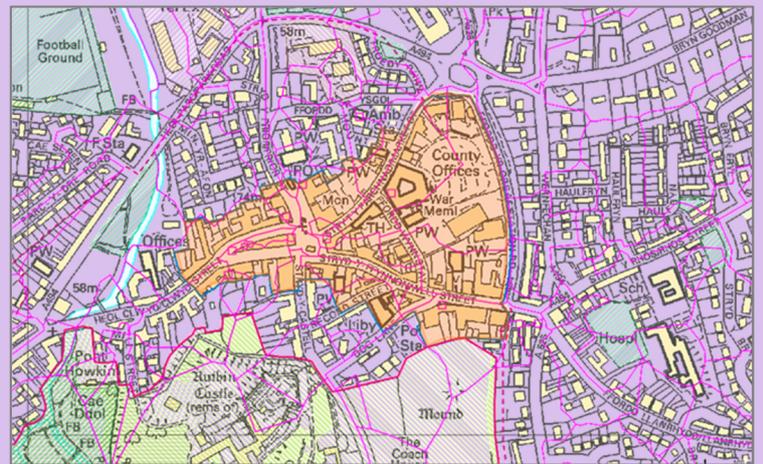
Ruthin



Introduction

Ruthin is the County Town of Denbighshire, and has a 13th Century Castle, an old Gaol which is now a museum and a range of other attractions; including gardens and a craft centre. The estimated resident population for the area was 5,666 on 30th June 2017. The town centre is filled with independent businesses and is one of the most prosperous towns in the County. Much of the older part of town lies on a hill, whilst many newer areas are in the flood plain of the river Clwyd.

Ruthin - Town centre map



Socio-economic statistics

- The number of people aged 3 and above able to speak Welsh in the area in 2011 was approximately 2,195. This equates to 41.9% of the population aged 3 and over.
- The percentage of working age people who are benefit claimants is 10.8% ((Nov 2016 (Qtr)).
- About 81% of respondents to the 2011 Census in the area reported that their day to day activities were not limited by their health.

Town Signature and Monthly Footfall

Signature: Multifunctional;

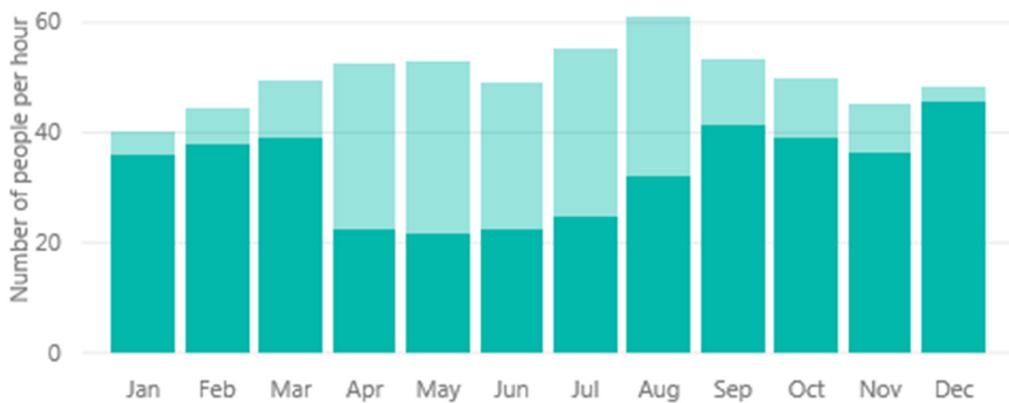
What this means: Offers a convenient mix of retail, services, events etc.;

Anchor: Ordinary everyday anchors (work, transport, etc.);

Strategies should be focused on: Improving access, reliability, connectivity and widening diversity of linked trips.

Figure: Average of footfall by month (2016 & 2017)

Average of footfall by month



■ Average of footfall by month for all 8 town centres
■ Average of footfall by month for Ruthin town centre

Strengths, Weakness, Opportunities, Threats (SWOT) analysis

SWOT analyses are used to identify the strengths, weaknesses, opportunities, threats in a business or organisation, including spatial components, with the aim to bring about change or growth.

Strengths

- A prosperous town in Denbighshire;
- Good variety of shops/independent traders;
- Built environment;
- Easy to navigate town centre; and
- Setting and Landscape; and
- in close proximity to Area of Outstanding Natural Beauty (AONB).

Weaknesses

- Huge decrease in footfall during summer months; and
- Low percentage of convenience outlets.

Opportunities

- To increase the amount of visitors during the summer months;
- To provide more convenience outlets for local population; and
- To work together with other areas of the AONB to protect and promote it.

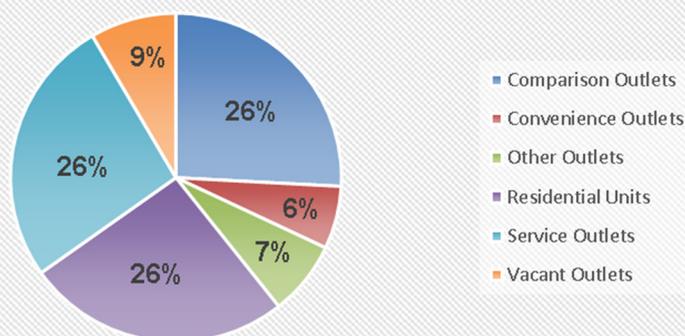
Threats

- Natural environment being spoilt if visitors increase; and
- Competition from other town centres with a better offer of convenience goods.

Retail Analysis

The annual survey recorded a total number of 178 units in Ruthin town centre. There are 46 units (26%) in (retail) Comparison use, 11 units (6%) in (retail) Convenience use, 47 units (26%) in Services use, 46 units (26%) in Residential use, and 15 units (9%) are Vacant.

Ruthin Town Centre Retail Split



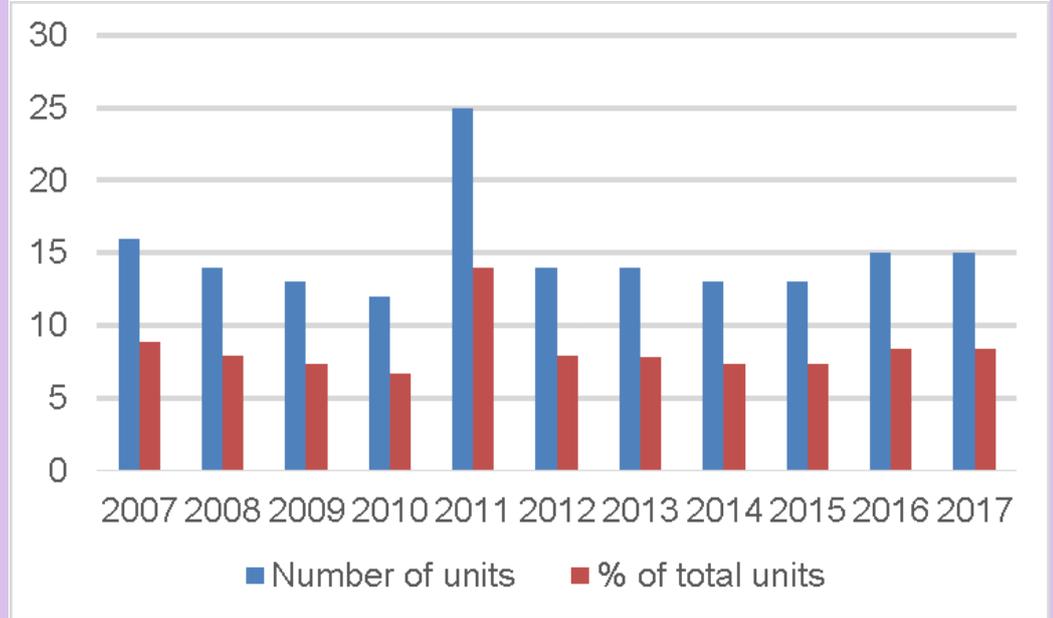
Retail Analysis (cont.)

The town centre is dominated by Service Outlets and Comparison Outlets. There are 46 residential units in Ruthin town centre, which is high in comparison to other centres in the County. Vacancy rates have been at a constant level for the past ten years.

Vacant Units

There are no freeholds for sale or which have been sold in the last quarter. There are three leaseholds available and one which has recently rented. The average price per square foot is £12.76. The one that recently rented was on the market for 10 months.

Figure: Vacant Units in Ruthin town centre

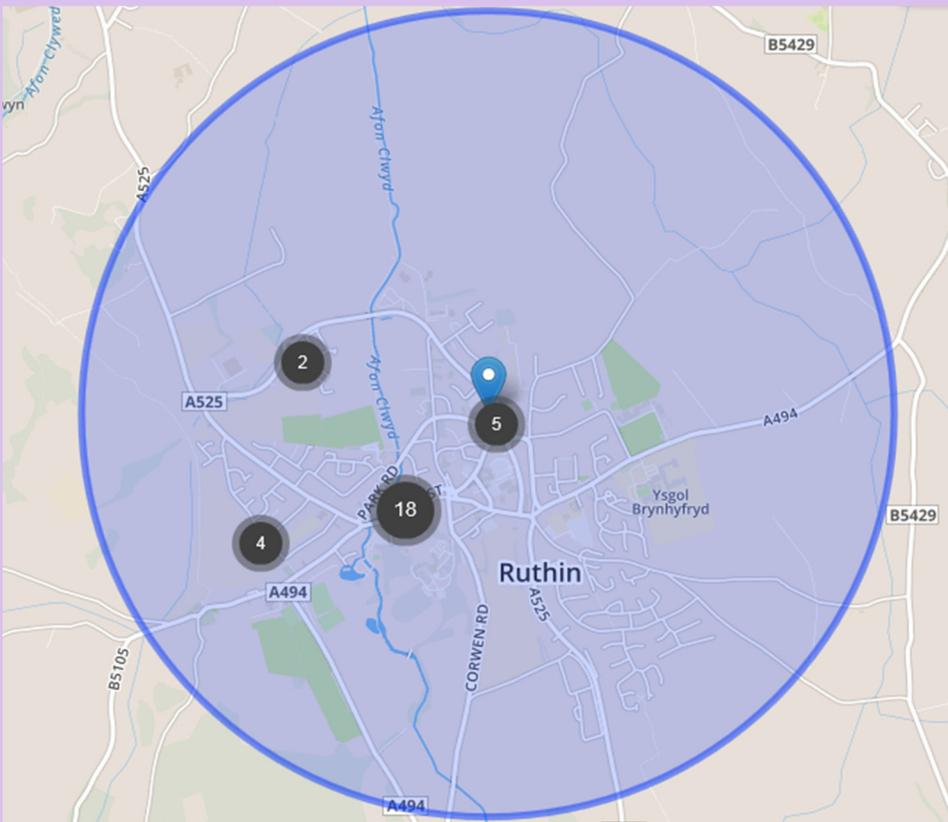


Accessibility

Bus services running through the town centre: **11**;
Bus stops in walking distance: **16**;

There are currently no National Cycle Routes linking Ruthin with surrounding areas.

Number of car parks near the town centre: **8**;
Number of car spaces: **427**



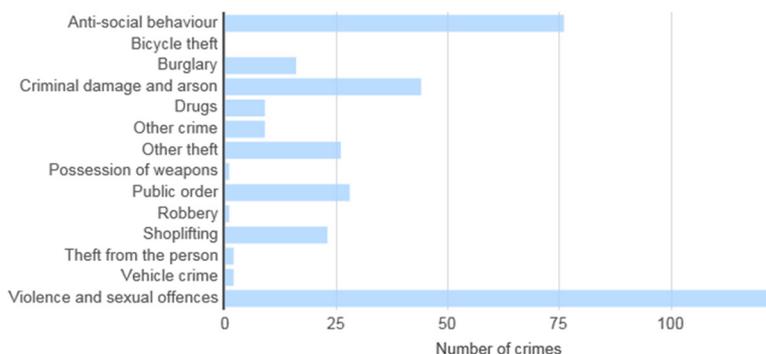
Crime

Ruthin – 29 reported crimes in September 2018

Source: police.uk,
accessed 14.11.2018

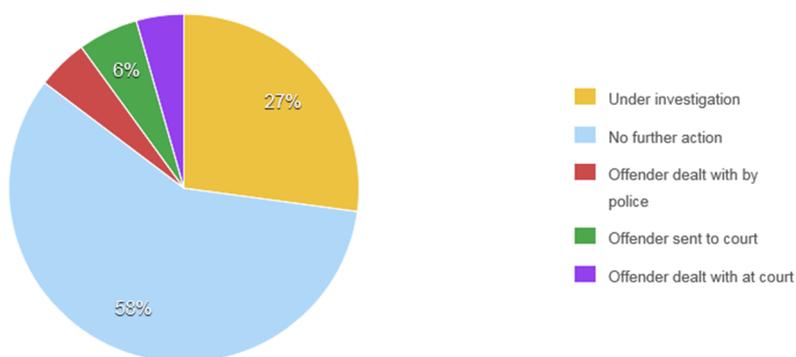
This figure provides an overview of the types of crime reported in Ruthin for the 12 month period from October 2017 until September 2018. It is noticeable that the amount of reported crimes related to 'violence and sexual offences' and 'anti-social behaviour' outweigh other types.

Comparison of crime types in this area between October 2017 and September 2018



Source: www.police.uk, accessed: 14.11.2018

Comparison of outcomes in this area between October 2017 and September 2018



Source: www.police.uk, accessed: 14.11.2018

This figure shows the outcome of crime investigations in Ruthin for the period between October 2017 and September 2018. The majority of cases are either under investigation or have had no further action.

What to focus on for Ruthin?

- Continuing to improve convenience, accessibility and connectivity for local population;
- Conservation and enhancement of built and natural environment; and
- Attracting more visitors throughout the seasons.

Contact

Strategic Planning and Housing
 Denbighshire County Council
 Planning & Public Protection Services
 Caledfryn, Denbigh
 Tel: 01824 706916
 Email: planningpolicy@denbighshire.gov.uk
 Website: www.denbighshire.gov.uk





St Asaph

Introduction

St Asaph is the second smallest city in the UK. The estimated resident population for the area was 3,434 on 30th June 2017. The past few decades have seen the small city thrive, with the opening of the A55 in the 1970s and more recently the Business Park being built which has seen national and international investment. It is a small high street, with a number of vacant properties and can feel highly congested with road traffic.

St Asaph - City centre map



Socio-economic statistics

- The number of people aged 3 and above able to speak Welsh in the area in 2011 was approximately 745. This equates to 22.9% of the population aged 3 and over.
- The percentage of working age people who are benefit claimants is 11.4% ((Nov 2016 (Qtr)).
- About 77% of respondents to the 2011 Census in the area reported that their day to day activities were not limited by their health.

Town Signature and Monthly Footfall

Signature: Multifunctional;

What this means: Offers something unique and special, for example St Asaph Cathedral;

Anchor: Ordinary everyday anchors (work, transport, etc.);

Strategies should be focused on: Protecting and promoting identity with a focus on improving accessibility and connectivity.

Figure: Average of footfall by month (2016 & 2017)

Average of footfall by month



Light blue: Average of footfall by month for all 8 town centres

Dark blue: Average of footfall by month for St Asaph city centre

Strengths, Weakness, Opportunities, Threats (SWOT) analysis

SWOT analyses are used to identify the strengths, weaknesses, opportunities, threats in a business or organisation, including spatial components, with the aim to bring about change or growth.

Strengths

- Excellent connectivity along the North Wales Coast via A55 trunk road;
- Small High Street; and
- Historic environment: St Asaph Cathedral.

Weaknesses

- Can feel traffic dominant, with large HGVs passing through narrow roads; and
- High percentage of vacant units.

Opportunities

- Fill vacant units with much needed retail;
- Make the town feel more pedestrianised and accessible; and
- Increase footfall in peak months.

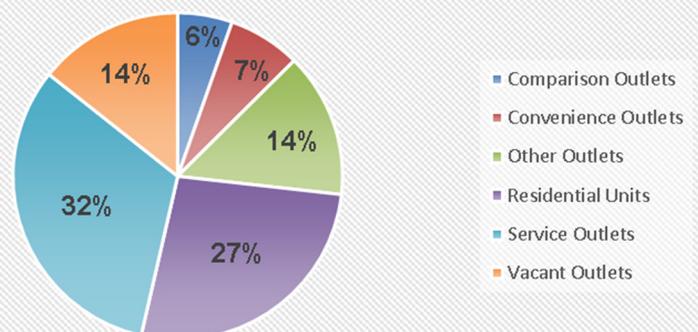
Threats

- Size of town cannot accommodate much more development;
- Can be regarded as a place to 'pass through'; and
- Tweedmill' shopping centre outside the city.

Retail Analysis

The annual survey recorded a total number of 56 units in St Asaph city centre. There are 3 units (6%) in (retail) Comparison use, 4 units (8%) in (retail) Convenience use, 18 units (32%) in Services use, 15 units (27%) in Residential use, and 8 units (14%) are Vacant. St Asaph has also a comparatively large amount of residential units. The majority of units are service outlets and both comparison and convenience retail are very low.

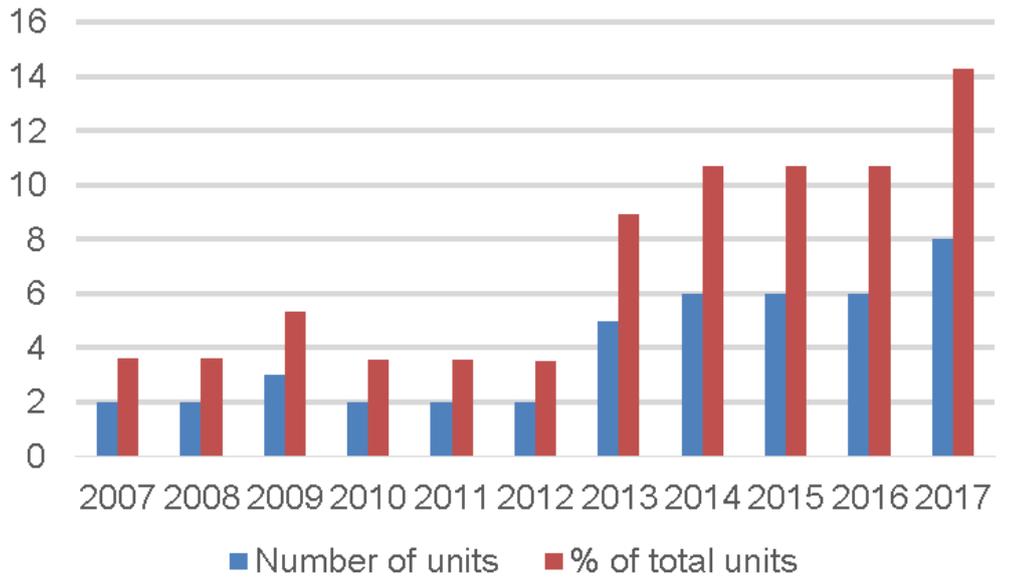
St Asaph City Centre Retail Split



Vacant Units

There is one leasehold property available in St Asaph at £7,000 per annum this is £4.01 per square foot. There were no freehold sales in the last quarter.

Figure: Vacant Units in St Asaph City centre

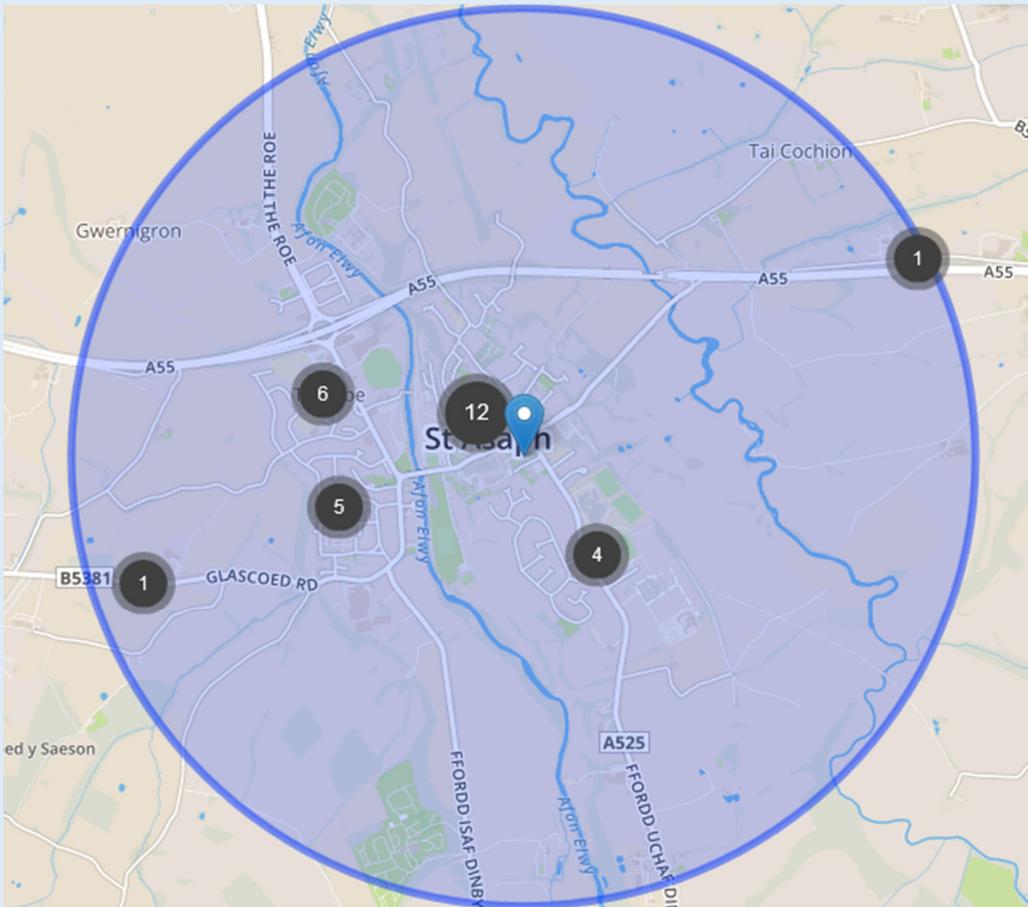


Accessibility

Bus services running through the town centre: **7**;
Bus stops in walking distance: **11**

National Cycle Route number 84 will connect Rhyl with Oswestry, the section from Rhyl to St Asaph has already been completed.

Number of car parks near the city centre: **1**;
Number of car spaces: **27**



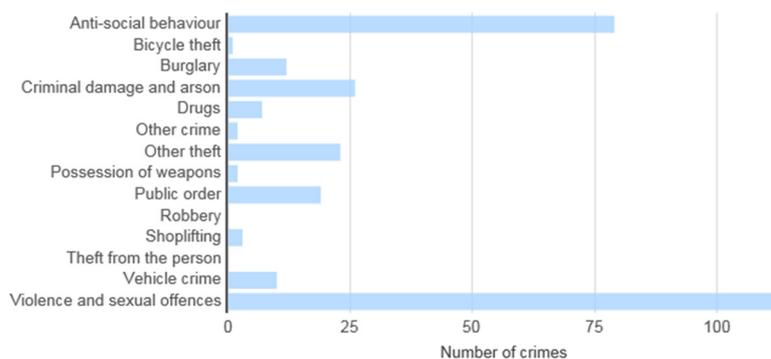
Crime

St Asaph – 29 reported crimes in September 2018

Source: police.uk, accessed 14.11.2018

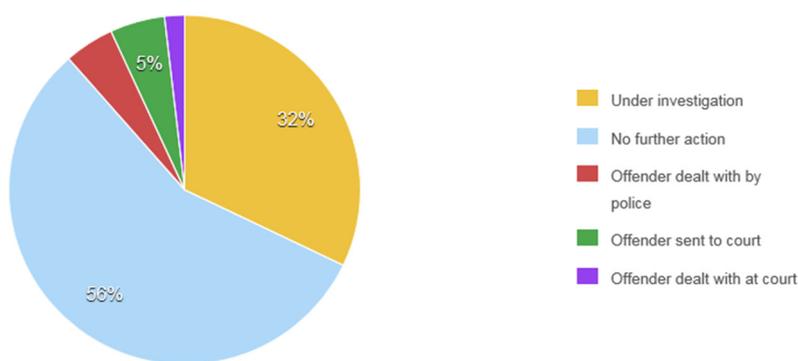
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Comparison of crime types in this area between October 2017 and September 2018



Source: www.police.uk, accessed: 14.11.2018

Comparison of outcomes in this area between October 2017 and September 2018



Source: www.police.uk, accessed: 14.11.2018

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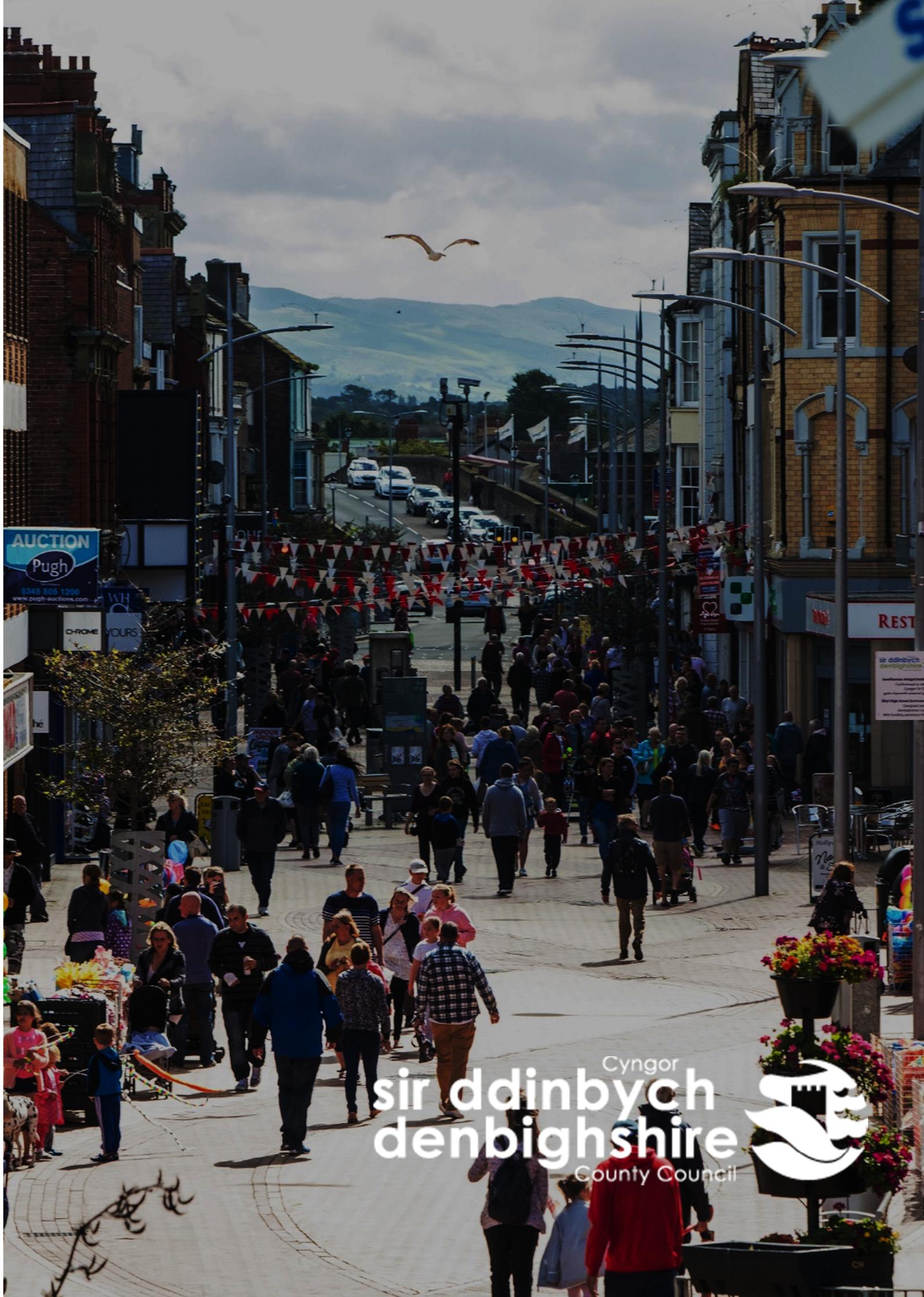
What to focus on for St Asaph?

- Protect and promote 'small city' identity to attract more visitors;
- Improve accessibility for residents; and
- Make the high street more pedestrian focused.

Contact

Strategic Planning and Housing
 Denbighshire County Council
 Planning & Public Protection Services
 Caledfryn, Denbigh
 Tel: 01824 706916
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