

# DENBIGHSHIRE REPLACEMENT LOCAL DEVELOPMENT PLAN

2018 – 2033

## **STRATEGIC OPTIONS**

### BACKGROUND PAPER: SPATIAL OPTIONS

January 2019

# Denbighshire Local Development Plan 2018-2033

## Spatial Options

January 2019

### 1. Introduction

- 1.1 In addition to determining the proposed level of growth in the county over the plan period, the LDP must also propose a spatial strategy identifying where this growth should be located. The growth option and spatial option which are eventually selected are referred to as the Preferred Strategy and will form the basis of the Pre-deposit LDP.
- 1.2 Only those options considered realistic, deliverable and in conformity with national policy/strategies should be considered in developing a LDP. Options should also reflect the evidence base and meet the identified needs of the area. The spatial options identified at this stage are strategic and are therefore not intended to define precise boundaries or site allocations.
- 1.3 This report should be read in conjunction with the background paper 'Settlement Assessment' (January 2019) which provides details of how the county's towns and villages have been assessed and their position within the proposed settlement hierarchy.

### 2. Spatial Options

- 2.1 The following three options are proposed:

#### 2.2 **Spatial Option 1: Serviced settlements only**

This option spreads new development across the county's towns and villages which have existing services or facilities. Settlements without services would not have land-use allocations but would have limited opportunities for growth through in-fill development or exception sites. This option directs development to sustainable settlements where residents have access to some level of facilities and away from those smaller settlements without facilities. The levels of growth in each settlement would reflect its position in the settlement hierarchy, with some flexibility to reflect local circumstances.

#### 2.3 **Spatial Option 2: Key Strategic Site and serviced settlements**

This option represents a continuation of the current strategy in the adopted LDP, with a single major mixed-use site in Bodelwyddan and with smaller scale development in the rest of the county's settlements, but only in those places with facilities/services. The justification for

this strategy was that i) the greatest employment, commercial and residential demand is in the north of the county, ii) the largest percentage of the population live in this area, iii) the county's key transport links are in this area and iv) there are greater opportunities for mixed land uses and infrastructure provision in the development of large sites. This option directs development to sustainable settlements where residents have access to some level of facilities and away from those smaller settlements without facilities. The levels of growth in each settlement would be accordance with its position in the settlement hierarchy, with some flexibility to reflect local circumstances.

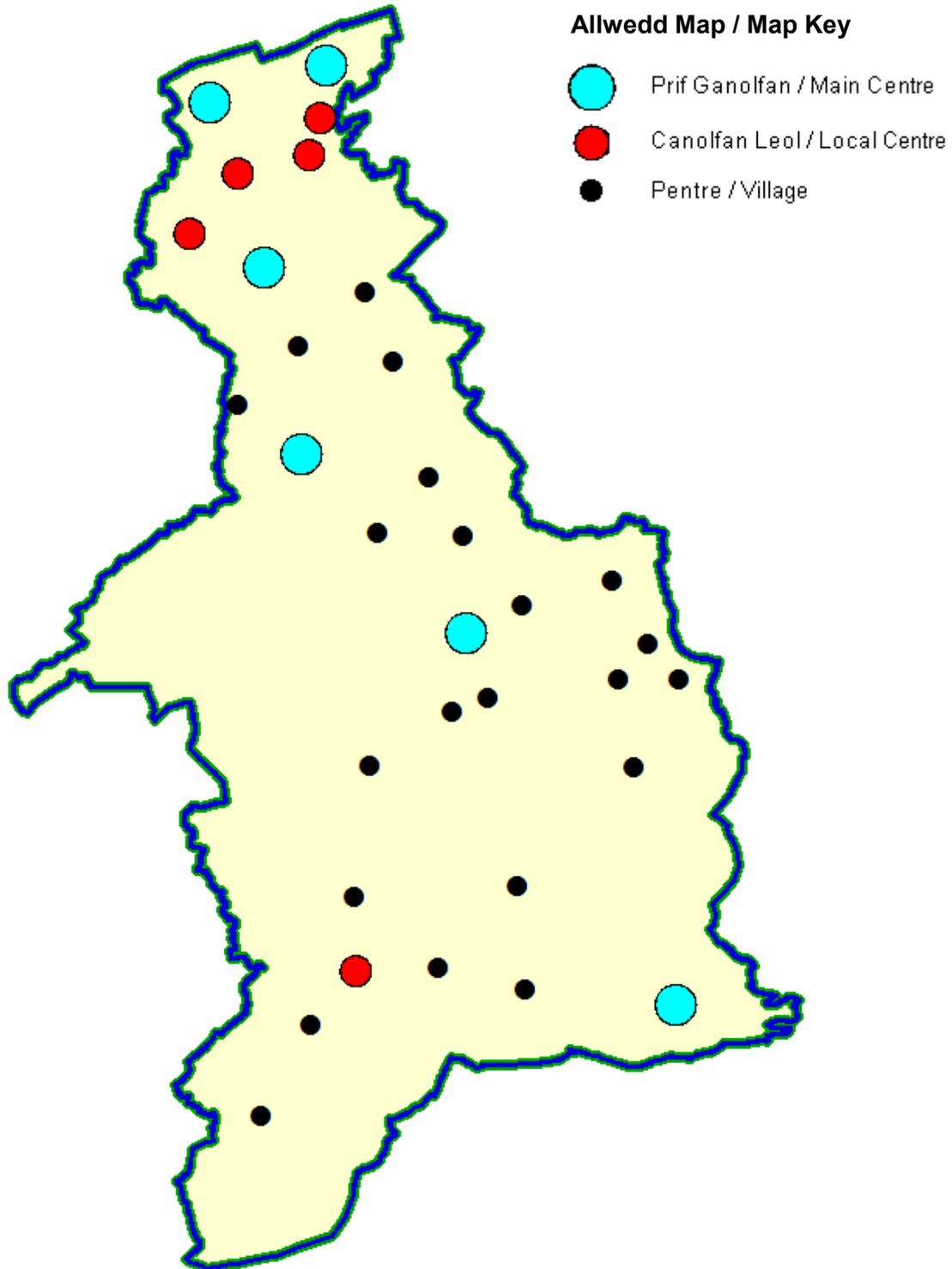
#### 2.4 **Spatial Option 3: Key Strategic Site and all settlements**

This option represents a continuation of the current strategy in the adopted LDP, with a single major mixed-use site in Bodelwyddan and smaller scale development in the rest of the county's settlements, including those without facilities/services. The option provides for more opportunities for growth in the smaller rural settlements. The levels of growth in each settlement would be accordance with its position in the settlement hierarchy, with some flexibility to reflect local circumstances.

#### 2.5 A summary and thematic map for each option is included below:

### Option 1: Serviced settlements only

This option spreads growth across the county's main/local centres and villages with services/facilities. Villages without services/facilities would be allowed some limited growth based on infill and exception sites but would not include allocations.



Pros:

- Development would be directed to sustainable settlements, where there is access to services and facilities.
- Additional growth may support existing services and facilities in the smaller serviced settlements.
- Would spread growth geographically across the county.

Cons:

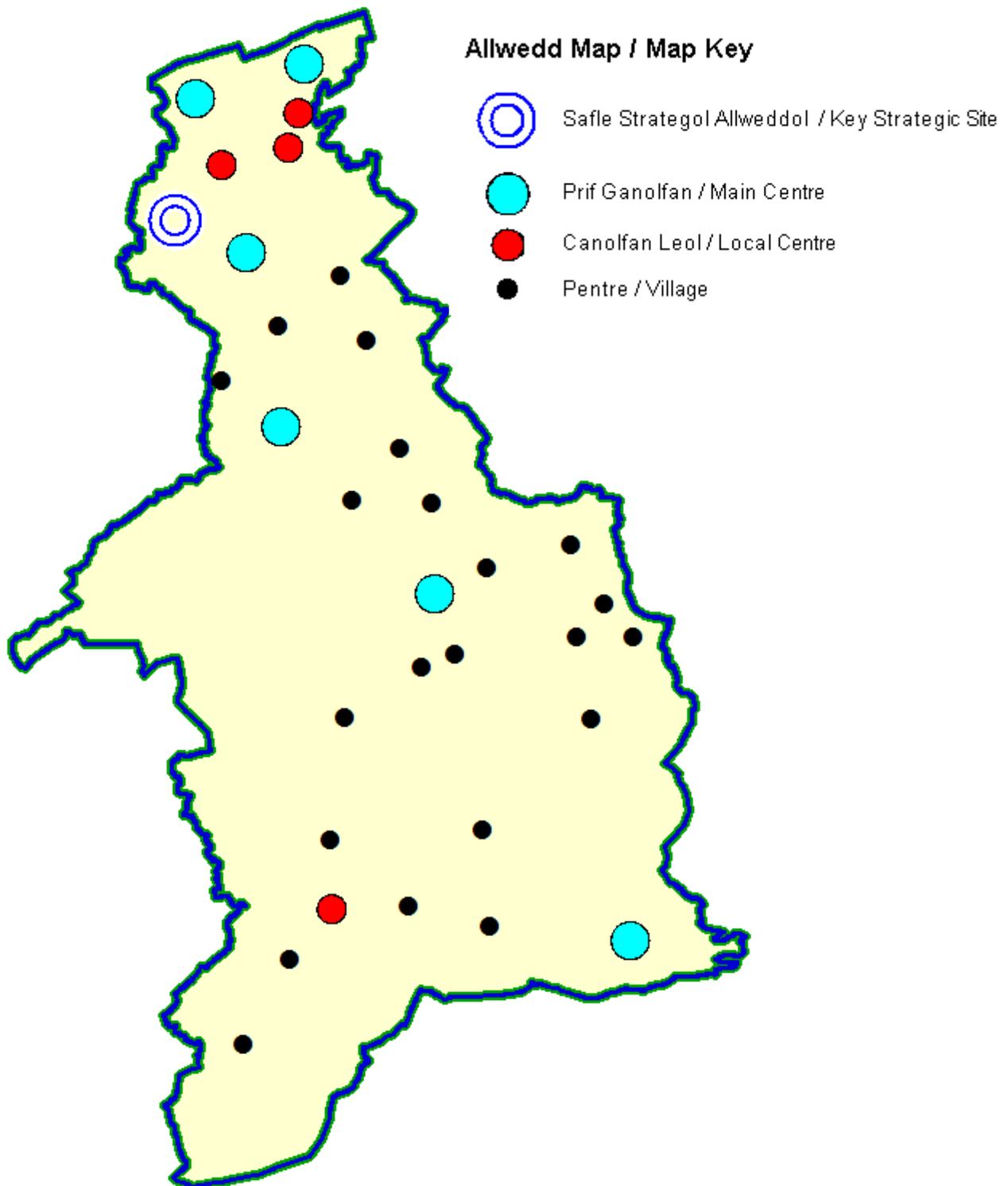
- All serviced settlements would have incremental growth, which may not be sufficient to deliver infrastructure benefits.
- Doesn't allow for consideration of constraints or suitability.
- Could limit any growth aspirations in settlements without services.
- Does not recognise the role of Bodelwyddan Key Strategic Site in delivering the North Wales Economic Growth Vision.

This spatial option would direct development to locations in the following settlement tiers:

- Main centres
- Local centres
- Villages

### Option 2: Key Strategic Site and serviced settlements

This option focuses growth in a single major mixed-use site in Bodelwyddan, with lower levels of growth in the main/local centres and villages with services/facilities. Villages without services/facilities would be allowed some limited growth based on infill and exception sites.



Pros:

- Most development is directed to a single strategic site close to main transport routes and access to employment opportunities, creating a sustainable mixed-use development.
- Delivery of a key strategic site provides opportunities for the integration of land uses and delivering improved infrastructure.
- Provides for more flexibility in growth in other serviced settlements.
- Recognises the role of Bodelwyddan Key Strategic Site in delivering the North Wales Economic Growth Vision.

Cons:

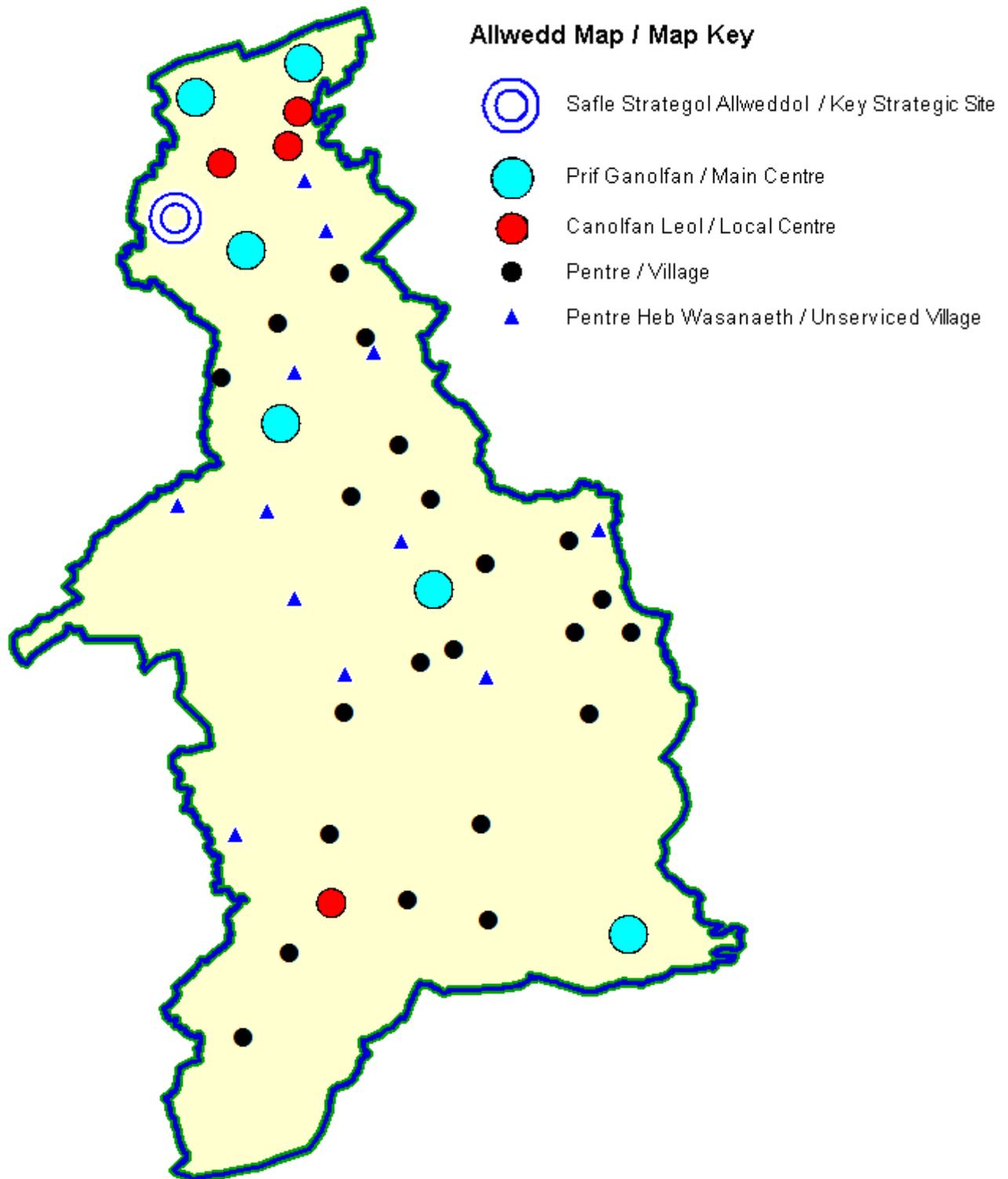
- Delivery timescales of a single large site may exceed the lifetime of the new Local Development Plan.
- Concentrates development in one location, which, depending upon the preferred growth level for the county, may restrict aspirations for growth in other settlements.
- Delivery of a single large site requires significant infrastructure provision to enable development.

This spatial option would direct development to locations in the following settlement tiers:

- Main centres
- Local centres
- Villages

### Option 3: Key Strategic Site and all settlements

This option focuses growth in a single major mixed-use site in Bodelwyddan, with lower levels of growth in the main/local centres, villages and unserved villages.



Pros:

- Most development is directed to a single strategic site close to main transport routes and access to employment opportunities.
- Delivery of a key strategic site provides opportunities for the integration of land uses and delivering improved infrastructure.
- Provides for more flexibility in growth in other serviced settlements.
- Recognises the role of Bodelwyddan Key Strategic Site in delivering the North Wales Economic Growth Vision.

Cons:

- Delivery timescales of a single large site may exceed the lifetime of the new Local Development Plan.
- Concentrates development in one location, which, depending upon the preferred growth level for the county, may restrict aspirations for growth in other settlements.
- Delivery of a single large site requires significant infrastructure provision to enable development.
- Allows for growth in unsustainable locations, thus increasing the need to travel to access all services/facilities.

This spatial option would direct development to locations in the following settlement tiers:

- Main centres
- Local centres
- Villages
- Unserviced villages.

2.6 Due to the nature and location of the existing settlements in the county, it is considered that there are no other realistic and deliverable spatial options available which reflect development need and demand. For example, presenting an option to concentrate development in the central and/or southern areas of the county would not reflect development need and demand, or direct development to the most sustainable locations and is therefore unrealistic.