

Llanfair DC Community Council

Support to residents in responding to the Denbighshire County Council's Local Development Plan consultation – August 2019.

The following commentary is provided as an aid to residents wishing to respond to the Denbighshire County Council's preferred strategy in its Local Development Plan. It is not a comprehensive list and residents are encouraged to provide both supporting as well as critical comments that they wish the County Council to consider as it develops its plan.

Copies of the response forms are available on-line through the Denbighshire portal site at <https://countyconversation.denbighshire.gov.uk/project/447>

Denbighshire County Council seeks responses from individuals about the plan which covers the next 15 years from 2018 to 2033.

The plan is based on assumptions about **growth** for the future and several scenarios have been considered. Residents may wish to comment on the scenario chosen and on which the plan is based which sees the need for employment land as well as housing for the period of the plan. The plan sees the need to identify 3725 new houses in the period. There are some and some 2900 already approved or in construction so the need is to identify sites for 863 new houses across the county during the period.

The plan includes a **spatial strategy** describes the way that different sizes of communities will be considered and again residents may wish to comment on the proposals. The strategy recognises that emphasis for growth will be to the North of the county and along the A55 corridor so the need for employment land and housing in the Llanfair DC Community Council area will be modest.

The consultation document sets out a series of **key policies** again for which comments are invited. These include the need for employment land where there may be a need to provide for new or existing businesses. There is also a section on retail and the need for a local shop has been suggested to help reduce the need to travel to larger towns. Infrastructure is another key policy and one that is critical to any development in ensuring that there is provision for all the things people will need as well as housing. Visitor economy is another area and tourism is playing an increasing part in the local area with many visitors attracted to the area. Transport and Accessibility are also important in ensuring that people can get around and provision of footpaths and cycle routes are key to the future. The Natural and Built Environment is also key and in ensuring that the area retains and improves its heritage.

The LDP sets out a number of potential "**candidate sites**" where housing might be considered, and residents are asked to comment on these. A number of factors could be considered for the sites as follows:

- Where a site involves the loss of agricultural land – Welsh Government Policy is to defend agricultural land and the Llanfair DC area, which is a key food production area, needs to consider the impact from loss of agricultural land.
- Development of sites may have an impact on the view and sense of space enjoyed by residents who may wish to comment in this regard. The impact could also be on the area and affect the attractiveness of the area affecting tourism.
- Residents may wish to either support or oppose the candidate sites and ask for them to be either included or removed from the Development Plan when it is published in Spring 2020.

- Llanfair DC has seen the approval and now development of a 63-house site in the village. This will meet housing need but will have potential impact and double the number of houses in the centre of the village. It may be that residents feel that this is enough development for the foreseeable future and that any development in the Plan should be limited in the village.
- Residents may wish to express concern about activity associated with development which could include noise, dust, traffic disruption and general impact on health and well-being.
- Accompanying any development comes the need to provide infrastructure, services and other amenities. Residents may wish to comment on the ability of any site to support the people living there with essential services such as roads, utilities including communications as well as access to healthcare and education. Amenity could be recreational or facilities such as peaceful areas.
- Residents may be aware of local factors that they would wish to bring to the attention of the Denbighshire County Council for any site such as for example the occurrence of flooding.