

<b>Submission of Projects From – National Development Framework</b>	
<b>Name</b>	Wayland Pope – Barwood Land and Estates Ltd for and on behalf of Barwood LaSalle Land Limited Partnership
<b>Contact Details</b>	c/o LRM Planning Ltd, 22 Cathedral Road, Cardiff, CF119LJ
<b>Date</b>	
<b>Interest in site</b>	Controlled by Barwood LaSalle Land Limited Partnership by way of option/promotion agreement
<b>Details of landowner</b>	
<b>Title of project</b>	Bodelwyddan Key Strategic Site
<b>Summary of project</b>	A mixed use development comprising 1715 new homes, 950,000 sq ft of employment floorspace B1, B2, B8, community facilities, retail, hotel, care home, and open space (104 ha)
<b>Location of project (please attach location map)</b>	Please see the attached plan.
<b>What consents are required?</b>	Outline Planning Permission was granted in March 2016 subject to conditions and planning obligations. Reserved Matters approvals are required along with the discharge of planning conditions prior to the commencement of development. The first phase reserved matter applications must be submitted within 5 years of the date of the planning permission. Development for each phase of development must commence within 3 years of the date of the reserved matters application for that phase. Off-site infrastructure works will be undertaken under separate legislation (Highway Act 1980, Water Act 2014, Electricity Act 1989 and the Town and Country Planning (General Permitted Development Order) 1995
<b>Consents already granted relevant to project</b>	Outline planning permission was granted in March 2016, pursuant to the adopted Local Development Plan
<b>Public engagement to date</b>	During preparation of Denbighshire Local Development Plan, prior to the submission of the outline planning application and during the determination of the outline planning application.
<b>Has an environmental assessment been prepared? (Yes /No)</b>	An Environmental Impact Assessment was undertaken as part of the outline planning application process and reported in an associated Environmental Statement. The Denbighshire Local Development Plan was subject to a Strategic Environmental Assessment.
<b>Are there any site designations or constraints affecting the site?</b>	There are no designations or constraints that preclude development. Infrastructure works are required to facilitate development (including improvement of an exiting of access onto the A55, new electricity supply from St. Asaph, on site sub-station(s) and a new sewer to Kinmel Bay Waste Water Treatment Works). There are also planning obligations associated with the outline planning permission.
<b>What is the delivery timescale for the</b>	The outline planning permission requires that

<b>project?</b>	reserved matters be approved within three years and that development commences within five years of the date of planning permission. Development could commence within the next 5 years with a development program extending to 2031.
<b>How would the project contribute to the delivery of the 7 well-being goals?</b>	<p>In a great many respects the Project contributes positively to a range of well-being goals as summarised below:</p> <p><b>A Prosperous Wales</b></p> <p>The employment element of the KSS Project is a substantial offer comprising of 26 hectares of B1, B2 and B8 land or 950,000st.ft of commercial floorspace. Employment opportunities will also come forward at the local centre, the care home, primary school and other community facilities. The benefits of this to the local economy are set out in a Socio-economic Report previously prepared.</p> <p>Reflecting the mix of land uses and updated assumptions on employment density occupancy, the completion of the planned commercial floorspace will generate some 3,385 gross new jobs at the Bodelwyddan KSS and Project.</p> <p>In addition to the permanent employment associated with the completion of the commercial floorspace, the capital invested in the infrastructure and construction phase of the development will generate some 2,550 “person years” of additional local employment over the ten year construction period. This will create an enormous array of construction work and employment opportunities for local people, equivalent to around 255 FTE additional jobs.</p> <p>Reflecting the activities of each job created, both during construction and from the resulting occupation of the completed commercial floorspace, it is possible to estimate the real economic value of the development in terms of contribution to Gross Value Added (GVA) per annum to the local economy.</p> <p>The local Denbighshire economy is estimated to benefiting from £144 million per annum of economic growth, with around £137 million of this (96%), accruing to the priority regeneration area of the North Wales Coast each year following completion of development.</p> <p>The wider sub-regional economy of Denbighshire and Conwy together is set to benefit from an injection of just over £190 million per annum with the regional North Wales economy as a whole realising nearly £192 million of economic benefit each year from the Bodelwyddan KSS and Project.</p> <p>Barwood Land, with development partners, will take appropriate steps to prioritise employment opportunities generated by the Project for local people and will work with local agencies to identify suitable and practical training initiatives by which local people can participate in the Project.</p> <p>Attention will also be paid to creating opportunities for local people, business and social enterprises to be closely involved in the site management and maintenance.</p> <p>Barwood Land is committed to working in partnership with DCC, WG and local agencies to ensure that local economic and regeneration benefits arising from the development are maximised and that the joint ambitions for prosperous, healthy and sustainable local communities are realised.</p> <p>Commitments made by Barwood Land and set out in the Sustainable Resource and Waste Management Strategy, the Energy Strategy and Sustainable Development Strategy contribute positively to resource efficient use.</p> <p><b>A Resilient Wales</b></p> <p>In devising the project the emphasis has been on sensitively accommodating development within the established landscape structure, creating a green environment within natural boundaries that can deliver long term sustainable growth. Character will reflect locally important attributes enhanced by excellent connectivity to the existing town facilitating a single, successful and integrated community.</p>

This significant investment in green infrastructure will deliver an accessible network of green spaces and recreational opportunities that encourages healthy living for the town's population as a whole. Public transport initiatives that build upon Bodelwyddan central location will increase accessibility between Bodelwyddan, the coastal towns and the rural market towns, allowing opportunities provided uniquely by this location to permeate across the County. The Design and Access Statement, Landscape and Visual Assessment and Ecological Appraisal demonstrate this.

### **A Wales of Cohesive Communities**

Bodelwyddan is a settlement with characteristics suitable for accommodating future housing development. There exists already a significant employment base at Glan Clwyd Hospital and St. Asaph Business Park. It represents an attractive location in housing market terms. It is a meeting place between the key north-south and east-west communications within Denbighshire, and this central location is mirrored in the benefits of public transport connectivity such that it is easily accessible from Rhyl and the coastal towns on cycle or by public transport.

The Project will provide a substantial benefit in meeting the housing need of the County, with a mix and range of accommodation tailored to meet local need and demand, including the need for starter homes and family accommodation. The positive contribution of the Project in this regard is recorded in the Socio-economic Report.

### **A Wales of vibrant Culture and thriving Welsh Language**

There are great benefits in creating places that draw transparently and extensively upon the character of the existing locality, townscape and landscape and ensure that the identity of existing settlements is strengthened rather than diluted by new development. The character aspirations for the Project are based on this principle.

This naturally extends to ensuring that the Welsh language and culture is properly respected and is supported by the Project progressively over the life of the construction and operation of the development. The Welsh Language Impact Assessment undertaken by the Council and by Barwood Land and Estates Ltd and submitted and considered with the planning application establishes meaningful and beneficial commitments to the Welsh language, controlled as appropriate through the Section.106 Agreement.

The development proposals will provide a range of benefits that improve the socio-economic characteristics of the area, supporting and encouraging well-being and providing a key development and investment note within the Strategic Regeneration Area. A context and environment that engenders well-being rather than decline is aligned with supporting thriving communities where the Welsh Language and culture are able to thrive. These are benefits that arise significantly as a result of the scale and location of the mixed use development, including:

A beneficial change in the population structure, providing a range and choice of housing, to retain and attract back young persons and families, and elderly persons accommodation to cater for an ageing population;

A positive impact on the quality of life, environmental amenity and health of local people, with a high quality development, accessible recreational opportunities, new healthcare facilities, enhancing existing community character, amenities and public places, rejuvenating public realm and community buildings and improving and upgrading local parks, green spaces and linking routes to create a distinctive town;

A positive impact on local business and local job opportunities, improving well-being, economic prosperity and regeneration by linking areas of opportunity and need – capitalising on the strategic advantage offered by an A55 location with public transport connections with coastal and market towns, coupled with training and skills initiatives with local colleges;

Encouraging greater economic diversity, through an attractive and viable commercial offer to capture economic investment, supporting the growth of local companies and the employment and skills of local people;

Providing affordable housing, widening access to housing and improving its affordability;  
Providing new community infrastructure, recreation opportunities, small scale retail and commercial uses and healthcare and education provision, contributing to social cohesion;

A masterplan that reflects good design to achieve an environment that is safe and accessible.

**Why is the project of national significance?**

A thriving and prosperous Wales will require each of the Welsh regions – Cardiff Capital Region, Swansea Bay City Region, Growing Mid Wales and the North Wales Economic Ambition area – to perform to their full potential.

A successful economy in North Wales, the development needs of which are catered for not just in planning documents and strategies but on the ground, is an integral element of a successful Wales.

The Bodelwyddan Key Strategic Site is located along the A55 corridor and close to the coastal strip. It provides a unique opportunity to capture future economic investment and house commercial development that is needed to support the growth and diversity of the local and regional economy, whilst capitalising on the proximity of established regeneration areas at Rhyl and Prestatyn to provide beneficial socio-economic effects.

Because of the magnitude of importance of the A55 corridor as a communication route and investment corridor through North Wales and the strategic scale of this Project and the substantial beneficial effects to the local and regional economy, its value in overall terms is majorly significant and warrants a status as nationally significant.

**Do you agree for your project and any supporting information to be made public?**

**(Only projects and information that can be made public will inform the development of the NDF.)**

Yes



LRM Planning Limited  
22 Cathedral Road  
Cardiff  
CF11 9LJ

Date: 14<sup>th</sup> February 2017  
Our Ref: OJ/16.132

Planning Policy Branch  
Planning Directorate  
Welsh Government  
Cathays Park  
Cardiff  
CF10 3NQ

Dear Sir or Madam,

### **National Development Framework**

I am pleased to enclose a response to the Call for Projects associated with preparation of the National Development Framework on behalf of Barwood Land and Estates Ltd.

Barwood LaSalle Land Limited Partnership have been working with Denbighshire County Council to bring forward the Bodelwyddan Key Strategic Site (KSS) which is allocated in the adopted Local Development Plan.

The KSS has the benefit of outline planning consent (with an associated S.106 Agreement) for 1715 homes (with a minimum of 10% being affordable in nature) and some 26 hectares (circa 950,000 sq ft) of employment land (Land Uses B1, B2, B8).

The KSS is a vital part of the Plan being the key strategic development site within it and is central to the successful delivery of the Plan's spatial strategy. However, the socio-economic effects of the KSS are more wide-ranging and will contribute significantly to the economy of North Wales..

A thriving and prosperous Wales will require each of the Welsh regions – Cardiff Capital Region, Swansea Bay City Region, Growing Mid Wales and the North Wales Economic Ambition area – to perform to their full potential.

Furthermore, a successful economy in North Wales, the development needs of which are catered for not just in planning documents and strategies but on the ground, is an integral element of a successful Wales.

The KSS is located along the A55 corridor and close to the urbanised coastal strip. It provides a unique opportunity to capture future economic investment and house commercial development that is needed to support the growth and diversity of the local and regional North Wales economy, whilst capitalising on the proximity of established regeneration areas at Rhyl and Prestatyn to provide beneficial and planned for socio-economic effects.

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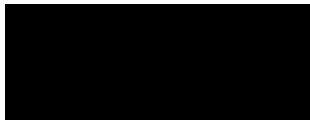


Because of the magnitude of importance of the A55 corridor as a communication route and investment corridor through North Wales, the strategic scale of this Project and the substantial beneficial effects to the local and regional economy, its value in overall terms is majorly significant and warrants a status that we and Denbighshire County Council believe should be as nationally significant.

We have completed the necessary form and included summary information in response to the questions posed and in the short project summary attached. Where necessary and appropriate, we have cross referred to documents produced in relation to this Project and which formed part of the planning application (40/2013/1585/PO). We have not submitted these documents but they are available on Denbighshire County Council's website. Alternatively, we would be pleased to make copies available if this was to assist.

Should you have any queries, please do not hesitate to contact me.

Yours sincerely,



**Owen Jones**  
**Director**

cc Barwood Land and Estates Ltd

Enc.





# BODELWYDDAN **KSS**

***THE*** KEY STRATEGIC SITE  
FOR NORTH WALES

**104 HECTARES** (257 ACRES)

# AIMS OF THE BODELWYDDAN KEY STRATEGIC SITE

Bodelwyddan Key Strategic site is a fully integrated scheme aligned with the adopted Denbighshire County Council Local Plan and accords with the key objectives of the North Wales Economic Ambition Board, which is seeking to promote the growth and prosperity of the North Wales region.

*“Our vision is to create a signature location, delivering housing, employment and social infrastructure that meets both the needs of the County and the local community.”*

The scheme will deliver 1,715 dwellings (including affordable housing) in a range of house types, sizes, tenures and densities to reflect and respect the existing character of the Key Strategic Site and the town. New retail, commercial and community services to meet daily needs requirements will be provided. Provision will also be made for a new primary school.

A total of 950,000 sq ft of employment floorspace will be created, providing flexibility in terms of use, size and tenure of units, delivering a statement location of the highest profile along the key strategic investment corridor of the A55 in North Wales, and together with St Asaph Business Park creating an employment hub of regional significance. The wide range of jobs created will also be enhanced through the delivery of a Care Home and associated close care apartments.

A new link between Junction 26 of the A55 and Sarn Road will be provided, together with improved public transport links. Significant areas of public open space will be created, with natural features (ponds, streams, ditches, hedgerows, trees) structuring the masterplan for the site, which together with their enhancement and retention will provide nature conservation and biodiversity enhancements for the wider area.

Allotments and community orchards will also be provided, with all elements of the masterplan linked by a network of footpaths and cycleways, providing greater public accessibility to and from the site for both new and existing residents, and providing significantly improved access to the surrounding countryside.

The intention is to create a high quality, sustainable environment.

*“The emphasis will be on sensitively accommodating development within the established and resilient landscape structure, creating a green environment within natural boundaries that can deliver long term sustainable growth.”*





# THE DEVELOPMENT

Development will be phased over the plan period and will incorporate all the following key elements:

-  *1,715 dwellings* including the provision of affordable housing in accordance with Policy BSC4.
-  *Education, training and health provision.*
-  *New highway network* between the existing A55 Junction 26 and Sarn Road plus other offsite improvements.
-  *Onsite community facilities, open space & retail provision.*
-  Safeguarding and enhancement of any areas / species of *nature conservation* importance.
-  *Pedestrian and cycle facilities* to serve connectivity between homes and jobs, including the surrounding Rights Of Way.
-  *New public transport links.*
-  *Sustainable* building materials, energy efficient and water efficient measures and aspire to be *carbon neutral*.
-  Consideration as to the potential impacts on the *linguistic, cultural and social character* of the area.
-  Integration of the development into the *landscape*.

# THE SITE

The site extends to 104 ha of land on the eastern edge of Bodelwyddan. The allocation of the site as a Key Strategic Site is central to the spatial strategy of the Denbighshire Local Development Plan. It is an integral component in meeting development needs throughout the remainder of the Plan period to 2021 – consistent with established objectives to meet the County’s population, housing

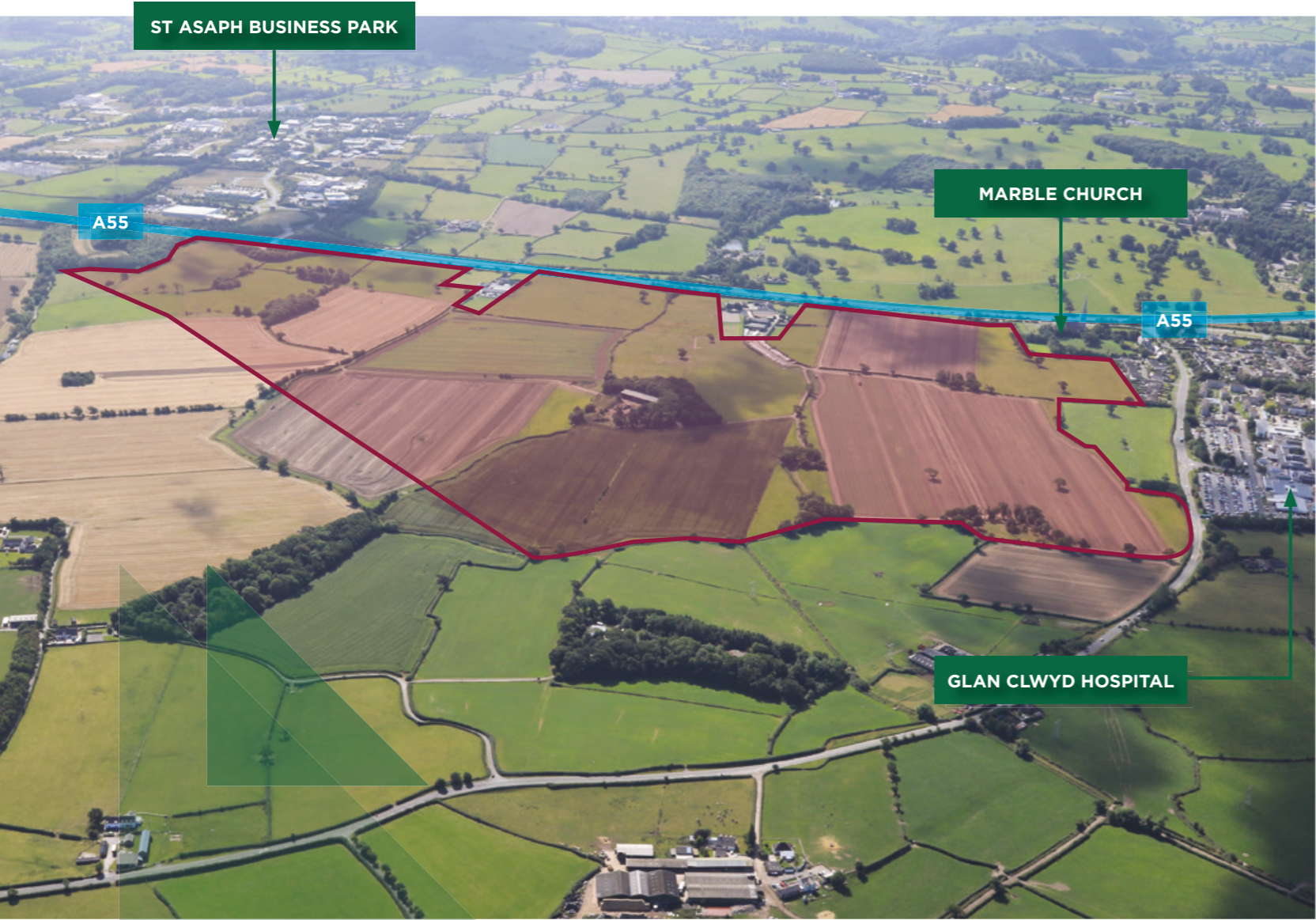
and employment needs, delivering infrastructure and supporting an integrated community. It is well located within the wider sub-region, and provides the potential for wider benefits to be accrued to the advantage of other settlements within the coastal regeneration area of Denbighshire.

*“Providing opportunities to achieve an integrated community to the benefit of the existing population and promote sustainable development principles as part of a mixed community”*



# STRATEGIC LOCATION

Bodelwyddan occupies a strategic location within the north of the County. It is easily accessible, adjoining the A55. Rhyl train station can be reached within 15 minutes and offers regular services into central London within 2.5 hours. Bodelwyddan is home to Ysbyty Glan Clwyd Hospital which is of regional significance, is the County’s largest employer and is also in close proximity to St. Asaph Business Park. Bodelwyddan is identified as an expanded settlement in the Local Development Plan and as the location of the Key Strategic Site providing opportunities to achieve an integrated community to the benefit of the existing population and promote sustainable development principles as part of a mixed community.





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