



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.

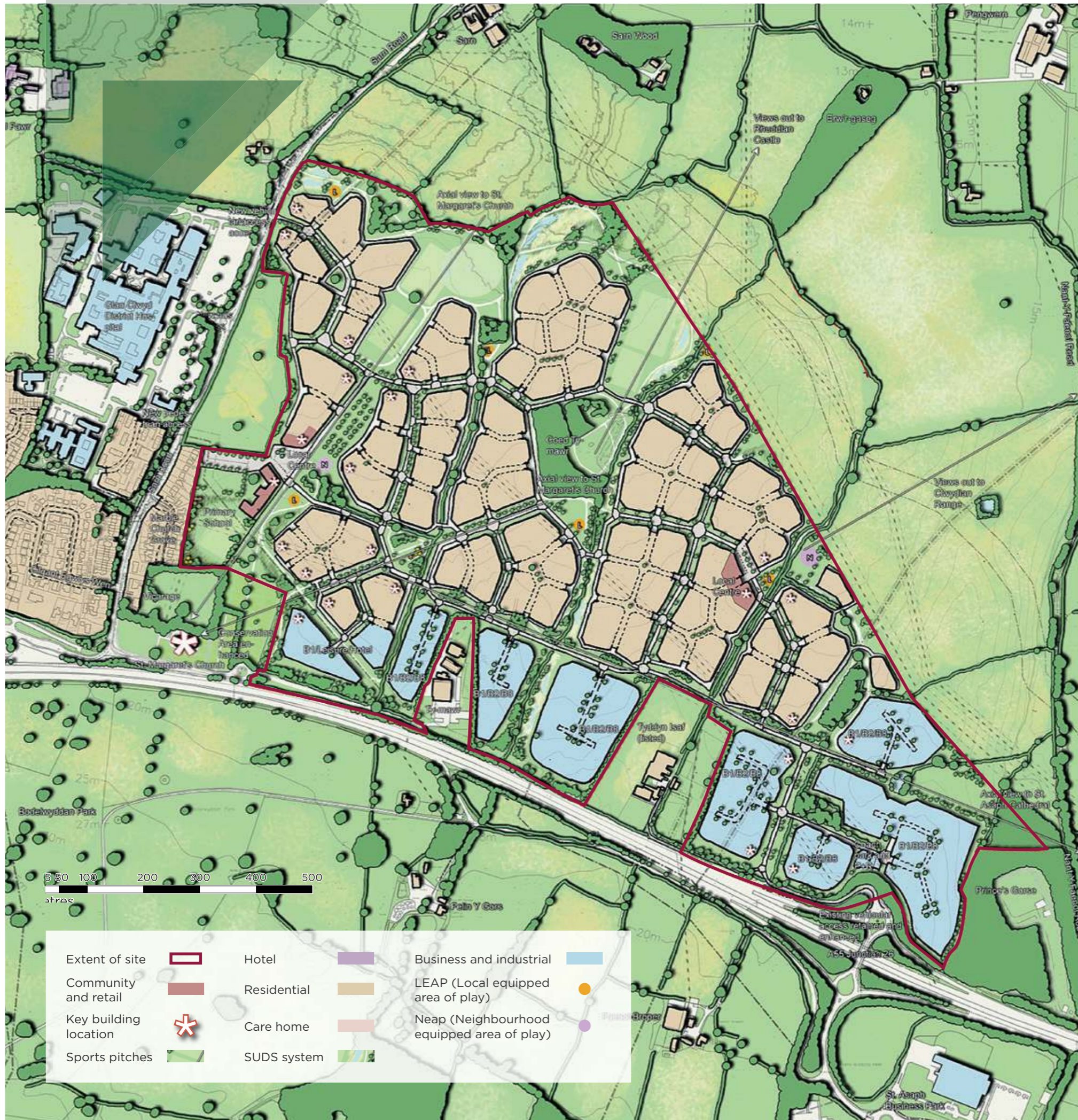
A new link between Junction 26 of the A55 and Sarn Road will be provided, together with improved public transport links. Significant areas of public open space will be created, with natural features (ponds, streams, ditches, hedgerows, trees) structuring the masterplan for the site, which together with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


26 hectares of B1, B2 & B8 *serviced employment land* and units.



 *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

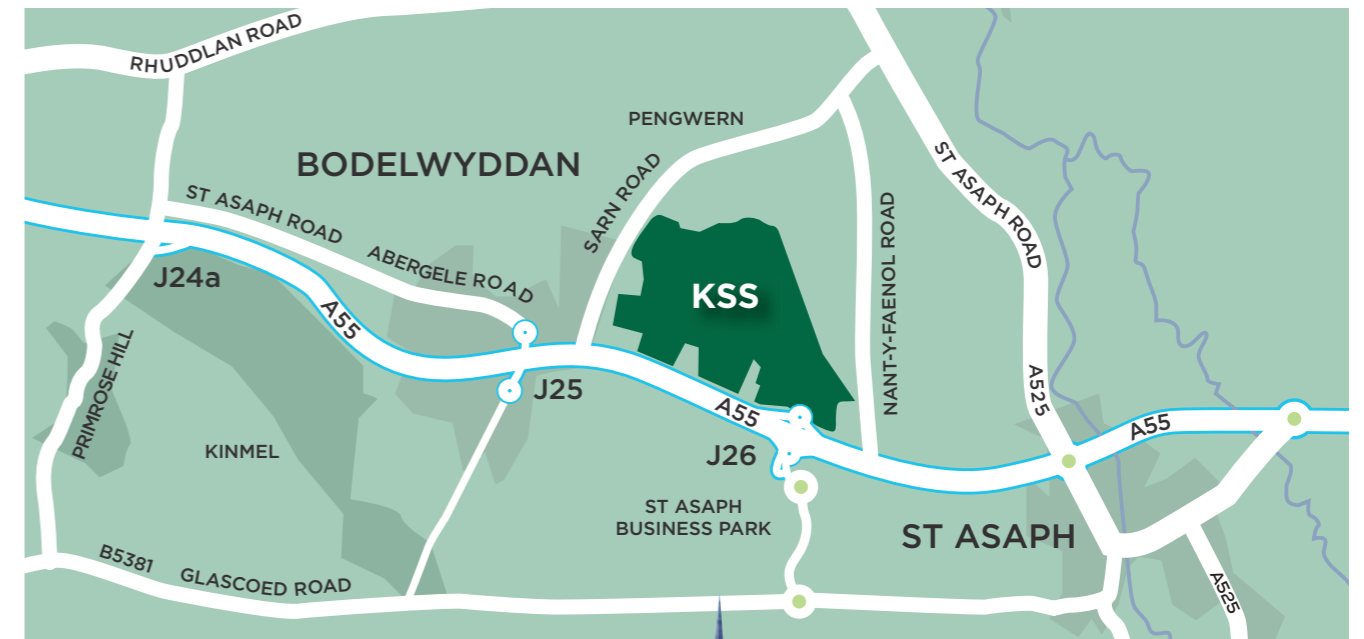
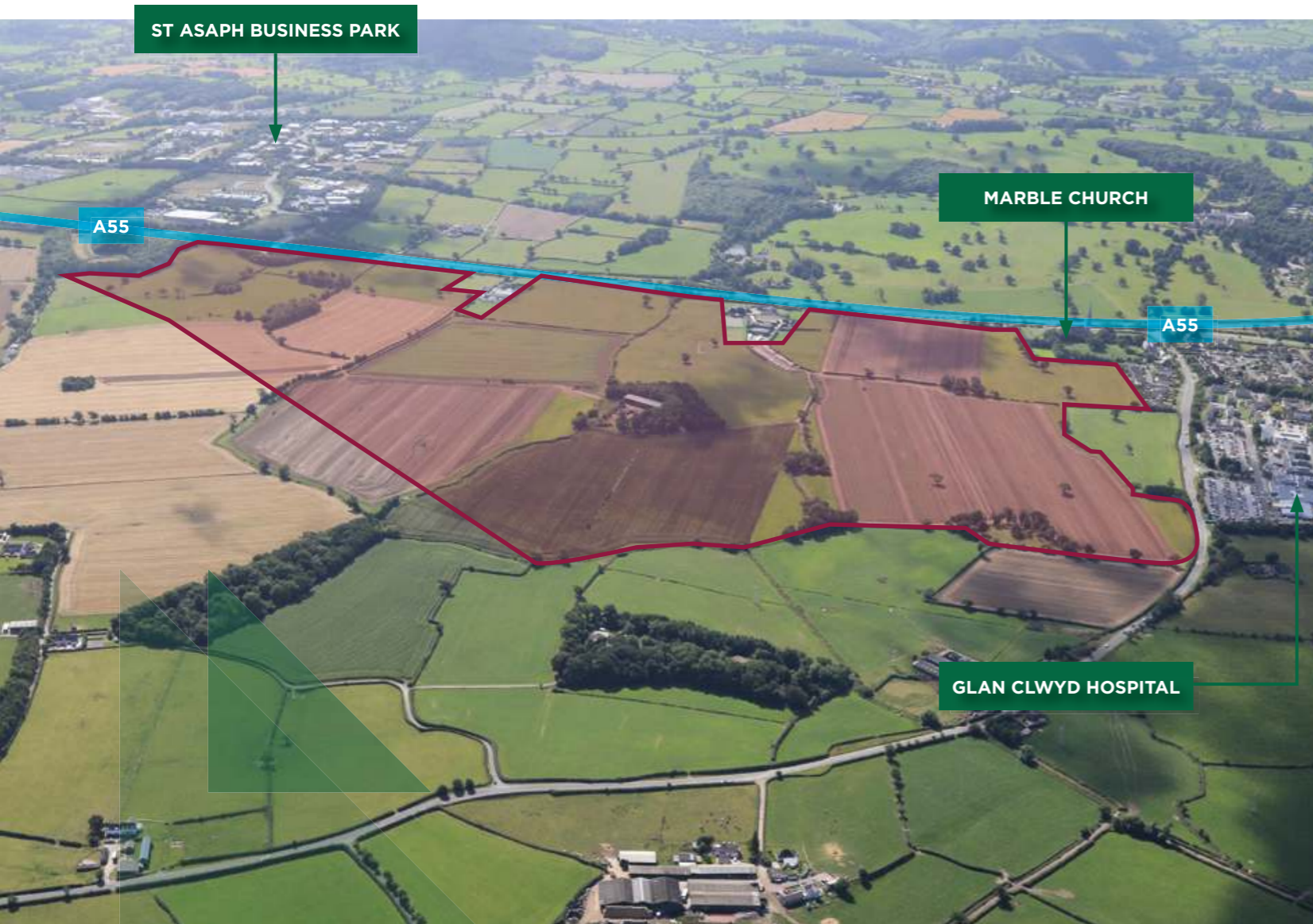
and employment needs, delivering infrastructure and supporting an integrated community. It is well located within the wider sub-region, and provides the potential for wider benefits to be accrued to the advantage of other settlements within the coastal regeneration area of Denbighshire.

“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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