Employment Sites Study

Denbighshire County Council

Brief

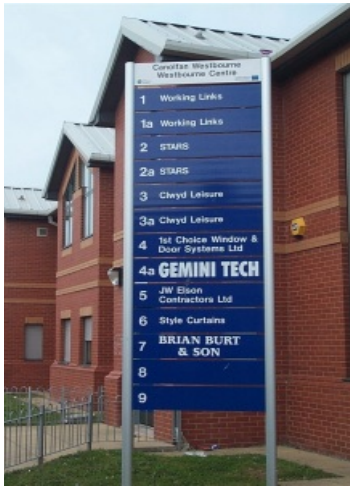
Denbighshire County Council has embarked upon the preparation of its new Local Development Plan (2006-2016). As part of the process BE Group, was commissioned to research and produce an Employment Land Action Plan.

Five key objectives needed addressing:

- Assessment of future demand for employment land, including scale; spatial distribution; and type of demand
- Assessment of all undeveloped sites
- Guidance on appropriate future uses for undeveloped sites
- Suggested areas of search for new allocations
- Solutions to overcome development constraints.

Activities

- Context review of local, regional and national strategies
- Demand assessment using seven key performance indicators and extensive consultation with public sector; developers; investors and agents
- In-depth examination of land allocations to establish availability and scale of resource
- Assessment of Denbighshire's competitive position within North Wales
- Future employment land need determined through three forecast models
- Identification of areas of search for new land allocations.



CYNGOR Sir Ddinbych Denbighshire COUNTY COUNCIL

Outcome

A range of recommendations which included:

- Connecting land allocations with regeneration and economic development initiatives, and housing growth locations
- Addressing new property needs arising from the County's changing economy
- Identifing the County's sub-regional markets and their characteristics
- Determined that the perceived land resource of 164ha, was in reality reduced by 50 percent. 21 of 43 sites were deleted for various reasons. Further six have been recommended for deletion
- Future spatial distribution pattern
- Identified nine new areas of search

In Spring 2005, BE Group re-appointed to prepare development concepts for seven potential mixed-use schemes to deliver serviced employment land.

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