

Major Mixed-Use Development Area - Bodelwyddan

Denbighshire County Council



Brief

This study represented a third stage of work commissioned by Denbighshire County Council. BE Group carried out the County's Employment Land Study. This recommended mixed-use development as a solution to delivery of serviced employment land, cross-subsidised by other higher value uses. BE Group and Aecom were appointed to consider the technical feasibility, financial viability and sustainability of seven locations, ranging in size from 8ha (Llangollen) to 275 ha (Rhyl East). BE Group and Aecom were then further appointed to examine the feasibility of an area of 515 ha at Bodelwyddan.

The area was selected because of its location in the A55 Corridor; is an area of relatively high demand for housing and employment; is an important employment centre because of Glan Clwyd Hospital and nearby industrial estates.



Activities

- Assessed the market justification for mixed-use development and the most appropriate land uses including employment, housing, retail, and roadside services
- Identified land ownerships
- Assessed ground conditions, infrastructure, services, landscape and ecology, access and transportation to determine constraints and opportunities
- Produced illustrated development concepts including new road options
- Undertook financial appraisals to identify viability or a need for gap-funding support



Outcome

Development area reduced from 515ha to 215 ha due to flood risk issues. Series of development options confirmed as viable. Site included as Major Mixed-Use Development Area in Denbighshire Local Development Plan. Private sector developer now acquired land ownership interests and working with Denbighshire CC towards submission of outline planning application in line with the study's recommendations.

