

Mixed-Use Development Sites Study

Denbighshire County Council

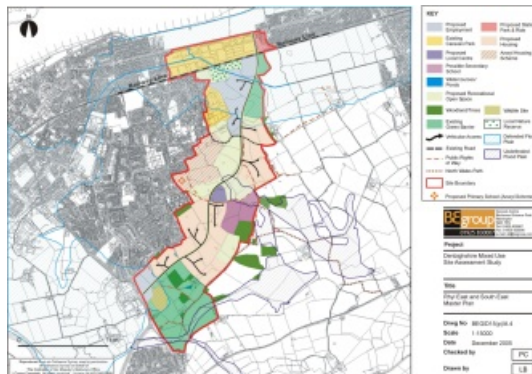


Brief

Responding to one of the recommendations of BE Group's previous Employment Land Study, Denbighshire County Council re-appointed BE Group to research and prepare development concepts for seven areas that might deliver serviced employment land, cross-subsidised by other higher value uses.

BE Group, supported by TEP and Aecom, was required to consider the technical feasibility, financial viability and sustainability of each development concept.

The seven locations were Rhyl, (South East), St Asaph (West), Denbigh (North of Colomendy Industrial Estate and Cae Fron), Ruthin (North East), Clawdd Poncen (Corwen) and Llangollen (Cilmedw).



Activities

- Assessed the market justification for mixed-use development and the most appropriate land uses
- Identified land ownerships
- Assessed ground conditions, infrastructure, services, landscape and ecology, access and transportation to determine constraints and opportunities
- Produced illustrated development concepts
- Undertook financial appraisals to identify viability or a need for gap-funding support
- Completed sustainability assessments to inform the Strategic Environmental Assessment.



Outcome

Viable mixed-use development concepts produced for:

- 275 ha at Rhyl East and South East
- 70 ha at St Asaph West
- 10 ha at Cae Fron, Denbigh
- 8 ha at Cilmedw, Llangollen
- 15 ha at Clawdd Poncen, Corwen.

Development unviable for the two other proposed locations, in Denbigh and Ruthin.

Recommendations included:

- Commissioning further research into the impact of the new retail development proposals
- WDA and Denbighshire to agree joint approach for detailed masterplan preparations for Rhyl, St Asaph and Denbigh
- Denbighshire to work with landowners to bring forward the Llangollen and Corwen schemes.

