

## **APPENDIX 7A      Summary of Relevant Planning Policy**



## APPENDIX 7A Summary of Relevant Planning Policy

| Planning Policies and Guidance contained within the study area                                  | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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| <b>National Planning Guidance PPGs/PPSs (England)</b>                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| PPS1: Delivering Sustainable Development (2005)                                                 | PPS1 sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| PPS7: Sustainable Development in Rural Areas (August 2004)                                      | This PPS replaces PPG 7: The Countryside – Environmental Quality and Economic and Social Development. The policies in this statement apply to the rural areas, including country towns and villages and the wider larger undeveloped countryside up to the fringes of larger urban areas. Policies on the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification) are of the most relevance to the considered development options. The presence of agricultural land should be taken into account alongside other sustainability considerations such as the quality and character of the landscape. Where significant development of agricultural land is unavoidable, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality, except where other sustainability considerations suggest otherwise. |
| PPS9: Biodiversity and Geological Conservation (August 2005)                                    | This PPS sets out the principles and policies that apply to the protection of biodiversity and geological conservation through the planning system. It describes the main statutory obligations under both domestic and international systems and explains how biodiversity and geological conservation objectives should be reflected in regional planning guidance and development plans.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| PPG15: Planning and the Historic Environment (September 1994)                                   | PPG 15 contains guidance for land use planning in relation to the identification and protection of historic buildings, conservation areas and other elements of the historic environment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| PPG16: Archaeology and Planning (November 1990)                                                 | PPG 16 contains guidance for land use planning in relation to the identification, recording and protection of archaeological features and sites.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| PPS25: Planning and Flood Risk (Dec 2006)                                                       | Objectives of this guidance are to reduce risks to people and the developed and natural environment from flooding. It looks to local authorities with their responsibility as land use planners, and other authorities to ensure that flood risk is properly taken into account in the planning of developments to reduce the risk of flooding and the damage that floods cause. The guidance states that where there is a risk of flooding the development should be designed with an appropriate level of protection to ensure that the risk of damage from flooding is minimised, while not increasing flooding elsewhere.                                                                                                                                                                                                                                                                                                      |
| <b>National Planning Guidance TANs (Wales)</b>                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| TAN 5: Nature Conservation and Planning (1996)                                                  | TAN 5 gives advice on development control issues for Special Protection Areas (SPAs), Special Areas of Conservation (SACs), and Sites of Special Scientific Interest (SSSIs). It also covers the selection and designation of non-statutory nature conservation sites, such as local nature reserves, and the protection of species, commons and greens.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| TAN 6: Agricultural and Rural Development (June 2000)                                           | TAN 6 advises on the agricultural considerations a local planning authority should take into account when preparing development plans and considering planning applications. These include agricultural land quality, location of development in relation to farms, farm sizes and the condition of farm buildings.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| TAN 15: Development and Flood Risk (1998)                                                       | TAN 15 describes the Environment Agency's (EA) role in exercising a general supervision of flood defence matters. Local authorities are expected to use their powers to guide development away from areas that may be affected by flooding, and to restrict development that would itself increase the risk of flooding or would interfere in the ability of the EA or other bodies to carry out flood control works or maintenance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>National Planning Guidance TANs (Wales) (continued)</b>                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| TAN 18: Transport (July 1998)                                                                   | TAN 18 observes that by guiding the location of new development, reducing the need to travel, and promoting transport choices which are less polluting, land-use planning can contribute to long-term environmental improvement.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Regional Spatial Strategy for the West Midlands</b> adopted June 2004, January 2008 revision |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| QE1: Conserving and Enhancing the Environment                                                   | Environmental capital of all parts of the region will be maintained and improved as a key component of the spatial strategy in order to underpin the overall quality of life in all areas and support wider economic and social objectives. This will be achieved by protecting and enhancing special areas of the Region; protecting and enhancing irreplaceable assets; and protecting and enhancing the distinctive character of different parts of the Region.                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

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| QE5: Protection and enhancement of the Historic Environment                                          | Development plans and other strategies should identify, conserve and enhance the regions diverse historic environment and manage change in such a way that it respects local character and distinctiveness. Of particular historic significance are: historic rural landscapes and their settlement patterns and listed buildings, scheduled and unscheduled ancient monuments, conservation areas, historic parks and gardens and battlefields.                                                                                                                                                                                                                                                                                                                                                                                            |
| QE6: The conservation, enhancement and restoration of the Region's landscape                         | Local authorities and other agencies should, through the planning process, conserve, enhance and where necessary restore the quality, diversity and distinctiveness of landscape character throughout the Regions urban and rural areas by protecting and where possible enhancing natural, man-made and historic features that contribute to the character of the landscape and local distinctiveness. Development plans and other strategies will provide the strongest level of protection for the Regions nationally designated landscapes the Areas of Outstanding Natural Beauty as follows: Shropshire Hills; Cannock Chase; Wye Valley; Malvern Hills; Cotswolds.                                                                                                                                                                   |
| QE7: Protecting, managing and enhancing the Region's Biodiversity and Nature Conservation Resources. | All plans and programmes of the local authorities and other relevant agencies in the West Midlands should encourage the maintenance and enhancement of the Region's wider biodiversity resources giving priority to species and habitats of international, national and sub-regional importance as identified in Biodiversity Action Plans. Plans and programmes should also incorporate policies on how the Region can achieve its minimum UK Biodiversity Action Plan targets, those of local partnerships and take a common approach to biodiversity and nature conservation issues which cross local planning authority and Regional boundaries.                                                                                                                                                                                        |
| QE8: Forestry and Woodlands                                                                          | Local authorities and other agencies should identify and support opportunities for the planting and management of woodland. Development plans, other strategies and programmes should encourage tree cover in the region to be increased where it is appropriate to the character of the area in ways that reinforce and support the RPG spatial strategy. Development plans and other strategies should seek to conserve and protect woodlands, especially ancient and semi natural woodlands by prohibiting the conversion of semi natural woodlands to other land uses unless there are overriding conservation benefits; increase protection of ancient woodland and semi – natural woodland sites; exercise general presumption against the conversion of any woodland to other land uses unless there are overriding public benefits. |
| QE9: The Water Environment                                                                           | Development plan policies and Environment Agency plans should coordinate to protect and enhance wetlands species and habitats, particularly those subject to Local BAP and maintain and enhance river and inland waterway corridors as a key strategic resource in particular helping to secure regional aims for the conservation of the natural built and historic environment.                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| RR2: The Rural Regeneration Zone                                                                     | A focussed investment zone identified on the Spatial Strategy Diagram. Emphasis will be given to several measures , including supporting existing businesses and attracting appropriate new economic activity, and maintaining and enhancing the environmental assets of the area, and minimising negative effects of development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Wales Spatial Plan: North East Wales – Border and Coast Area (Interim Statement 2008)</b>         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Building Sustainable Communities                                                                     | The main strands of the strategy for the cross border area (England/Wales) include: <ul style="list-style-type: none"> <li>- supporting the strategic hub of Chester/Wrexham/Deeside;</li> <li>- protection and enhancement of sensitive areas of natural, built and historic importance</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Promoting a Sustainable Economy                                                                      | An important aspect in developing the economic base of the North East Wales area will be to recognise its spatial 'distinctiveness' – high environmental quality, prominence of the tourism sector and public sector employment. Tourism is identified as a key driver for the social, economic and environmental development of the region. Areas highlighted for targeted marketing include North Wales Borderlands.                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Sustainable Accessibility                                                                            | Priorities in the transport strategy for the cross border region include: <ul style="list-style-type: none"> <li>- the A483/M54 corridor which provides key linkages via Wrexham to the West Midlands and South East of England.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Valuing our Environment                                                                              | The River Dee and particularly its estuary are considered to be defining features of the area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Respecting Distinctiveness                                                                           | Suggestions to maximise the potential from the heritage sector within NE Wales include: <ul style="list-style-type: none"> <li>- the waterways heritage of the Llangollen Canal, specifically for NE Wales, the Pontcysyllte Aqueduct which may receive World Heritage status by 2009;</li> <li>- scope to develop the tourism potential of the Marcher Castles of the Welsh Borders, including Chirk, where the National Trust have a major development at the preliminary planning stage.</li> </ul>                                                                                                                                                                                                                                                                                                                                      |
| <b>North Shropshire Local Plan 2000 – 2011 Adopted December 2005</b>                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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| D1: General Development Control                                 | All applications for development must satisfy the following: size and intensity of the proposal must not have an unacceptable impact on the surrounding area and its immediate setting; the visual appearance of the development should not adversely affect the character of the area or of existing buildings, especially where these are of special architectural, environmental or historic value; natural features, habitats or species of significant historic, scientific or conservation value should not be adversely affected by development proposals; the development will not lead to unacceptable loss, or loss of quality, of the best and most versatile agricultural land (Grades 1, 2 and 3a) and existing public rights of way must be safeguarded and where necessary as a result of development, be replaced by new routes generally acceptable to the public. |
| C1: Conservation Areas                                          | Development proposals within or adjacent to a conservation area will not be permitted unless they retain open spaces and the materials, features and details of buildings or structures that contribute to the character of the conservation area; are of height, size; design and materials that respect the character of the conservation area and that the proposed design and materials of the development are of high quality.                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| C7: Archaeological Sites                                        | There will be a presumption in favour of the preservation of scheduled ancient monuments and other nationally important monuments, and development that would adversely affect their site or setting will not be permitted. The district council will seek to safeguard other sites of archaeological interest but exceptionally, when development is permitted and preservation in-situ is not merited, the District Council will require satisfactory provision to be made for excavation and recording.                                                                                                                                                                                                                                                                                                                                                                          |
| L1: Development in the Countryside                              | Development proposals in the countryside should protect the visual quality of the landscape and should be sited and designed to minimise visual intrusion and adverse impact upon local features of historic, scientific or conservation value. Particular concern will be taken with respect to proposals within areas of special conservation value; areas of historic parkland; areas of special environmental interest; and adjacent to the Shropshire Union Canal Conservation Area.                                                                                                                                                                                                                                                                                                                                                                                           |
| L3: Sites of Special Conservation Value                         | The District Council will use its planning powers to protect and enhance sites of nature conservation value, and in particular: will not permit development proposals that would adversely effect the scientific and conservation interests of Ramsar Sites, Special Areas of Conservation, National Nature Reserves and SSSIs; and will not normally grant permission for development that would adversely affect Local Nature Reserves and sites identified by the Shropshire Wildlife Trusts as County Wildlife Sites. Where development is permitted, the council will use conditions or planning obligations to ensure the protection and enhancement of the sites nature conservation interest.                                                                                                                                                                               |
| L5: Areas of Special Environmental Interest                     | The District Council will use its planning powers to protect and enhance the ecological, archaeological, historical and amenity value and the visual character of areas of special environmental interest.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| L6: Tree Preservation                                           | The District Council will use its planning powers to retain and where appropriate increase the planting of trees, hedgerows and woodland in the district. Development proposals that involve an unacceptable loss of trees or hedgerows or which adversely affect Ancient Semi-Natural Woodlands will not be permitted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| L7: Protected Species                                           | Development that would have an adverse affect on a statutorily protected species will not be permitted unless the needs of that species are satisfactorily accommodated as part of the development proposal. Where development is permitted planning conditions will be imposed or planning obligations entered into to ensure that there is minimal disturbance, survive of the species and to provide alternative suitable habitats.                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Oswestry Borough Local Plan 1996 –2006 Adopted July 1999</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| NE1: Areas of Special Landscape Character                       | The Borough Council will protect the visual quality of the countryside. Particular importance will be placed on landscape conservation. Particular importance will be placed on landscape conservation within the Areas of Special Landscape Character. Development will not be permitted where this would adversely impact upon the landscape because of location, scale, design and / or materials.                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| NE2: New development in the Countryside                         | Development in the countryside beyond the development boundaries of settlements will be strictly controlled. Proposals for new developments in the countryside will be assessed in terms of their perceived environmental impacts. New developments should: minimise adverse environmental impacts; designed and constructed to take into account the landscape and surroundings; minimise tree and hedgerow loss; including landscaping provisions; conserve and where possible enhance the wildlife value of the site and adjacent areas; and avoid damage to the historic environment including archaeological remains and other historic features in the landscape.                                                                                                                                                                                                             |
| NE3: Agricultural Land                                          | The use of the best and most versatile agricultural land (grades 1, 2 and 3a) for any form of development not associated with agriculture or forestry will not be permitted, unless there is a strong case for development which overrides the need to protect such land and there is no poorer quality or non-agricultural alternative site. Where development is permitted on the best and most versatile land it should as far as possible use land of the lowest grade.                                                                                                                                                                                                                                                                                                                                                                                                         |
| NE7: Protected Species and Habitats                             | Development proposals affecting protected species and habitats will not be permitted unless adequate provision is made for their protection. <i>(This policy has not been saved beyond September 2007)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

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| NE8: Ramsar Sites, Special Protection Areas and Special Areas of Conservation           | Sites that are designated or potential Ramsar Sites, Special Protection Areas or Special Areas of Conservation will be given the protection afforded to SSSIs. Development proposals likely to have a significant effect on such sites will only be allowed if there is no alternative and if there are imperative reasons of overriding public interest for them.                                                                                                                                                                                                                |
| NE9: Sites of Special Scientific Interest (SSSI)                                        | Development likely to have an adverse effect on the conservation value of a SSSI will only be permitted where it can be demonstrated that other material considerations outweigh the special interest of the site.                                                                                                                                                                                                                                                                                                                                                                |
| NE10: Wildlife Sites                                                                    | The Borough Council considers that Wildlife Sites of local ecological and environmental importance are a material consideration in the granting of planning permission. Proposals affecting such sites will be required to protect those features of scientific and conservation value.                                                                                                                                                                                                                                                                                           |
| HE1: Development of the Historic Environment                                            | The Borough Council will require that, where applicable, all new development in the Borough pays special attention to: the preservation of Listed Buildings or their settings, or any features of special architectural interest which they possess; the preservation and enhancement of the character or appearance of the Boroughs Conservation Areas; Protection of sites of Archaeological Importance; Protection of Historic Parks and Gardens; and Protection of the Borough's historic landscapes.                                                                         |
| HE12: Areas of Environmental Character                                                  | Chirk Bank is considered to be suitable for designation as a Conservation Area and is therefore identified on the proposals maps as an 'Area of Environmental Character'. All development that may adversely affect architectural and historical nature of this area prior to designation must take into account the existing quality of this built environment.                                                                                                                                                                                                                  |
| HE13: Archaeological Remains of National Importance.                                    | There will be a presumption against development proposals that would significantly alter or damage nationally important archaeological remains, whether scheduled or not, or which would have a significant impact on the setting of visible remains.                                                                                                                                                                                                                                                                                                                             |
| HE14: Archaeological Sites of Regional or Local Importance                              | Planning applications affecting sites of regional or local importance should take into account the full archaeological importance of the site. The Council will seek the preservation in-situ of important archaeological remains when considering development proposals. Where in-situ preservation is not feasible or justified, taking into account the intrinsic importance of the remains and the need for the development, planning permission may be granted subject to satisfactory provision being made for excavation and recording of the remains.                     |
| HE16: Assessment of Sites of Archaeological Importance                                  | In the case of development proposals affecting sites of archaeological significance (or potential significance) the Council will require the results of an archaeological assessment to be submitted with any planning application.                                                                                                                                                                                                                                                                                                                                               |
| <b>Wrexham Unitary Development Plan 1996-2011 Adopted 14<sup>th</sup> February 2005</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| PS2 General Development                                                                 | Development must not materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment.                                                                                                                                                                                                                                                                                                                                                                                                                           |
| PS3 General Development                                                                 | Development should use previously developed brownfield land comprising vacant, derelict or underused land in preference to the use of greenfield land, wherever possible, particularly so where greenfield land is of ecological, landscape or amenity value, or comprises agricultural land of grades 1, 2 or 3a quality.                                                                                                                                                                                                                                                        |
| PS11 Biodiversity                                                                       | Encouragement will be given to proposals that improve the biodiversity value of sites and to the establishment of local nature reserves where the nature conservation and landscape interest of the land will be protected and enhanced.                                                                                                                                                                                                                                                                                                                                          |
| EC1: Green Barriers                                                                     | Within Green Barriers, development will only be granted planning permission if it for agriculture, forestry, essential facilities for outdoor sport and recreation, cemeteries and other uses of land which maintain the openness of the Green Barrier and do not conflict with the purpose of including land within it.                                                                                                                                                                                                                                                          |
| EC2: Agricultural Land                                                                  | Development on agricultural land of grades 1, 2 or 3a will only be permitted if it does not lead to the irreversible loss of that land.                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| EC4: Hedgerows, Trees and Woodland                                                      | Development proposals should provide for the conservation and management of hedgerows, trees, orchards, woodland, wildlife and other natural landscape and water features, and include new planting in order to enhance the character of the landscape and townscape. Development which results in the loss or significant damage to valuable trees, important hedgerows or ancient woodland sites will not be permitted.                                                                                                                                                         |
| EC5: Special Landscape Areas                                                            | Within Special Landscape Areas, priority will be given to the conservation and enhancement of the landscape. Development, other than for agriculture, small-scale farm-based and other rural enterprises, and essential operational development by utility service providers, will be strictly controlled. Development will be required to conform to a high standard of design and landscaping, and special attention will be paid to minimising its visual impact both from nearby and distant viewpoints.                                                                      |
| EC6: Biodiversity Conservation                                                          | Development either within or close to sites of biodiversity interest will only be permitted where it can be clearly demonstrated that the need for the development outweighs the need to safeguard the intrinsic nature conservation value of the site. Where such development is permitted, damage should be kept to a minimum, and compensatory measures should be provided. Measures to improve the biodiversity value of sites and enhance their natural conservation interest and landscape quality including the establishment of local nature reserves, will be supported. |

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| EC7: Conservation Areas                                                    | Within, and in close proximity to, conservation areas, the priority will be to preserve and/or enhance those buildings, structures, streets, trees, open spaces, archaeological remains, views, and other elements that contribute to the unique character of the area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| EC11: Archaeology                                                          | Development which would adversely affect the site or setting of a Scheduled Ancient Monument or archaeological site of national significance will not be permitted. Development that directly affects non-scheduled sites of archaeological importance will only be permitted if an archaeological investigation has been carried out to determine the nature, extent and significance of the remains, and this investigation indicates that in-situ preservation is not justified, and a programme of excavation and recording has been agreed. Development will also be carefully controlled to ensure that the setting of non-scheduled sites of archaeological importance is not harmed where appropriate.                                                                                                                                                                                |
| EC12: Development and Flood Risk                                           | Development (including the raising of land) within defined flood plains will only be permitted if it:- a) would not be subject to an unacceptable risk of flooding on-site; and/or b) does not result in an unacceptable risk of flooding on or off-site; and/or c) does not adversely affect flood management or maintenance schemes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| MW9: Protection of Mineral Resources                                       | Resources of sand and gravel, and clay will be safeguarded from non-mineral development in order to prevent the sterilisation of unworked mineral deposits. Within such areas non-mineral development will be strongly resisted unless a resource assessment (or other information) is provided to demonstrate that no exploitable reserves exist within the development site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| MW11: Minerals Buffer Zones                                                | Open buffer zones, where new mineral extraction and new sensitive non-mineral development will be resisted, will provide protection around specified inactive and active minerals sites.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Denbighshire Unitary Development Plan 1996 – 2011</b> Adopted July 2002 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Resources                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| General                                                                    | Development should seek to be sustainable, making the best use of resources by: ... protecting biodiversity and protecting the best and versatile agricultural land.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Environment                                                                | The special character of Denbighshire; its built heritage, countryside, coastline and environment will be safeguarded by: ... protecting and enhancing the built heritage of the County including buildings, monuments and areas of historic, architectural and archaeological interest and their settings; protecting and enhancing the nature conservation, biodiversity and landscape quality of the County including the aquatic environment, both in urban and rural areas; preventing development that would lead to unacceptable environmental pollution or disturbance; taking account of physical or natural environment considerations.                                                                                                                                                                                                                                             |
| ENV 1: Protection of the Natural Environment                               | The landscape and biodiversity of the natural environment, including the aquatic environment, will be protected throughout the country. Development must be designed to maintain or enhance the landscape character of the countryside, and biodiversity of the natural environment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| ENV 2: Development affecting the AONB / AOB                                | Development affecting the Area of Outstanding Beauty (AOB) will be permitted where it would not: Unacceptably harm the character and appearance of the landscape or prejudice future designation as an Area of Outstanding Natural Beauty (AONB).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Natural Environment                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| ENV 4: International/National Sites of Nature Conservation Value           | Development that would affect the integrity of a site of European nature conservation value will be subject to rigorous examination. Development will only be permitted where there is no alternative solution and there are imperative reasons of overriding public interest. If the site hosts a priority natural habitat or species, development will only be permitted where it is necessary for reasons of human health or public safety or there would be benefits of primary importance to the environment. Development that would demonstrably harm the nature conservation value of Sites of Special Scientific Interest (SSSI) will not be permitted unless the reasons for the development clearly outweigh the nature conservation value of the site. Where development is permitted planning conditions and obligations may be sought to ensure necessary compensatory measures. |
| ENV 5: Sites of Local Conservation Importance                              | Development that would unacceptably harm the conservation value of Sites of Local Conservation Importance including those shown on the proposals map will only be permitted where appropriate mitigation measures can be taken.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| ENV 6: Species Protection                                                  | Development that would unacceptably harm species given special protection by law will not be permitted unless appropriate steps can be taken to secure their protection.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| ENV 7: Landscape and Townscape Features                                    | Development should be designed to retain features such as traditional field boundaries, trees and ponds or any other features that are of substantial value to landscape / townscape character and nature conservation. Development that would cause harm to these features will only be permitted where appropriate mitigation measures are taken.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| ENV 8: Woodlands                                                           | Development will not be permitted where it would result in unacceptable harm to woodland, especially ancient semi-nature woodlands that have amenity or conservation value.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

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| ENV 11: Safeguarding High Quality Agricultural Land | Development that would result in the unacceptable permanent loss of agricultural land of grades 1, 2, 3A will only be permitted where: There is an overriding need for the development and land of lower quality is unavailable or available lower grade land has an environmental value recognised by a statutory designation.                                                                                                                                                                                                                                                                     |
| Conservation of the Built Environment               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| CON 5: Development within Conservation Areas        | The council will permit applications that demonstrate that they preserve or enhance the character or appearance of conservation areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| CON 6: Development Adjacent to Conservation Areas   | The authority will permit applications adjacent to conservation areas that do not detrimentally affect important views into and out of the conservation area.                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| CON 10: Scheduled Ancient Monuments                 | Development that would cause unacceptable harm to a nationally important monument, or its setting, including those shown on the proposals map will not be permitted. Wherever possible, planning applications that affect a scheduled ancient monument or its setting should be accompanied by the completed scheduled monument consent approval from CADW.                                                                                                                                                                                                                                         |
| CON 11: Areas of archaeological importance          | The Council will require, in line with PPW (2002) and Circular 60/96, that an acceptable report on the results of archaeological evaluations, is submitted prior to the determination of proposals affecting sites of known or potential archaeological significance. In cases where remains are affected but preservation in situ is not merited, the council will expect to secure excavations and/or recording in advance of construction work either by the imposition of suitable conditions attached to a planning permission or through a formal obligation entered into with the developer. |
| CON 12: Historic Parks and Gardens                  | Development that would unacceptably harm the character of a historic landscape, park or garden or its essential setting will not be permitted.                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Highways, Transportation and Communications         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| TRA 10: Public Right of Way                         | In respect of public rights of way the council will: retain and where possible extend and enhance the existing public rights of way and other legitimate access rights; carefully assess the impact of development requiring the satisfactory incorporation of the right of way within the development or where this is not practicable provide adequate provisions for re-routing or replacing the existing public access or create new public access routes; resist development that would prevent proposals for the extension of public footpaths, cycleways or bridleways.                      |
| TRA 11: Walking and Cycling Routes                  | In developing a county wide network of cycling/walking routes the council will: ... safeguard land comprising or adjoining the existing Prestatyn – Dyserth railway route; promote the re-use of other former railway routes as and when opportunities and resources allow and resist development that would unacceptably harm existing and proposed recreational routes; safeguard land forming the trackbed between Llangollen and Trevor and resist development which would prejudice its use as a walkway and cycleway.                                                                         |