

SUMMARY OF ASSESSMENT METHODOLOGY AND RELEVANT STANDARDS AND LEGISLATION

Topic	Assessment Methodology	Relevant Standards and Legislation
Archaeology / Cultural Heritage	Review of legislative framework and requirements, as well as policy and best practice guidance considerations; Examination of relevant publications, grey literature reports of archaeological investigations, articles, historic maps, plans and other documentary evidence; Site walkover to define the existing ground conditions and the potential for survival of buried heritage assets; An assessment of the likely effects resulting from the Development; and An assessment of the need for and scope of any necessary Development effect mitigation measures.	Planning Policy Wales (WAG, February 2011) Technical Advice Note (TAN) 12 (WAG, June 2009) Welsh Office Circular 60/96 Planning and the Historic Environment: Archaeology Welsh Office Circular 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas Welsh Office Circular 1/98 Planning and the Historic Environment: Directions by the Secretary of State for Wales Conservation Principles, Cadw, March 2011 Design Manual for Roads and Bridges
Landscape and Visual Impact	'Guidelines for Landscape and Visual Impact Assessment', Landscape Institute (LI) and Institute of Environmental Management and Assessment (IEMA) 2002 LANDMAP Landscape and Visual Impact Assessment (Guidance Note 3, November 2008) produced by Countryside Council for Wales;	Technical Advice Note (TAN) 10: Tree Preservation Orders (1997) Technical Advice Note 5, Nature Conservation and Planning (2009) Technical Advice Note (TAN) 12: Design (2009) Technical Advice Note 16: Sport, Recreation and Open Space (2009)
	<i>'Guidelines for Landscape and Visual Impact Assessment', Landscape Institute (LI) and Institute of Environmental Management and Assessment (IEMA) 2002</i>	
Biodiversity	IEEM (2006) Guidelines for Ecological Impact Assessment For detailed habitat/species survey methodology refer to Section 2 of the Ecological Impact Assessment	Conservation of Habitats and Species Regulations 2010 (as amended) Wildlife and Countryside Act (WCA) 1981 (as amended) Countryside and Rights of

		Way (CRoW) Act 2000 Natural Environment and Rural Communities Act 2006 The Hedgerows Regulations 1997 The Protection of Badgers Act 1992 Planning Policy Wales (WAG, Edition 5, 2012) Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009) Denbighshire Local Development Plan (2006-2021) Denbighshire County Council - Supplementary Planning Guidance Note No.18: Nature Conservation and Species Protection JNCC & Defra: UK Post-2010 Biodiversity Framework (2012) Denbighshire Local Biodiversity Action Plan
Ground Conditions	Geology Design Manual for Roads and Bridges (DMRB) Vol 11, Section 3, Part 11, Geology and Soils.	Environmental Protection Act, 1990 The Environment Act, 1995 National Planning Policy Framework, March 2012
	Groundwater DMRB HD45/09, Part 10, Road Drainage and the Water Environment.	Environmental Protection Act, 1990 The Environment Act, 1995 Groundwater (England and Wales) Regulations, 2009 Environmental Damage (Prevention and Remediation) Regulations, 2009 SI 153 The Water Act 2003 The Water Resources Act 1991 (as amended) The Land Drainage Act 1991 (as amended) The Environmental Permitting (England and Wales)

		Regulations 2010 The Water Environment (Water Framework Directive) Regulations 2003 National Planning Policy Framework, March 2012.
	Land potentially affected by contamination Environment Agency 'Model Procedures for the Management of Land Contamination, CLR11 Construction Industry Research and Information Association (CIRIA) document 552 'Contaminated Land Risk Assessment, A Guide to Good Practice.'	Environmental Protection Act, 1990 The Environment Act, 1995 Contaminated Land (England) Regulations, 2006 SI 1380 Environmental Damage (Prevention and Remediation) Regulations, 2009 SI 153 The Environmental Permitting (England and Wales) Regulations 2010 Control of Pollution (Oil Storage) (England) Regulations 2001. National Planning Policy Framework, March 2012.
Soils and Agricultural Resources	To assess the impact on soils and agricultural land quality and on the occupying farm and rural enterprises	Planning Policy Wales Edition 5 and TAN 6
Water Resources	The assessment of flood risk is based on the Flood Consequences Assessment (FCA) for the development. The FCA has been undertaken in accordance with the requirements of Planning Policy Wales (5th Edition 2012) and the guidance contained in Technical Advice Note 15: Development and Flood Risk (TAN 15) (2004) On this basis the assessment considers both on-site flood risk and flood risk elsewhere due to the development, all potential sources of flood risk and the projected impacts of climate change, and make recommendations for appropriate mitigation measures to be implemented.	Planning Policy Wales; 5th Edition 2012. Technical Advice Note 15: Development and Flood Risk (TAN 15) 2004; Denbighshire Local Development Plan (2006-2021) Water Framework Directive (2000/60/EC); and Urban Waste Water Directive (91/271/EC). The Flood and Water Management Act 2010. Water Act 2003; Water Resources Act 1991 (as amended); Land Drainage Act 1991 (as amended); The Building Regulations (2000) Part H.

Socio Economic	Demographics	Demographic information has been obtained from the Office of National Statistics (ONS) 2011 Census Data for England and Wales, Welsh Assembly Government updates and statistics census. Data from the Office of National Statistics is provided at the Bodelwyddan ward level.
	Schools information	Information sourced from Local Authorities in relation to educational provision.
	Capacity and implications for Police, Fire, Ambulance and Health Board	Wrote to North Wales Police, Local Health Board, Ambulance and Fire Service requesting details of their services and the implications the proposed development will have on them.
	Open space information	Survey work was undertaken in the local area in relation to the open space audit and local facilities.
	Economic information and projections.	Economic, employment and employment related datasets have been sourced from the Business Registration and Employment Survey, NOMIS, Statswales and the Department for Work and Pensions.
Transportation	Baseline Traffic Surveys	Institute of Environmental Assessment (IEA), Guidelines for the Environmental Assessment of Road Traffic, 1993 DfT, Guidance on Transport Assessment, 2007 Planning Policy Wales, Technical Advice Note 18: Transport
	Review and adherence of scheme components to relevant transport policies	Welsh Government, Planning Policy Wales, edition 5, 2012; Welsh Assembly Government, The Wales Transport Strategy, 2008; TAITH, North Wales Regional Transport Plan, 2009; and Denbighshire County Council, Local Development Plan, 2013.

	Prediction of future traffic levels	Use of Trip Rate Information Computer System (TRICS) database
	Highway Impact Assessments	Planning Policy Wales, Technical Advice Note 18: Transport
	Baseline and future Public Transport Assessment	Planning Policy Wales, Technical Advice Note 18: Transport
	Active travel (Walking and Cycling) Assessment	Planning Policy Wales, Technical Advice Note 18: Transport
Noise	Baseline noise survey. Attended surveys	BS 7445: 2003 'Description and measurement of environmental noise'
	Prediction of Construction Noise	BS 5228: 2009 'Code of Practice for Noise and Vibration on Construction and Open Sites'
	Proposed Dwellings, noise model to predict future noise levels across the site from road traffic noise and assessment of noise levels.	Technical Advice Note (Wales) (TAN) 11- Noise World Health Organisation's (WHO) 'Guidelines for Community Noise' BS 8233: 1999 – 'Sound insulation and noise reduction for buildings – code of practice'
	Recommending noise limits of new items of mechanical and electrical plant	BS 4142:1997 – 'Method for rating industrial noise affecting mixed residential and industrial areas' BS 8233: 1999 – 'Sound insulation and noise reduction for buildings – code of practice'
	Changes in road traffic noise	The Design Manual for Roads and Bridges (DMRB) Volume 11 Chapter 3 Part 7 HD 312/11 'Noise and Vibration' 2011, November update The Calculation of Road Traffic Noise' (CRTN)
	Subjective assessment of proposed primary school	Building Bulletin 93 'Acoustic Design of Schools'
Air Quality	Qualitative construction phase assessment	Institute of Air Quality Management (2012) Guidance on the Assessment of the Impacts of Construction on Air Quality and the Determination

		of their Significance Environmental Protection UK (2010) Development Control: Planning for Air Quality (2010 Update)
	Quantitative operational phase assessment using detailed dispersion modelling to predict the concentration of significant atmospheric pollutants	Defra (2009) Local Air Quality Management Technical Guidance (LAQM.TG(09) Environmental Protection UK (2010) Development Control: Planning for Air Quality (2010 Update)
	Recommended mitigation controls	Buildings Research Establishment (2003) Guidance on the Control of Dust from Construction and Demolition Activities Buildings Research Establishment (2003) Controlling Particulates, Vapours and Noise Pollution from Construction Sites Greater London Councils (2006) The control of dust and emissions from construction and demolition: Best Practice Guidance
Utilities	Baseline Utilities Review	
	Review and adherence of utilities to statutory undertakers Capacity Standards	Scottish Power Energy Network Wales and West Utilities Dwr Cymru Welsh Water British Telecom
	Prediction of future Utilities Demand	
Rights of Way	Data Search - Definitive Map and Site Survey of on and off-site PROW	The Countryside and Rights of Way Act 2000