

Fit with												
Options and Ideas	Neighbourhood Plan objectives	Accessibility (inc Active Travel, Donbshire Access & Rights of Way Improvement Plan, Parks and Green Spaces, outdoor learning needs)	Biodiversity (inc Local Biodiversity Action Plan, Protected sites (SSSI, LNR etc), ecological networks)	Heritage, including Conservation Areas, listed Buildings and settings, local history	Community integration opportunities (Llanfair DC, PenrthCelyn, Graigfechan)	DCC Local Development Plan objectives	DCC Corporate Plan objectives	Well-being of Future Generations Goals	Climate change - adaptation and mitigation (carbon reduction)	Economic and investment opportunities	Synergies between options and wider initiatives	Opportunities for early action
School building and playground												
Community Shop	Identified as a resource that would be welcomed and valued within the community	Potential facilities to support active travel could be included. Reduction of car dependency.	Neutral	Sympathetic design and integration within conservation area and listed building	Sale and distribution of local produce, crafts etc. Volunteering, skills development and learning	Supporting sustainable rural communities	Connected communities, building independence, supporting well-being and economic prosperity. Enabling young people to develop skills.	Sustainable communities, supporting Welsh language, heritage, community well-being	Food/produce-miles reduction, lower travel needs, re-use of existing building	Business case needed, factoring in existing community shops, USP for Llanfair DC or collaboration. Consider use integrated with other facilities in the premises and income supporting refurbishment and occupancy of the Alms Houses	Café, playgroup and business hub could all be integrated	Trial pop-up shop, in partnership with existing (Pwllglas, Llanarmon) or independently
Childcare Centre/Nursery	Further market analysis required to determine need within the community area as there are existing operations close by. Could be an opportunity for Pwllglas nursery to expand to accommodate additional family group from Cae Mair development	Potential reduction in car dependency especially with active transport to local community	Neutral	Sympathetic design and integration within conservation area and listed building	Community integration driver for young families new to the local area	DCC Public Services objective to support first 1000 days of life. Supporting sustainable rural communities, lifelong learning and a more prosperous Wales	Connected communities, building independence, supporting well-being and economic prosperity. Enabling young people to develop skills.	Sustainable communities, supporting Welsh language, heritage, community well-being	Reduced need for travel for parents of young children, encouraging active travel with resource in the heart of the community	Community and market analysis would need to be assessed, suggested discussion with DCC education department to determine nursery provision within our catchment area as well as Pwllglas nursery.	Little scope for other activity due to child safety protocols	Community and market analysis would need to be assessed, suggested discussion with DCC education department to determine nursery provision within our catchment area as well as Pwllglas nursery.
Technology and business hub	The need for some business start-up potential and a more vibrant day-time economy in the community is identified.	Potential facilities to support active travel could be included. Reduction of car dependency	Neutral	Sympathetic design and integration within conservation area and listed building	Strong potential to support community integration, whilst dependent on uptake across the community.	Supporting sustainable rural communities, lifelong learning and a more prosperous Wales	Connected communities, building independence, supporting well-being and economic prosperity. Enabling young people to develop skills.	Sustainable communities, potential to support Welsh language, heritage and community well-being	Low carbon design of premises and reduced need for travel. Re-use of existing building. Scope to incorporate satellite facilities for existing businesses to support dispersed working patterns.	Strong business case needed to support investment, factoring in potential demand and other facilities (eg, Rhewl, possibly Llysfas). Consider use integrated with other facilities in the premises and income supporting refurbishment and occupancy of the Alms Houses.	Café, playgroup and business hub could all be integrated	Could start with simple office facilities, but pump-priming capital needed.
Visitor and holiday accommodation	Suggestion proposed including bunkhouse. Links to proposed glamping on field. Not of wide benefit to whole community but supports tourism.	Would lead to movement into the area. Could be positive for walking and cycling and public transport.	Neutral	Would draw people to the area and create tourism linked opportunity.	Not likely to contribute to local amenity. Visitors to locals could be accommodated.	Supports development of tourism. A more prosperous Wales.	Supports developing economic prosperity.	Neutral	Neutral	Would require active operational management with guests accommodation managed. Business plan would need to be developed. Not likely to be a high income revenue.	Could link to glamping on the field but again this dedicates use to supporting tourism and little local benefit.	No real immediate opportunity without full business plan and management options identified.
Spiritual and Outdoor activity tourist hub	Proposal for links to Church to support and provide contemplative environment is the peaceful setting of the Vale. Of benefit mainly to people from outside the area.	Access most likely by vehicular transport. Potential for visitors to explore the area more widely including other spiritual sites.	Neutral	Would draw people to the area and would facilitate well-being.	Potential for some local involvement. Both in leadership and practicalities of providing accommodation.	Main opportunity in providing a culturally vibrant and supportive community.	Building links to communities outside the area and demonstrating global responsibility through hospitality.	Contribute to the parochial development of the community.	Potential positive outcome based on learning from visitors.	The governance and management of the centre and the extent of support from the Church would be provided in a detailed business plan.	Potential link to glamping in the field. Would exclude opportunity for other activities.	Would depend on how active the management team and Church wanted to be.
Café	Support for a community café is identified, potentially within the school, Neuard Eleanor and need assessed in other villages.	Potential facilities to support active travel could be included. Reduction of car dependency from local community.	Neutral	Sympathetic design and integration within conservation area and listed building	Strong potential to support community integration, as a hub for meeting and social interaction	Supporting sustainable rural communities, tourism and a more prosperous Wales	Connected communities, building independence, supporting well-being and economic prosperity. Enabling young people to develop skills.	Sustainable communities, potential to support Welsh language, heritage and community well-being	Low carbon design of premises and reduced need for travel. Re-use of existing building. Scope to incorporate satellite facilities for existing businesses to support dispersed working patterns.	Strong business case needed to support investment, factoring in potential demand and other facilities, including village pubs. Consider use integrated with other facilities in the premises and income supporting refurbishment and occupancy of the Alms Houses.	Café, playgroup and business hub could all be integrated	No real immediate opportunity without full business plan and management options identified.
Local affordable accommodation	Need was flagged in survey some 2 years ago. This needs to be reviewed especially following new development to determine whether need remains. Assumption is that whole site used for more housing but could be part only.	Negative impact due to increased traffic movement at this congested junction. Covenants prevent access other than down bridleway.	Could be achieved with some benefit if a "net gain" approach was taken to design of the development. More likely to be negative.	Detrimental impact on Conservation Area. Existing assets provided by local subscription would be lost forever.	Potential further disruption following experience from current development. There is a need for the impact from the current development to settle down.	One of several candidate sites identified in the DCC LDP. Community Council response does not support development.	DCC plan aims to provide new housing across the county	Arguably the loss of open space and amenity would be detrimental to well being and transform / impact the sense of space negatively.	Current practice in house design and construction does not support greenhouse gas reduction. This could be achieved if there was a will.	Would probably be achieved by engagement with developer. This could be a housing association. Would provide temporary local employment opportunity.	Little scope for other activity.	No opportunity for quick action.
Accommodation enterprise linked to the renovation and occupancy of the Elizabeth Owen Alms Houses	Suggestion is that if the Alms houses were brought back into use the school could provide complementary accommodation. This could be a flat for a warden for sheltered housing or a central community meeting place.	A scheme to upgrade the Alms houses could incorporate linkage to the school. There are bus stops right outside the school.	Neutral	The school building would be renovated sympathetically and could provide a characterful and very pleasant meeting place for communal activity. The 150 year old building would lend itself to creation of attractive feature rooms.	A meeting room for the Alms houses could also provide opportunity for residents from all the villages to meet.	Provides community resilience in providing housing to meet specialist needs such as sheltered accommodation.	DCC Corporate Plan objective to bring uninhabited housing back into use. Would contribute to the 5 year plan target.	Resilient communities, healthier and cohesive in providing for those with specific needs.	School and Alms houses would be brought up to modern standards to ensure energy efficiency and smart building management.	Accommodation would be run along social / affordable housing lines. Probable input from housing association.	Would need to be developed as a complementary asset to the other community facilities of the village hall and church meeting room. Unlikely to generate strong income stream.	Probably likely to not be any early opportunity.
Doctors Surgery	Not analysed - would require commercial feasibility investigation and market survey											

Bicycle hire / retail outlet	Not analysed - would require commercial feasibility investigation and market survey											
Commercial retail outlet (Spar/Post office)	Not analysed - would require commercial feasibility investigation and market survey											
Former school playing field												
Peace Garden												
Wildlife area	Identified as a resource that would be welcomed and valued within the community	Space to enable local community to enjoy safe semi-natural outdoor space at the heart of the village. Stepping stone link for healthy walking and active travel within the wider community. Public transport connectivity - adjacent to bus stop. Safely accessible from new school to support outdoor learning.	Strong potential, with significant gains, to support biodiversity connectivity and ecological networks, working with Llanfair Fyw and connecting locally and nationally important wildlife sites.	Native planting and design to be sympathetic with Conservation Area and reflect the history of the site. Views across the conservation area, the church, the site of the Roman Temple (Schedules Ancient Monument) to the AONB, Hill forts etc).	A resource that can help to strengthen ties with neighbouring villages, improve use and management of connecting ProW. Build wider understanding and appreciation of landscapes and biodiversity across communities (including the AONB)	Supporting sustainable rural communities	Connected communities, building independence, supporting well-being and economic prosperity. Enabling young people to develop skills.	Sustainable communities, supporting Welsh language, heritage, community well-being	Reduce travel demands, carbon sequestration, improve biodiversity resilience and adaptability to climate change	Minimal set-up costs and scope for volunteer input from Llanfair Fyw group, broadening to involve others, the school etc. Grants available for planting and after-care. Readily integrated into other open space options.	Readily integrated into other open space options. Connectivity to other local and nationally important wildlife sites. Biodiversity and landscape interpretation of both the immediate site and wider networks.	Scope to undertake initial planting winter 2020/21. Design and deliver with local community and school.
Allotments	Demand for allotments identified, provided there is sufficient commitment from the community. Successful Graigfechan Growers could support.	Space for local community to enjoy gardening, reducing demand to travel to allotments further afield - and releasing those spaces for more local needs.	Allotments, like gardens, have the potential to support biodiversity and build appreciation of wildlife	Neutral	Scope for integration and co-support with other groups such as Graigfechan Growers and schools.	Supporting sustainable rural communities	Connected communities, building independence, supporting well-being. Enabling young people to develop skills.	Sustainable communities, supporting Welsh language, heritage, community well-being	Food miles reduction and scope for co-operative sharing, processing and distribution.	Very limited investment needed. Basic administration. Infrastructure requirements can evolve. Metered outdoor tap.	Readily integrated into other open space options.	Early start-up can readily be achieved as a low-risk proposal.
Playground and picnic area	Children's / "protected" play area identified as a need, factoring in the other open spaces across the villages.	Accessibility can be designed in. Good links to ProW and bus stop. Supporting facilities for play group, school and shared use of old school.	Neutral, with strong potential for people to appreciate wildlife and landscapes. Scope for some interpretation provision.	Neutral, with strong potential for people to appreciate local heritage, cultural landscape. Scope for some interpretation provision.	Potential to provide a focus for people across the community to come together safely.	Supporting sustainable rural communities	Connected communities, supporting health and well-being.	Sustainable communities, supporting Welsh language, heritage, community well-being	Reduced demand for car travel.	Scope for creative design, potentially linked to training through Coleg Cambria	Readily integrated into other open space options.	Picnic area can be readily achieve as a low-risk option.
Glamping site	Scored as for visitor and holiday accommodation for the school building											
Sports field / outdoor gym	Opportunities for safe and accessible-for-all outdoor exercise provision is sought within the plan	Accessibility can be designed in. Good links to ProW and bus stop. Supporting facilities for play group, school and shared use of old school	Potential negative due to extent of space that may be needed, intensity of management and disturbance.	Neutral	Potential to provide a focus for people across the community to come together safely.	Supporting sustainable rural communities	Connected communities, supporting health and well-being.	Sustainable communities, supporting health and well-being	Reduced demand for car travel.	Scope for creative design, potentially linked to training through Coleg Cambria	Some scope for integration into other open space options	Potential seasonal use of some space(s) as a trail
Pump track	This specific proposal has been identified, along with other opportunities seeking improvements for safe and accessible-for-all outdoor exercise provision	Could support active travel, through improved cycling skills. Conversely, increased travel to use the facility could add to traffic and generate additional parking problems, obstruction of ProW, access to properties etc.	Probably negative	Probably negative	Potential to provide a focus for people with this interest across the community to participate	Neutral - potentially some negative in terms of disturbance, risks and liabilities	Supports health and well-being of participants	Some support of health and well-being aims	Potential increased demand for car travel to access the facility.	Scope for creative design. A clear business case would be needed, set alongside other local investments in cycle provision (Llandegla, Clocaenog, Ruthin Velodrome, Sustrans NCN etc)	Limited scope for multi-use integration to support whole community needs	Limited
Community garden / orchard	A communal garden where people can walk, sit and meet would provide a much-needed amenity is identified as a use for the former playing field within the plan.	Accessibility can be designed in. Good links to ProW and bus stop. Supporting facilities for play group, school and shared use of old school.	Net positive	Strong potential for people to appreciate local heritage varieties of fruit trees, links to cultural landscape. Scope for some interpretation provision and connections with other community orchards.	Scope for integration and co-support with other groups such as Graigfechan Growers and schools	Supporting sustainable rural communities	Connected communities, supporting health and well-being.	Sustainable communities, supporting health and well-being	Reduced demand for car travel. Modest carbon sequestration and some improved resilience for biodiversity	Scope for creative design, potentially linked to training through Coleg Cambria. Processing opportunities with Rosie's Cider?	Readily integrated into other open space options.	Early start-up can readily be achieved as a low-risk proposal.

Constraints	Timescale and resources to develop plan/investment/and delivery
Flexibility from DCC to enable this trial, with limited burdens from overheads etc. Local initiative to support development	ASAP for trial. Resources needed to develop detailed business plan (potentially integrating other uses on the site) and seeking investment and funding. Explore scope to consider investment in the building to facilitate multi-purpose usage
Market analysis required to determine feasibility	Community and market analysis would need to be assessed, suggested discussion with DCC education department to determine nursery provision within our catchment area as well as Pwllglas nursery.
Flexibility from DCC to enable this trial, with limited burdens from overheads etc. Need for a "sponsor"	Seek resources to develop business plan asap. Explore scope to consider investment in the building to facilitate multi-purpose usage
Neutralises potential of site and building to other uses. At least in part	Ownership and development of a detailed business case with costs and risks identified.
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Need for a sponsor / café operator and associated business plan and investment	Explore scope to consider investment in the building to facilitate multi-purpose usage
Disruption to the community and especially to those properties in the immediate vicinity as experience with the current development.	Could be potential to move quickly although experience suggests that development could take over three years.
Very dependent upon sorting out the future of the Alms houses which lies outside of the orbit of the Community Council.	Need to consider a plan to refurbish the Alms houses and develop a plan for the school to be complementary component.

Strong Alignment

Neutral

Strong conflict

DCC willing to offer open space and biodiversity enhancement of former playing field as an early win. Delivery and management vehicle needs to be agreed	Outline Plan developed with community to enable phase 1 winter planting 2020/21. Secure grant aid, volunteer resource and access to native trees & shrubs for winter planting
Flexibility from DCC to transfer the playing field independently from the buildings and playground.	ASAP for dialogue with Graigfechan Growers (potentially Ruthin Allotments) and trial plots
Importance of high quality and safe design and upkeep of any play equipment. Difficult to recoup cost through usage alone. Insurance and liability may be a deterrent for some.	Spaces can be designed in to overall open space and biodiversity provision.
Other fields or open green spaces exist across the community.	Trial usage could be integrated into overall open space and biodiversity provision
If demand is evident, could form part of Ruthin Velodrome proposal?	Consider local demand for this specific activity, balanced against cycle training provision through schools (Cycling UK etc) and increasing Active Travel networks
Flexibility from DCC to transfer the playing field independently from the buildings and playground.	Spaces can be designed in to overall open space and biodiversity provision. Local fruit tree varieties are available