

Report To: Planning Committee

Date of Meeting: 19th March 2014

Lead Member / Officer: Cllr David Smith
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Title: Draft LDP Site Development Brief 2: Bodelwyddan Key Strategic Site

1. What is the report about?

1.1 This report introduces the Draft Denbighshire Local Development Plan 2006 – 2021 (LDP) Site Development Brief 'Bodelwyddan Key Strategic Site'. It is accompanied by the draft Site Development Brief (Appendix 1), Report of public consultation (Appendix 2), note of key issues raised by the Local Development Plan Members Steering Group (Appendix 3), and the Equality Impact Assessment screening document (Appendix 4).

2. What is the reason for making this report?

2.1 The purpose of this report is to inform Members of the draft Site Development Brief for Bodelwyddan Key Strategic Site and to seek Members' approval to undertake consultation on the draft Site Development Brief with statutory bodies and the public. If approved, the Site Development Brief will be used in the determination of any planning applications on the site.

3. What are the Recommendations?

3.1 That Members agree the draft Site Development Brief for Bodelwyddan Key Strategic Site for public consultation.

4. Report details.

4.1 The site development brief is one of a series of Supplementary Planning Guidance notes (SPGs) amplifying Denbighshire Local Development Plan 2006 – 2021 (LDP) policies or principles of development for individual site allocations in a format which aims to guide the process, design and quality of new development.

4.2 The Council's SPG notes are not part of the adopted development plan. Welsh Government (WG) has confirmed that following public consultation and subsequent Local Planning Authority (LPA) approval, SPGs can be treated as

a material planning consideration when LPAs, Planning Inspectors and the Welsh Government determine planning applications and appeals.

- 4.3 Land at Bodelwyddan has been allocated as a key strategic site for mixed use development in the Council's Local Development Plan. Its allocation is central to the LDP's spatial strategy in helping to meet the County's future development needs. The LDP allocates the site for a mixed use development to ensure that the necessary infrastructure is delivered and with the aim of establishing a sustainable community. Policy BSC5 sets out the requirements for the site: 1715 new homes, including affordable housing, 26 ha of employment land (with a mix of B1, B2 and B8 uses), health and education provision, infrastructure improvements, open space, community facilities and other associated elements.
- 4.4 The principles of developing a strategic site at Bodelwyddan were debated at length through the Local Development Plan Public Examination and its allocation confirmed through the resulting Inspectors' Report and subsequent formal adoption of the Plan in June 2013. The principle of development on this site is therefore established and the brief seeks to ensure that policy requirements set out in the Local Development Plan, together with the Council's objective of ensuring that a well-designed, mixed-use sustainable development with good links to the existing community, and providing for the needs of the County and local community is achieved. The brief:
- provides a contextual analysis of the site and its location
 - defines a vision and development objectives
 - establishes a development framework with land uses and sustainability requirements
 - establishes urban design principles, and
 - identifies implementation considerations
- 4.5 The development brief, once formally adopted, will form the basis for the determination of any future planning applications on the site. The aim of the brief is to provide guidance on potential uses, broad layout of development on the site and the Council's requirements for development on this site are achieved.
- 4.6 A draft brief was prepared as background evidence for the LDP Examination. The document was considered by the LDP Steering Group prior to its submission to the Planning Inspectorate, however it was not subject to a full consultation process and was not formally adopted at that time. Following the adoption of the Local Development Plan, consultation has been undertaken involving engagement with residents and key stakeholders, including Bodelwyddan Town Council, with the support of experienced facilitators from the *Planning for Real Unit* during October 2013. This included two all day community drop in sessions (one weekday and one day during the weekend), a resident and stakeholder workshop and attendance at a special meeting of the Town Council. A detailed report of the consultation and its conclusions is attached as Appendix 2. The conclusions and comments made at these events have informed production of this Site Development Brief.

4.7 If Planning Committee approve the brief for consultation, the public consultation period would be for 8 weeks and is anticipated to start at the end of March 2014. All City, Town and Community Councils will be consulted along with key stakeholders and people registered on the LDP database. Hard copies of documents will be available in all libraries and one stop shops as well as on the Denbighshire web site. The results of the consultation will be reported back to Planning Committee with a final Site Development Brief for adoption.

4.8 Officers will hold a drop in event at Bodelwyddan Community Centre in addition to the principal elements of conducting public consultation with members of the public and statutory consultees.

5. How does the decision contribute to the Corporate Priorities?

5.1 Corporate Priorities 2012 – 17. The SPG will contribute positively to the following corporate priorities:

- *Modernising the Council* to deliver efficiencies and improve services for our customers by ensuring that planning guidance documents are up to date
- *Developing the Local Economy* by providing the framework for the delivery of land for new employment and housing development and through stimulating growth in the local construction industry.
- *Clean and tidy streets* by ensuring that a well-designed development scheme is delivered, which incorporates green infrastructure, routes for walking & cycling, together with arrangements for future maintenance.
- *Ensuring access to good quality housing* by providing the framework for the delivery of a mixture of new housing development, including a proportion of affordable housing.

6. What will it cost and how will it affect other services?

6.1 This report seeks approval for consultation and at this stage it is not anticipated to create any additional costs.

7. What are the main conclusions of the Equality Impact Assessment (EqIA) undertaken on the decision? The completed EqIA template should be attached as an appendix to the report.

7.1 It is considered not to be necessary to conduct a full EqIA for this SDB. The content was screened for likely adverse effects on the eight protected characteristics, and the completed EqIA template can be found in Appendix 4 to this report.

8. What consultations have been carried out with Scrutiny and others?

- 8.1 The framework for development at Bodelwyddan was discussed at the Local Development Plan Steering Group on 12 December 2013. The key issues raised at the LDP Steering Group meeting are attached as Appendix 3. Consultation with the community, pupils attending Ysgol y Faenol and the Town Council was undertaken during November and December 2013 and a report summarising the process and results is attached as Appendix 2.

9. Chief Finance Officer Statement

- 9.1 Any costs associated with consulting on the guidance should be contained within the existing budgets and therefore there are no obvious financial implications contained in the report.

10. What risks are there and is there anything we can do to reduce them?

- 10.1 The Site Development Brief sets out a clear vision for future development of the site. Without clear guidance in place for the site there is a risk that a high quality sustainable development, with the appropriate mix of uses and community benefits would not be achieved.

11. Power to make the Decision

- 11.1 Planning & Compulsory Purchase Act (2004).