

**Report To: Planning Committee**

**Date of Meeting: 14th May 2014**

**Lead Member / Officer: Cllr David Smith, Public Realm/  
Angela Loftus, Planning & Public Protection Policy  
Manager**

**Report Author: Karsten Brußk, Planning Officer**

**Title: Site Development Brief 01: Former North Wales Hospital Denbigh –  
Adoption of final document**

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**1. What is the report about?**

1.1 This report summarises responses from an 8 week public consultation period on the draft Site Development Brief: Former North Wales Hospital Denbigh, presents subsequent proposed amendments to the draft document, and recommends adoption.

**2. What is the reason for making this report?**

2.1 Following adoption of the Denbighshire Local Development Plan 2006 – 2021 (LDP), Site Development Briefs are drawn up to support the development of principal sites in the County. They will provide further planning guidance for developers, Officers and Members.

**3. What are the Recommendations?**

3.1 To adopt the proposed Site Development Brief: Former North Wales Hospital Denbigh for use in discussions prior to the submission of and, consequently, in determination of future planning applications.

**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 At the Planning Committee on 19th February 2014, Members agreed to submit the draft Site Development Brief for the Former North Wales Hospital site in Denbigh and the accompanying Strategic Environmental Assessment (SEA) screening document for public consultation.

- 4.3 The draft Site Development Brief: Former North Wales Hospital Denbigh was subject to public consultation for a period 8 weeks, from 3rd March 2014 to 28th April 2014. A report of Consultation including summaries of each response received and proposed changes is attached to this document in Appendix II.
- 4.4 21 responses were received throughout the consultation period. The majority of changes proposed are considered to be minor or editorial. Whilst most respondents support a re-development of the site and bringing those listed buildings back into use, some raised strong objection to the Council's intended approach.
- 4.5 In addition, two statutory consultees, Natural Resources Wales and Cadw, were consulted on the SEA screening document. In its representation, Natural Resources Wales supported the Officer's screening exercise and is content that a full Strategic Environmental Assessment is not required. This is subject to any planning proposal being in accordance with the site development brief and national / international legislation on natural environmental protection. The finalised SEA screening document can be found in Appendix IV.

## **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

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

- 6.1 It is not anticipated that adopting the Site Development Brief will create any additional costs.
- 6.2 Denbighshire County Council resolved to pursue a Compulsory Purchase Order for the former North Wales hospital site in Denbigh, and this document will assist other services in demonstrating a clear vision for future development during the process.

## **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 The content of the draft SDB was screened for likely adverse effects on the eight protected characteristics before Members resolved granting permission to consult with key stakeholders and members of the public at Planning Committee on 19th February 2014. Since all proposed (wording) changes to the draft SDB are of minor editing character, it is not considered to be necessary to conduct a full EqIA for this SDB.

7.2 A copy of the draft SDB - EqIA screening document is attached for information in Appendix III.

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

8.1 The principles of enabling development at the former North Wales hospital site in Denbigh were discussed at the Local Development Plan Steering Group on 14 November 2013 and with Councillors attended the Denbigh Member Area Group meeting on 16 December 2013.

8.2 All City, Town and Community Councils were consulted along with key stakeholders, conservation bodies, and people registered on the LDP database.

**9. Chief Finance Officer Statement**

9.1 Any costs associated with the final guidance should be contained within 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 Since closure of the hospital in 1995, the site and key listed buildings, Grade II and II\*, have suffered from neglect and vandalism. If a new use for the buildings cannot be found, decay will continue and key listed buildings will collapse and lost for future generations.

10.2 The Site Development Brief sets out a clear vision for future development of the site.

**11. Power to make the Decision**

11.1 Planning & Compulsory Purchase Act (2004).