

Report To: Planning Committee

Date of Meeting: 30th July 2014

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**Title: Draft LDP Site Development Brief 2: Bodelwyddan Key Strategic Site –
Report back on consultation**

1. What is the report about?

- 1.1 This report summarises responses from an 8 week public consultation on the draft Site Development Brief: Bodelwyddan Key Strategic Site, and proposes a number of changes to the Development Brief in response to comments received. This report is accompanied by a number of appendices:
- Appendix 1 - Draft Site Development Brief with changes shown
 - Appendix 2 - Consultation Report – Council’s response to representations received
 - Appendix 3 - Note of key issues raised at Bodelwyddan Development Action Group public meeting
 - Appendix 4 – Report of Health Impact Assessment
 - Appendix 5 –Equality Impact Assessment screening document

2. What is the reason for making this report?

- 2.1 The purpose of this report is to inform Members of comments received in response to the public consultation on the draft Site Development Brief for Bodelwyddan Key Strategic Site and to seek Members’ approval of the Development Brief with proposed changes. If approved, the Site Development Brief will be used to assist in the determination of any planning applications on the site.

3. What are the Recommendations?

- 3.1 That Members adopt the proposed Site Development Brief for Bodelwyddan Key Strategic Site attached as Appendix 1, with recommended changes.

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 to ensure 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, initial consultation was 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. The conclusions and comments made at these events informed production of the draft Site Development Brief.

- 4.7 The draft Site Development Brief was subsequently approved for consultation by Planning Committee on 19th March and was subject to public consultation from 31st March 2014 to 26th May 2014. Two public drop-in events were held in Bodelwyddan Community Centre (2nd & 12th May) to provide an opportunity for members of the public to discuss the brief with officers and put forward their comments. These were well attended. All City, Town and Community Councils were consulted along with key stakeholders and people registered on the LDP database. A letter regarding the consultation and notifying residents of the drop-in events was sent to every address in Bodelwyddan. Hard copies of documents were made available in all libraries and one stop shops as well as on the Denbighshire web site. Public notices were placed in local newspapers and a press release issued.
- 4.8 In addition, Bodelwyddan Development Action Group organised a public meeting on 19th May. This was attended by about 40 residents and a number of Council officers. A note summarising the main issues raised and motion agreed is attached as Appendix 3.
- 4.9 A Health Impact Assessment was undertaken with assistance from the Wales Health Impact Assessment Support Unit (WHIASU), a Health Development Specialist and a Principal Public Health Officer from the North Wales public health team. It followed the methodology set out in the 2012 Welsh HIA guidance of 'Health Impact Assessment: A Practical Guide' and built on work and training that WHIASU had undertaken across Wales to develop HIA and build in a consideration of health, wellbeing and inequalities in collaboration with local authority Planning, Housing and Regeneration Departments. A workshop was held on May 19th 2014. In total, 23 attended the workshop and included a number of local authority officers from Planning, Housing, Education and Economic Development Departments, several local Members for the area and representatives from the Local Health Board. The full report of the Health Impact Assessment is attached as Appendix 4 and the conclusions have been included in the Consultation Report.
- 4.10 A total of 107 responses were received following consultation on the Development Brief and each one is summarised in the Consultation Report attached as Appendix 2. The original representations are available to view from the Development Planning & Policy Team. The main issues raised included: concerns over traffic impacts including construction traffic, requirement for a spine road through the development, potential impacts on the Conservation Area and St Margaret's Church, requirement for a landscape buffer to the rear of properties in Marble Church Grove, concerns about flood risk and drainage, location of the new school and location/ need for employment development. A summary of the issues raised and the Council's proposed response is included in the Consultation Report. A number of changes are proposed in response to the comments received and these are

shown in the Development Brief. Additional text is shown as ***bold italic text highlighted***. Deleted text is shown as a ~~strike-through~~.

4.11 The main changes proposed include:

- Clarification regarding site access – no vehicular access to the site via St Margaret’s Church access road. Access for construction traffic will be via the A55 Junction 26.
- Reference to a spine road connecting access to the site from Junction 26 of the A55 and Sarn Lane.
- Requirement to maximise benefits for biodiversity
- Updates to text relating to water supply, foul water treatment and drainage
- Corrections to information regarding historic remains
- Additional reference to the AONB
- Amendments to the illustrative masterplan (Fig 3) to: show additional landscape buffers to the rear of properties on Marble Church Grove and to the North East and A55 boundaries of the site; clarify line of spine road as indicative; indicate extension to St Margaret’s churchyard
- Additional design guidance to help protect the setting of St Margaret’s Church
- Greater emphasis on footpath and cycleway links
- Additional reference to lifetime homes requirements

4.12 The proposed changes are intended to provide greater clarification regarding the Council’s requirements for development on the site and reflect comments received following public consultation. Key issues arising from the consultation were reported back to the Local Development Plan Members Steering Group on 23rd June. Members discussed the potential impact of employment units on the setting of St Margaret’s Church, the potential location of the new school, and the need for a spine road to provide access. Members agreed that a spine road should be built around the site.

4.13 An outline planning application has been received for the majority of the allocated site and is currently under consideration. It will be reported to a future meeting of Planning Committee. If approved, the Site Development Brief will be used in the determination of any planning applications on the site. Any planning application proposals should comply with the principles set out in the adopted Site Development Brief.

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 adoption 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 initially discussed at the Local Development Plan Members Steering Group on 12 December 2013. Initial consultation with the community, pupils attending Ysgol y Faenol and the Town Council was undertaken during November and December 2013. This informed the development of the draft Site Development Brief. Public consultation on the draft Development Brief was undertaken between 31st March 2014 and 26th May 2014. The results of this consultation are set out in the Consultation Report attached as Appendix 2. Key issues arising from the consultation were reported back to the Local Development Plan Members Steering Group on 23rd June.

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 and residents' significant input into the Brief not reflected.

11. Power to make the Decision

11.1 Planning & Compulsory Purchase Act (2004).