

Report To: Planning Committee

Date of Meeting: 22nd October 2014

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

Report Author: Karsten Brußk, Planning Officer

Title: Draft Site Development Brief: Rhuddlan Triangle

1. What is the report about?

1.1 This report introduces the draft Site Development Brief for the 'Rhuddlan Triangle' site on the outskirts of Rhuddlan. It is accompanied by the draft main document, Appendix I, the Strategic Environmental Assessment (SEA) screening document, Appendix II, and the screening document for the Equality Impact Assessment, Appendix III.

2. What is the reason for making this report?

2.1 To seek Members' approval to undertake consultation on the draft Site Development Brief (Main Document) and the accompanying Strategic Environmental Assessment with statutory bodies and members of the public. If approved, the Site Development Brief will assist in the determination of planning applications for this site.

3. What are the Recommendations?

3.1 That Members agree the draft Site Development Brief for the 'Rhuddlan Triangle' site and the accompanying Strategic Environmental Assessment (SEA) screening document for public consultation.

4. Report details.

4.1 This draft site development brief will become, once adopted, part 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. The 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 The term 'Rhuddlan Triangle' refers to about 4.5ha of land that is located south-west of the river Clwyd, between the historic town centre of Rhuddlan and the roundabout junction of A525 and A547. It is bounded by the river Clwyd to the north-east, by Station Road (A547) linking the roundabout junction with the town centre in the east, and by the A525 dual carriageway leading from the roundabout junction into Rhyl (known as Rhuddlan Bypass) to the west.
- 4.4 This is a key gateway site into town which is highly visible from the A525, St Mary's Church and Rhuddlan Castle. Large parts of it are a mixture of undeveloped and derelict land. The Council would like to see land back into economic use, improve the visual appearance of the site and raise the attractiveness of the place for potential new businesses.
- 4.5 The site lies within Flood Risk Zone C1 of Welsh Government's Development Advice Map referred to in Technical Advice Note 15: Development and Flood Risk. Zone C1 denotes areas of floodplain which are developed and served by significant infrastructure, including various types of flood defences. Consequently, development may take place but will be subject to application of justification tests and acceptability of consequences for particular types.
- 4.6 The document's main elements are: site location and description, local planning policies, two key areas highlighted for development, flood risk, and highways considerations. Individual topics are supplemented by maps, figures and photos. The aim is to provide guidance on potentially acceptable uses on the site.
- 4.7 The public consultation period would be a minimum of 8 weeks and is anticipated to start in mid-November 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 likely request for document adoption with proposed changes resulting from the public consultation exercise.
- 4.8 Officers will hold an exhibition event at Rhuddlan Library (details will be announced as early as possible) in addition to the principle elements of conducting public consultation with members of the public and statutory consultees.
- 4.9 The draft document is accompanied by a Strategic Environmental Assessment screening document, Appendix II, which will also be subject to consultation with statutory consultees over the same period of time.

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 Approving the draft SDB main document for consultation with statutory bodies and members of the public is not anticipated to create any additional costs.
- 6.2 Having an adopted SDB outlining potential development opportunities, which comply with planning legislation subject to details, will assist the Economic Business and Development team in attracting businesses on site and supports actions identified in the Rhuddlan Town Plan 2012 – 2020.

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 proposal is to carry out public consultation on guidance relating to development on the Rhuddlan Triangle site. The content of the Development Brief does not set policy but consolidates, and provides site-specific guidance on, the relevant LDP policies. The LDP, including all policies, underwent a full EqIA prior to adoption.

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

- 8.1 Content and principles of development were discussed at the Denbighshire Local Development Plan 2006 – 2021 (LDP) Member Steering Group meeting on 19th September 2014. Contributions were also sought from Rhuddlan County Councillors, and colleagues from the Economic Business and Development, Development Management and Property Services.

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 This is a key gateway site into town and the Coast which is highly visible from the A525, St Mary's Church and Rhuddlan Castle. Large parts of it are a mixture of undeveloped and derelict land. Taking action will bring land back into economic use, improves the visual appearance of the site and raises the attractiveness of the place for potential new businesses.

11. Power to make the Decision

- 11.1 Planning & Compulsory Purchase Act (2004)