

**Report To:** Planning Committee

**Date of Meeting:** 15th April 2015

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

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

**Title:** Site Development Brief 'Rhuddlan Triangle' – Adoption of final document

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

- 1.1 This report informs Members of the 11 week public consultation on the draft Site Development Brief 'Rhuddlan Triangle', and recommends document adoption as a Supplementary Planning Guidance note (SPG).

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

- 2.1 The Welsh Government has confirmed that following public consultation and subsequent Local Planning Authority (LPA) approval, SPGs can be treated as material planning consideration when the LPA, Planning Inspectors and the Welsh Government determine planning applications and planning appeals.
- 2.2 Strategic Planning & Housing carried out an 11 week public consultation on the draft Site Development Brief 'Rhuddlan Triangle' between December 2014 and February 2015, discussed matters raised in representations received with Members of the LDP Steering Group in February 2015, and, therefore, a decision is required on the Council's intention to adopt the draft document.

**3. What are the Recommendations?**

- 3.1 It is recommended that Members adopt the draft Site Development Brief 'Rhuddlan Triangle', attached in Appendix I, including proposed document amendments, for the determination of planning applications and planning appeals.

**4. Report details.**

- 4.1 If adopted, the draft Site Development Brief 'Rhuddlan Triangle' will become one of a series of 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 Members approved the draft document for an 11 week public consultation at the Planning Committee on 22<sup>nd</sup> October 2014. The consultation preparations

included press releases, information on the Council's website and an email or letter to all people on the LDP database, including City, Town and Community Councils, County Councillors, adjacent local authorities and members of the public, informing them of the consultation details, two drop-in events at Rhuddlan Library and how to respond.

- 4.3 Copies of the draft document and comment forms were made available on the Council's website, in Public Libraries and the Council's 'One Stop Shops'.
- 4.4 In addition, approximately 400 households in the vicinity of the site received a leaflet containing all necessary consultation details and advertising two drop-in events at Rhuddlan Library. Officers held these two sessions on 10<sup>th</sup> December 2014 and on 17<sup>th</sup> January 2015, which were attended by about 50 interested residents. At the events, Officers from different departments were present to talk to the public, provide further information and advice on site-specific queries.
- 4.5 The Council received 9 written representations, addressing the following topics:
- forms of land use;
  - highways impact;
  - flood risk consideration; and
  - visual appearance of site.
- 4.6 Copies of the original representations are available from the Strategic Planning & Housing team in Denbigh by phone 01824 706916 or by email: [ldp@denbighshire.gov.uk](mailto:ldp@denbighshire.gov.uk). Appendix II to this report contains the consultation report which includes a summary of each response received and outlines proposed amendments.
- 4.7 A number of amendments are proposed in response to the representations received. These are shown as **bold** or ~~strikethrough~~ text in the SPG attached in Appendix I.
- 4.8 There have been no representations on the Strategic Environmental Assessment (SEA) – screening document, see Appendix IV.

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

- 5.1 The SPG will positively contribute to the following Corporate Priorities as set by Denbighshire County Council:
- *Modernising the Council to deliver efficiencies and improve services for our customers.* Developers, landowners and the local community in Rhuddlan will be provided with an up-to-date guidance document on planning matters for consideration when bringing land forward for development on site. The document also supplements Denbighshire Local Development Plan 2006 – 2021 (LDP) policy BSC2 'Brownfield Development Priority' because parts of the site are designated for development in line with this local policy.

- *Developing the local economy.* The SPG sets out guidance on how derelict or under-development land can be brought into economic use and, hence, provide jobs for the local community. It broadly supports the objectives contained in Denbighshire's 'Economic & Community Ambition Strategy 2013 – 2023'.

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

- 6.1 There are no costs to the Council in adopting the draft Site Development Brief 'Rhuddlan Triangle'.
- 6.2 Once adopted, the SPG will be of benefit for several Council departments. For example, Economic and Business Development can use the document for site promotion, discussion with interested parties about site potential, and support of actions laid out in the Rhuddlan Town Plan 2012 – 2020. The Development Management team will have additional information on acceptable types of development in planning terms and potential site constraints.

## **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 conclusion of the EqIA-screening is that an Equality Impact Assessment is not required for the draft Site Development Brief, including the proposed document amendments, see Appendix III.
- 7.2 Members received a first EqIA-screening opinion with the report to planning committee on 22<sup>nd</sup> October 2014 when Officers sought approval for public consultation with key stakeholders and members of the public. It was concluded that a full EqIA was not required at that stage.
- 7.3. The proposed document amendments, which are of editorial and factual character, do not warrant a full assessment.

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

- 8.1 Throughout the document preparation process, Planning Officers worked jointly on the content of the draft Site Development Brief with colleagues from Highways, Economic and Business Development, Development Management, Property, and the Council's Senior Engineer advising on flood risk considerations. The two local Members for Rhuddlan were kept informed about progress at all stages.
- 8.2 Members of the LDP Steering Group discussed the content of the draft document prior to public consultation in September 2014, and they discussed matters raised in representations received in February 2015.
- 8.4 Members of the Planning Committee commented on the draft document prior to agreeing the draft document for consultation with City, Town and

Community Councils, statutory consultees, infrastructure providers and members of the public at Planning Committee in October 2014.

- 8.5 The document was also presented to Members of the Elwy Member Area Group and Rhuddlan Town Council in November 2014.

## **9. Chief Finance Officer Statement**

- 9.1 'It is not anticipated that adopting the Site Development Brief will create any additional costs but if any arise these must be contained within existing Departmental budgets.'

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

- 10.1 There are no immediate risks to the Council. However, 'Rhuddlan Triangle' is a key gateway site into the town of Rhuddlan and the principal settlements along the Coast. Maintaining the status-quo will lead to further deterioration of some parcels of land and adversely affect the visual appearance of the entire site and views from historic (listed) buildings such as Rhuddlan Castle.
- 10.2 Taking no action, i.e. having no planning guidance in place for interested parties, would not be consistent with the Council's ambition to provide local communities with jobs, an attractive built and natural environment to live in and do business, and may harm the visitor economy in this part of the County.

## **11. Power to make the Decision**

- 11.1 Planning & Compulsory Purchase Act (2004).