

Report To: Planning Committee

Date of Meeting: 15th July 2015

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

Report Author: Lara Griffiths, Senior Planning Officer

Title: Draft Site Development Brief: Cae Ffyddion, Dyserth

1. What is the report about?

- 1.1 This report introduces the draft Site Development Brief for the allocated housing site Cae Ffyddion in Dyserth. 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 allocated housing site Cae Ffyddion in Dyserth, 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 Cae Ffyddion site in Dyserth extends to around 3.4 ha of land located on the western edge of Dyserth, adjacent to the A547. The site is allocated for housing in the adopted Denbighshire Local Development Plan (LDP) and is in Council ownership. The site was declared surplus and it was agreed to dispose of the site for residential development at the Cabinet Meeting on 28th October 2014.
- 4.6 The document's main elements are: site location and description, local planning policies, potential constraints and design considerations. A significant number of background reports and studies have been commissioned by Property Services have informed the draft development brief and will be made available during the tendering process. A portion of the site to the southern boundary is being retained by the Council to develop for housing itself, this is shown in the draft brief.
- 4.7 The public consultation period would be a minimum of 8 weeks and is anticipated to start in July 2015. 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 events in Dyserth (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 site development brief will contribute positively to the following corporate priorities:
- *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.
 - *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 site development brief for consultation with statutory bodies and members of the public is not anticipated to create any additional costs.

6.2 Having an adopted site development brief outlining key development considerations and necessary community benefits will help ensure that the site is developed in a timely manner of maximum benefit to the local community. The development of a mix of housing, including affordable housing for local people will help to meet the housing needs of the people of Dyserth.

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 Cae Ffyddion allocated housing site in Dyserth. 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 21st October 2014. Contributions have also been sought from the Dyserth County Councillor, and colleagues from Housing, Highways, Ecology, Archaeology 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 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)