

Report To: Planning Committee

Date of Meeting: 16th September 2015

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

Report Author: Claire MacFarlane, Planning Officer

Title: Consultation draft: Site Development Brief - Land
adjoining former HM Stanley Hospital, St Asaph

1. What is the report about?

1.1 This report accompanies a draft Site Development Brief for the allocated housing site adjoining the former HM Stanley Hospital in St Asaph which, if adopted will be used in the determination of planning applications.

2. What is the reason for making this report?

2.1 To seek Members' approval to undertake public consultation on the draft Site Development Brief (Appendix 1) and the accompanying Strategic Environmental Assessment (Appendix 2) with statutory bodies and members of the public.

3. What are the Recommendations?

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

4. Report details

4.1 If adopted, this draft Site Development Brief will become part of a series of Supplementary Planning Guidance notes (SPGs) which support the policies and/or site allocations in the Denbighshire Local Development Plan 2006 – 2021 (LDP). Site Development Briefs set out the principles of development for individual site allocations and the Council's requirements from developers. Once adopted, these can be used in the determination of planning applications on these sites.

4.2 The site is immediately adjoining the former HM Stanley hospital, St Kentigern Hospice and Wales Ambulance Trust Headquarters in St Asaph, and is comprised of two separate housing allocations. However, due to the proximity and scale of the allocations, it is envisaged that they will be developed as a single site and are therefore referred to as one site throughout the document. The Council has received a planning application for the redevelopment of the

adjoining hospital site (reference 46/2015/0114), which includes part of the Site Development Brief area. Should this be approved prior to adoption of the brief, the document will be amended accordingly.

- 4.3 The draft Site Development Brief sets out the site location and description, local planning policies, potential constraints and design considerations.
- 4.4 The public consultation period would be a minimum of 8 weeks and is anticipated to start in October 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 the LDP Members Steering Group and then Planning Committee with a likely request for document adoption with proposed changes resulting from the public consultation exercise.
- 4.5 Officers will hold an exhibition event in St Asaph in addition to the principle elements of conducting public consultation with members of the public and statutory consultees.
- 4.6 The draft document is accompanied by a Strategic Environmental Assessment screening document (Appendix 2), 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 St Asaph.

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 A completed EqIA screening template is attached as Appendix 3. An EqIA is not considered necessary for this decision. The principle of housing development on the site was established through adoption of the LDP. The draft Site Development Brief does not amend or add to this policy but provides site-specific guidance. 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 Local Development Plan Member Steering Group meetings on 16th February and 30th July, and the Elwy Member Area Group meeting on 1st May 2015. Contributions have also been sought from the St Asaph County Councillors, St Kentigern Hospice Business Manager and colleagues from Housing, Highways and Countryside 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)