

**Report To:** Planning Committee

**Date of Meeting:** 16<sup>th</sup> March 2016

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

**Report Author:** Claire MacFarlane, Planning Officer

**Title:** Site Development Brief: Land adjoining former HM Stanley Hospital, St Asaph – Adoption of final document

---

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

- 1.1 This report summaries the responses from the public consultation on the draft 'Site Development Brief: Land adjoining former HM Stanley hospital, St Asaph', proposed amendments to the brief and recommends adoption enabling the guidance to be used in the determination of planning applications.

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

- 2.1 Following adoption of the Denbighshire Local Development Plan (LDP), Site Development Briefs are required to support several site allocations. These provide further guidance for developers, Officers and Members. The version of the Site Development Brief proposed for adoption is attached to this report as Appendix 1.

**3. What are the Recommendations?**

- 3.1 That Members adopt the proposed Site Development Brief for 'Land adjoining former HM Stanley hospital, St Asaph' attached as Appendix 1, for use in the determination of planning applications and planning appeals.

**4. Report details**

- 4.1 If adopted, the Site Development Brief will become one of a series of Supplementary Planning Guidance notes (SPGs) which amplify the Denbighshire Local Development Plan 2006 – 2021 (LDP) policies and site allocations.
- 4.2 The Site Development Brief 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 issues that developers will need to take into account, locally relevant design guidance on the site and to ensure the Council's requirements for development on this site are achieved.

- 4.3 The draft Site Development Brief was subject to public consultation for 8 weeks from 5<sup>th</sup> October to 30<sup>th</sup> November 2015. A Consultation Report, including summaries of each response received, is attached to this report as Appendix 2.
- 4.4 Two drop-in sessions were held in St Asaph during the consultation period and attendees had the opportunity to put comments on maps of the site. At the events, Officers were present to talk to the public, provide further information and advice on site-specific queries.
- 4.5 A total of 11 written responses were received during the consultation period (including any late responses) and 16 comments were placed on the maps at the drop-in sessions. The key issues raised are summarised and summaries of each comment received together with individual responses are set out in the Consultation Report attached as Appendix 2. Original comments are available to view in full from the Strategic Planning & Housing Team in Caledfryn.
- 4.6 A number of amendments are proposed in response to the representation received. These are shown as **highlighted** or ~~struckthrough~~ text in the Site Development Brief attached in Appendix 1. The main changes proposed include: reference to the recently granted planning permission to the rear of the former HM Stanley hospital site; reference to the need for the provision of a range of house types and sizes; the requirement for the developer to produce a Construction Management Plan; and various minor factual changes.
- 4.7 The amended Site Development Brief and Consultation Report were reported back to the Local Development Plan Members Steering Group on 9<sup>th</sup> February 2016. The Steering Group recommended the document to be submitted to Planning Committee for adoption.
- 4.8 The draft Site Development Brief was accompanied by a Strategic Environmental Assessment (SEA) screening document, which was subject to consultation with statutory consultees. One response was received, from Natural Resources Wales. The SEA screening document is available to view upon request.

## **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.
  - *Developing the Local Economy* by providing the framework for the potential delivery of land for new 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 open space, routes for pedestrian access, together with arrangements for future maintenance.
- *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 This report seeks approval for adoption and at this stage it is not anticipated to create any additional costs.

6.2 Once adopted, the Site Development Brief will be of benefit for Officers and Members in the determination of planning applications. It will assist the Development Management team as they 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 (Appendix 3) is that an Equality Impact Assessment is not required for the Site Development Brief, including the proposed document amendments.

7.2 Members received a first EqIA screening opinion with the report to planning committee in September 2015 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. The proposed document amendments do not warrant a full assessment.

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

8.1 The content of the draft Site Development Brief, and principles of development, was discussed at the Local Development Plan Member Steering Group meetings in February and July 2015, and the Elwy Member Area Group meeting in May 2015.

8.2 Following the public consultation period, the LDP Member Steering Group discussed matters raised in representations received, and proposed amendments to the Site Development Brief, in February 2016.

8.3 Officers from Housing, Highways and Countryside Services were involved in the production of the Site Development Brief, as were local ward Members and representatives of St Kentigern Hospice.

## **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.

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 and homes and an attractive built and natural environment to live in and do business.

**11. Power to make the Decision**

11.1 Planning & Compulsory Purchase Act (2004)