

Draft Site Development Brief: Land at HM Stanley Hospital, St Asaph



APPENDIX 1

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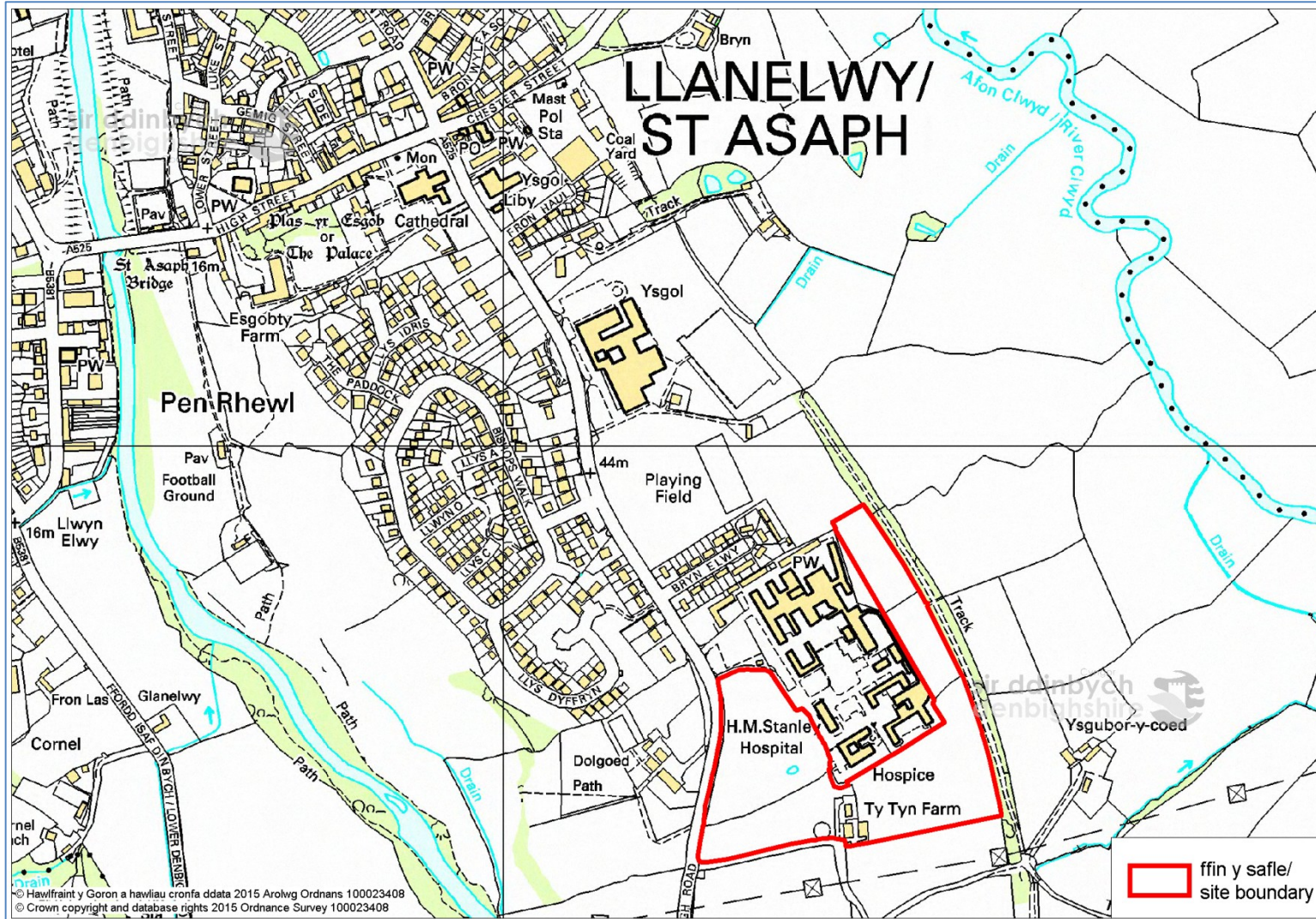
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Cover photo: St Asaph (aerial view, 2009)

APPENDIX 1

Figure 1: Location of Land adjoining Former HM Stanley Hospital, St Asaph



1. Introduction

- 1.1 This site development brief is one of a series of Supplementary Planning Guidance notes 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. These notes are intended to offer detailed guidance to assist members of the public, Members of the Council, potential developers and Officers in discussions prior to the submission of and, consequently, in determination of future planning applications.

2. Document Status and Stages in Preparation

- 2.1 This site development brief was formally ~~approved for public consultation~~ adopted by Denbighshire County Council's Planning Committee on ~~16th September 2015~~ 16th March 2016.

- 2.2 The Council's Supplementary Planning Guidance notes (SPGs) are not part of the adopted local 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.

- 2.3 This document has been prepared in accordance with planning policy contained in Planning Policy Wales (Edition 7) and guidance documents published by Welsh Government.

3. Site Location and Description

- 3.1 St Asaph has a population of approximately 3,355 residents and is located around the A55, which the main east-west transport corridor across North Wales. It is also in close proximity to key employment areas

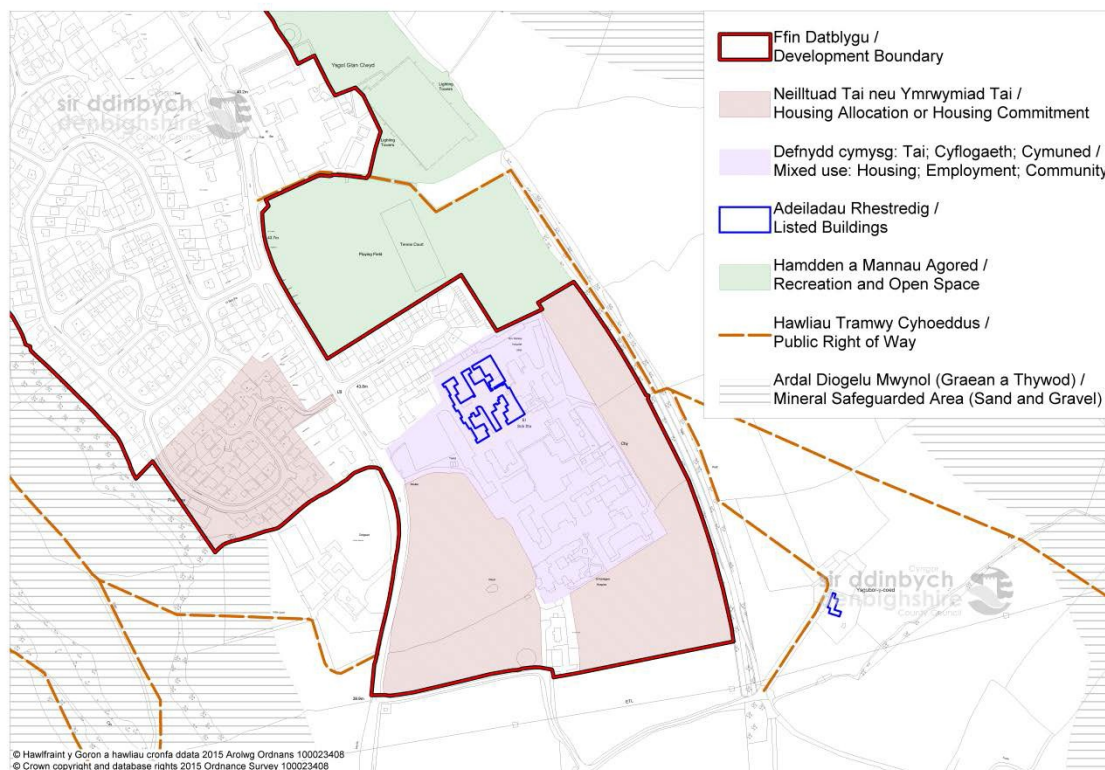
at St Asaph Business Park and Bodelwyddan. St Asaph has been identified as a Lower Growth Town in the Denbighshire Local Development Plan 2006 – 2021 (LDP) spatial strategy in relation to proposed housing growth over the lifetime of the Plan.

- 3.2 The site is located on the south-western edge of St Asaph and is surrounded by open fields to the south and east. A small portion of the northern boundary of the site adjoins the playing fields associated with Ysgol Glan Clwyd. The western boundary of the site is defined by the A525. The northern boundary of the site adjoins St Kentigern Hospice, Welsh Ambulance Services NHS Trust headquarters and the former HM Stanley Hospital.
- 3.3 The site is shown on the LDP proposals map as two residential allocations separated by a farmhouse and associated buildings which are within the development boundary but not allocated for residential development. The allocated sites are greenfield sites currently used for grazing. It is envisaged that the two allocations, including the existing unallocated buildings, will be delivered as one comprehensive development and are treated as such for the purposes of this site development brief. The total site development brief area is approximately 6 hectares.
- 3.4 At the time of publication, an area of the allocated site to the eastern boundary has been granted planning permission as part of the redevelopment of the former HM Stanley hospital site. This area amounts to approximately 1.1ha and should be taken account of in any development proposal for the remainder of the site.

4. Planning Policy

- 4.1 Figure 2 shows the local planning policies around the site. The LDP proposals map for St Asaph provides an overview of the wider area.

Figure 2: Planning policies local to the site



4.2 Denbighshire’s Local Development Plan (LDP) 2006-2021 was adopted in June 2013 and contains several policies which are applicable to development on this site. The key policies are listed below, although others may also apply depending upon the nature of the development proposed.

4.3 *LDP Policy RD 1 – Sustainable Development & Good Standard Design:* The site is located within the development boundary of St Asaph and is largely allocated for housing, with a small portion (the existing farm buildings) not being allocated for any specific use. Therefore the principle of development, and particularly housing development, at the site is established subject to the acceptability of design details outlined in Sections 5 and 6.

4.4 Development proposals should aim to raise the standards of design in terms of the built environment and in securing the best environment through landscape design. Policy RD 1 outlines general design criteria that development proposals in development boundaries should meet. Applicants should consider the following design matters (that are by no means exhaustive): built height, scale, density of development, massing, site layout, impacts on the wider rights of way network, waste disposal/recycling arrangements, elevation of buildings, Sustainable Drainage Systems (SuDS), green landscape features and built material sympathetic to the surrounding area. *Technical Advice Note 12: Design* states that good design is more than being visually attractive. Good design involves access, character, community safety, environmental sustainability, and movement. Development proposals will be required to apply these objectives of good design. Further design principles are set out in sections 5 and 6.

Figure 3: The 5 objectives of good design (Technical Advice Note 12 'Design', Welsh Government, 2014)



4.5 Appraising the local context is important in identifying and understanding the historic development pattern of St Asaph. This could include: density of building blocks, development types and architectural styles; building, roof and street lines; key and secondary views; important open spaces; roof lines and chimneys.

4.6 *LDP Policy BSC1 – Growth strategy for Denbighshire:* The majority of the site is allocated for housing in the LDP. An indicative number of housing units of 201 has been included in the plan. This figure reflects development at 35 dwellings per hectare based on the gross allocated site area. However, the site should incorporate a buffer zone around the adjoining hospice site which is likely to impact on the total number of units it is possible to accommodate on the site. The number of units proposed on the site should be justified in accordance with policy RD 1 if it falls below the 35 dwellings per ha density indicated in the policy. Policy BSC 1 also sets out the requirement to provide a range of house types, sizes and tenure to reflect the local need and demand. The Local Housing Market Assessment provides further details on individual areas in the County.

4.7 *LDP Policy BSC 3 – Securing Infrastructure Contributions from Development:* This policy states that development will be expected to contribute to the provision of infrastructure to meet the additional social, economic, physical and/or environmental infrastructure requirements arising from the development. The policy lists 5 priorities, and notes that the properties will vary depending on the nature and location of development. Improving the quality of school buildings and performance in education is a key corporate priority outlined in Denbighshire's Corporate Plan. Alongside affordable housing, sustainable transport facilities, and on-site open space, contributions to education provision will be sought. Education requirements are further discussed in section 5 and Appendix 1 of this document.

- 4.8 *LDP Policy BSC 4 - Affordable Housing:* This policy states that all developments of 3 or more residential units are expected to provide a **minimum** of 10% affordable housing on site for developments of 10 or more residential units. The policy allows for the affordable housing percentage to increase if house sales prices increase 10% above the 2009 sale price data. The 2010 Update of Housing Need, Demand and Affordability (Glyndwr University) indicates that there is a demand for 2 and 3 bedroom affordable properties in the area, with an emphasis on social and intermediate rented properties. All housing would have to be designed in line with space requirements outlined in SPG Residential Space Standards (2013), and in Design Quality Requirements published by Welsh Government (2005) for affordable housing if Social Housing Grant is utilised. Further guidance on this topic is also contained in the Council's Affordable Housing SPG (2014).
- 4.9 *Policy RD 5 – The Welsh Language and the social and cultural fabric of communities:* This policy requires detailed assessment in the form of a “Community and Linguistic Impact Assessment” to accompany a planning application in all settlements where developments are of a larger scale. This development will exceed the 20 residential units threshold. Further guidance on this topic is contained in the Council's Planning and the Welsh Language SPG (2014).
- 4.10 *LDP Policy BSC 11 - Recreation and open space:* This policy seeks to ensure that the county minimum standard of 2.4 hectares of open space per 1,000 population be applied to development proposals, as detailed in Table 1. Development proposals for this site should provide open space on-site. Per dwelling, this equates to 48 sqm recreation/sport space and 24 sqm children's equipped playspace & informal space. Developers must also ensure, and demonstrate, that maintenance arrangements are in place for the recreation and open space provided. It should be anticipated that the Council will not take responsibility for the open space, and its ongoing maintenance, on this site.

Table 1: Fields in Trust ‘benchmark’ standards, as applied in LDP policy BSC 11

Type of Open Space	Standard
Outdoor Sport including Playing Pitches	1.6 hectares/1,000 population
Children’s Equipped Playspace	0.25 hectares/1,000 population
Children’s Informal Space	0.55 hectares/1,000 population
Overall	2.4 hectares/1,000 population

- 4.11 *Policy VOE 1 – Key areas of importance:* This policy seeks to protect areas of local or national importance from adverse impacts caused by development. This includes land or buildings subject to local/national designations, nature conservation sites, sites of landscape/biodiversity value and built heritage. Any development impacting upon such area should maintain and, where possible, enhance the site’s value and characteristics. The site is located close to a listed building and any proposals will have to respect this. *Planning Policy Wales* chapter 6 highlights the need to preserve or enhance listed buildings and their settings. *Welsh Government Circular 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas* provides additional guidance on development affecting the setting of a listed building.
- 4.12 *Policy VOE 5 – Conservation of natural resources:* Development proposals that may have an impact on protected species will be required to be supported by a biodiversity statement. Where the overall benefits of a development outweigh the conservation interest of a locally protected nature site, mitigation and enhancement measures in or adjacent to these sites should be an integral part of the scheme. Further information in relation to biodiversity issues in connection with the site can be found in Section 5.
- 4.13 *Policy VOE 6 – Water management:* All developments will be required to

incorporate water conservation measures and eliminate or reduce surface water run-off, where practicable. This policy also requires any proposals of greater than 1,000sqm or 10 dwellings to be accompanied by a Water Conservation Statement. A Statement will therefore be required alongside any development proposals for this site. Support for the SuDS ('Sustainable Drainage') approach to managing surface water is set out in paragraph 8.2 of *Technical Advice Note 15: 'Development and Flood Risk'*. This states that 'SuDS can perform an important in managing run-off from a site and should be implemented, wherever they will be effective, on all new development proposals, irrespective of the zone in which they are located'. In addition, Approved Document Part H of the Building Regulations 2000 establishes that when feasible, the first option for surface water disposal should be the use of SuDS.

4.14 *Policy ASA 2 – Provision of sustainable transport facilities:* Development proposals can result in a need to bring forward improvements to public transport, walking or cycling infrastructure. In such cases, this policy requires proposals to incorporate or contribute to the cost of their provision. This could include capacity improvements or connection to the cycle network, provision of walking and cycling links with public transport facilities and improvement of public transport services. Development proposals for this site should also ensure connection to the surrounding footpaths, footways and Public Rights of Way.

4.15 *Policy ASA 3 – Parking standards:* This policy seeks to ensure that appropriate parking spaces for cars and bicycles are provided as part of development proposals. The surrounding area in terms of access & availability of public transport, population density, parking space availability, and whether alternative forms of transport are available will be considered as part of any proposal. Further guidance on this topic is contained in the Council's Parking Requirements in New Developments SPG (2014).

5. Site Appraisal and Requirements

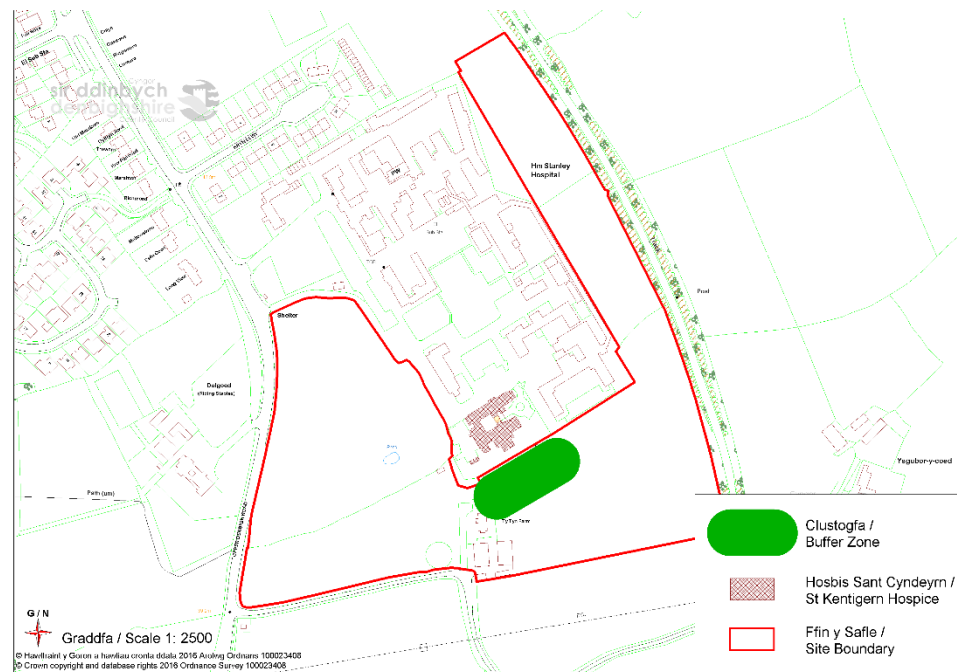
5.1 This section sets out the known site constraints which any planning application should address.

5.2 Trees, Landscaping and Open Space

The site has some important boundary features, principally estate fencing, mature trees and hedgerows, which should be retained as far as possible. The lane to the south of the site has a very rural character, which leads to a listed farmhouse and is important in its setting. Key views into the site from the nearby listed buildings ~~should be considered, as should views from the site to the Clwydian Range & Dee Valley Area of Outstanding Natural Beauty (AONB)~~ and the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB) must be considered. Site layout and building design should take advantage of any obvious landscape character and features, and reflect the rural 'edge of settlement' nature of the site. This will be important, particularly to the south of the site where landscaping will be critical, in ensuring successful integration with the surrounding countryside. There are no Tree Preservation Orders on the site.

5.3 It is expected that any development proposal will provide open space on site. Open space provision should be accessible to all and well linked to existing public rights of way. A landscaped buffer zone (which must remain undeveloped) around St Kentigern Hospice will be required as part of any proposal. The details of the nature and extent of the buffer zone should be agreed with the hospice and provided as part of any planning application. The provision of the buffer zone is in addition to the requirement for open space as part of this development. The buffer zone should not be intended for public or recreation use and will not be included in the calculation of open space requirements for the site. The developer should ensure maintenance arrangements are in place for the open space/recreation areas and the buffer zone. Details of these arrangements must be provided as part of any planning application.

Figure 4: Indicative buffer zone



5.4 Biodiversity

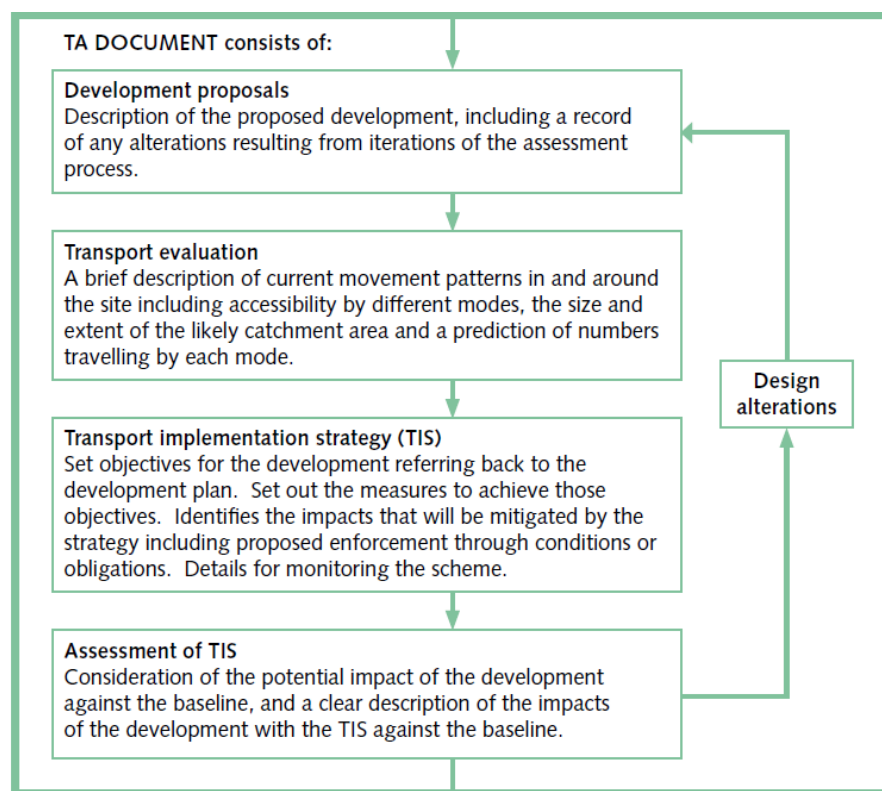
The site contains features, including a pond, mature trees and hedgerows, which are of value to biodiversity, including protected species. Such features should be retained and incorporated into the design of the site and care should be taken to ensure hedgerows and trees are not illuminated. Great crested newts are known in the area and may be using the site. Other possible species on site include bats and nesting birds. Ecological surveys will be required alongside any planning application, comprising a desk-top study (including a data search from Cofnod), extended phase 1 habitat survey, bat surveys of any trees proposed for removal and great crested newt surveys. Surveys should be carried out by an experienced ecologist following best practice guidance and should inform the site layout and design requirements. Results of the surveys, along with avoidance, mitigation and compensation measures (as appropriate) should be submitted with any planning application.

5.5 Access and Movement

Any development proposal will require a Transport Assessment (TA) as

per policy RD1 criterion vii) and as the total number of dwellings anticipated exceeds 100 houses (PPW section 8.7.2). The TA should outline how the development proposal would mitigate transport impact through design and planning conditions or obligations. Figure 4 (below) outlines the typical content of a TA. A TA would be required should planning applications be submitted separately for the two allocated sites. In such a case, the TA should take account of the adjacent site and not prevent its delivery. This would involve assessing the combined impact of both sites when complete (at a range of housing densities) on the local highway network. PPW section 8.7.2 and Annex D of *Technical Advice Note 18: Transport* provide further guidance on TAs.

Figure 4: Transport Assessment typical content (Technical Advice Note 18 ‘Transport’, Welsh Government, 2007)



5.6 The Council will expect development proposals to integrate with the adjoining redevelopment site (former HM Stanley Hospital), and wider area, through design and access. Proposals should also enable the site to be

served by two vehicular access points from the A525, in order to provide a route through the site. Proposals involving a single vehicular access leading to a 'cul de sac' effect will be discouraged. If it is proposed to utilise the existing hospital access from the A525 as a vehicular access to the site, a transport assessment demonstrating the capacity of this junction will be required. Access arrangements and road improvement works should be discussed further with the Council's Highway Department prior to the submission of a planning application.

5.7 The Council's Supplementary Planning Guidance 'Parking Requirements in New Developments' divides the County into two parking zones (based on urban and rural areas) in setting out requirements. The site is located in parking zone 1 (an urban area and allocated settlement in the LDP). Therefore the parking requirements in section 6.13 of the SPG will apply. Other relevant topics in the SPG are access requirements for disabled people, cycle parking standards, motorcycle parking standards and landscaping.


5.8 The incorporation of walking and cycling routes should be a feature of any development proposal in order to provide good access throughout the site and towards the town centre. The proposed site layout should fit in with (and enhance) existing walking routes and encourage walking. A Public Right of Way lies to the immediate east of part of the site, which must be maintained and the potential to be enhanced explored. A further Public Right of Way lies to the west of the site, separated by the A525, and opportunities to improve connectivity through the site should be explored.

5.9 A number of local amenities (high school, convenience store, primary school, high street, play area) are within 2km of the site and therefore provide the opportunity for replacing car trips with walking (section 4.4.1 in '*Manual for Streets*'). The development both within the site and immediate area should be designed to be a 'walkable neighbourhood'. This will help

reduce the need to use the car for short journeys, benefit local business and create health and wellbeing benefits for the wider community. The World Health Organisation recently created a Health Economic Assessment Tool (HEAT), which outlines the economic benefit from walking and cycling. Health Impact Assessment (HIA) is a tool used to consider the impacts of development on the wider determinants of health and wellbeing, and guidance is available via the Wales HIA Support Unit’s document ‘HIA: A Practical Guide’. Carrying out a HIA is not a statutory requirement, however, any proposal is encouraged to recognise the benefits of designing a development that contributes to human health.

- 5.10 Principles from Manual for Streets (2007) should be implemented into the design of the development proposal. This involves giving design priority to pedestrians as shown in Table 2 below. This approach is endorsed in PPW (paragraph 8.1.3) alongside the need to promote walking, cycling and improve access to public transport, local shops and facilities (PPW paragraph 8.1.4 and Technical Advice Note 8 ‘Transport’ paragraph 3.6). Development proposals must demonstrate how they relate to any local routes created or planned in the area as a result of the Active Travel (Wales) Act 2013.

Table 2: User hierarchy (Manual for Streets, Department for Transport, 2007)

<p>Consider first</p>  <p>Consider last</p>	Pedestrians
	Cyclists
	Public transport users
	Specialist service vehicles (e.g. emergency services, waste, etc.)
	Other motor traffic

- 5.11 In line with policy RD1, the development proposal should ensure safe and convenient access for disabled people, pedestrians and cyclists. National

planning policy outlines that access should consider all people who may be affected by the development. This includes all age groups across society and people with sensory impairments and learning difficulties. Technical Advice Note 12 'Design' provides further guidance on inclusive access. Section 7 of the Council's SPG 'Parking Requirements in New Developments' outlines accessibility requirements for disabled people.

5.12 Contamination

Based on records, the Council are unaware of any historic contamination affecting the site.

5.13 Archaeology

There are no records of known archaeological interest at the site but no investigation has been carried out in this area. Owing to the size of the site, it cannot be fully ruled out that there has not been any archaeological activity in the area. Any application should be accompanied by a desk-based assessment and, if necessary, geophysical surveying. Developers are advised to contact the County Archaeologist for further guidance.

5.14 Welsh Language and Culture

The 2011 Census recorded that Welsh speakers accounted for 26% of the population of St Asaph East electoral ward and 20% of the St Asaph West ward, compared to the County average of 24.6%. A 'Community and Linguistic Impact Assessment' will be required alongside any planning application. Development proposals should seek to use locally relevant Welsh names for streets and the development as a whole, as a minimum.

5.15 Education

Development of the site would create extra demand on nearby schools. The nearest local primary schools are Ysgol Tremeirchion (Welsh medium), Ysgol Esgob Morgan, St Asaph Infants, Ysgol Cefn Meiriadog,

Ysgol Twm o'r Nant (Welsh medium) and Ysgol y Faenol. Welsh-medium secondary education is provided at Ysgol Glan Clwyd, St Asaph. English-medium secondary schools are located in Denbigh and Rhyl. There is limited current and projected capacity at the local infants and junior schools, with a projected increased demand for Welsh-medium education in the area. Therefore, a developer contribution to increase capacity will be required as part of any planning application. Further guidance on the calculation of these contributions is set out in Appendix 1.

5.16 Topography

The site is relatively flat, rising approximately 5 metres from the western boundary, alongside the A525, towards the east.

5.17 Utilities

Dŵr Cymru Welsh Water has confirmed the following in relation to the site:

Water – no issues with supply.

Sewerage/foul drainage – no issues with the public sewerage network capacity.

Wastewater Treatment Works – limited capacity.

A water supply can be provided to service the site but this will require the provision of off-site mains to be laid to the boundary of the site made available to serve this proposed development. The developer may be required to contribute, under Sections 40-41 of the Water Industry Act 1991, towards the provision of new off-site and/or on-site watermains and associated infrastructure. This is normal practice under the water requisition provisions of the Water Industry Act 1991 (as amended). Due to the limited capacity available for wastewater treatment, Dŵr Cymru Welsh Water will require developer contributions towards upgrading of the works, should all housing allocations in the LDP for St Asaph be delivered (and in the event of an upgrade not being included in Dŵr Cymru Welsh

Water's Asset Management Plan).

5.18 Built Environment

With the exception of a farmhouse and modern agricultural buildings, there is no built development on the site but the surrounding built environment will be important in informing design proposals. The hospice and ambulance trust buildings adjoining the site are modern and of limited architectural merit. However, the grade II listed workhouse building on the former HM Stanley Hospital site, and associated Infirmary building, are important local features. The redevelopment of the former HM Stanley Hospital site will provide housing in a 'village vernacular', using traditional building elements, detailing and boundary treatments. Additionally, the lane to the southern boundary of the site leads to a grade II listed building (Ysgubor y Coed farmhouse). Design proposals for the site should demonstrate how new development will relate to these features and integrate with the adjoining redevelopment site. The Council will not support development which is clearly distinct in character from, and unrelated to, adjoining development and heritage assets. The Council's SPGs 'Residential Development Design Guide' and 'Householder Development Design Guide' provide further guidance on design details for any planning proposal.

5.19 Community Safety

Any proposal should create attractive and safe public spaces and movement routes. This includes pedestrian and cycle routes and maximising natural surveillance over public spaces. Where appropriate, Secured by Design measures should be adopted. Active frontages to all streets should be designed into the scheme. This approach will avoid blank elevations and walls, which deaden the street scene and create a perception of an unsafe space. Open space should be afforded natural surveillance through the orientation of, and overlooking by, adjoining dwellings. Development should ensure overlooking of open spaces and public rights of way and avoid blank wall elevations which face onto the public realm.

5.20 Neighbouring Uses

The site is immediately adjacent to St Kentigern Hospice and shares a boundary with the hospice garden area, which is used by patients and families. Given the sensitivity of this neighbouring use, in particular privacy and amenity requirements, the Council will require any proposal to incorporate a development-free 'buffer zone' around the hospice. The extent and nature of the buffer zone proposed should be justified as part of any planning application and the Council would expect this to be informed by discussions with hospice representatives. Provision of children's play space, recreation space or any other type of public open space within the buffer zone will not be acceptable.

5.21 The site is also immediately adjacent to the Welsh Ambulance Services Trust headquarters, which is currently in use as office accommodation and is part of the former HM Stanley Hospital site allocation for residential, employment and community facility mixed-use. Due to the Trust headquarters location within this wider development area (i.e. the former HM Stanley Hospital site and the Site Development Brief area), the Council will expect any development proposals to allow for any future redevelopment of the Trust site, through site layout, design and access.

5.22 Flood Risk

The site is within Zone A of Welsh Government's Development Advice Map referred to in Technical Advice Note 15: Development and Flood Risk, which is considered to be at little or no risk of fluvial or coastal/tidal flooding. Natural Resources Wales updated Flood Map for Surface Water identifies a small area to the north of the site as being at risk of surface water flooding. To reduce risk, the proposal would be required to minimise water runoff in order maintain or reduce pre-development rates.

5.23 Surface water discharge has been known to be constrained on the adjoining site (former HM Stanley Hospital) due to the surrounding

watercourse capacity. Arrangements for surface water discharge should inform site layout and design and be agreed with Dŵr Cymru Welsh Water prior to the submission of any planning application.

5.24 The use of SuDS should be considered alongside other design solutions. Details of adoption and management for any proposed SuDS should also be submitted with any planning application to ensure that the scheme/systems remain effective for the lifetime of the development.

5.25 Construction

The Council will require a 'Construction Plan' to be submitted with any planning applications, covering issues such as hours of work on site, construction access routes, delivery of materials, noise, dust and disturbance during construction and phasing of development.

6. Design Principles

6.1 Following 1.1 on from the site description and constraints outlined above, this section sets out the design principles that any proposal would have to meet:

1. Development should prioritise walking, cycling and public transport over car use by creating attractive and safe routes that link proposed housing, open spaces, bus stops and existing public right of ways within and adjacent to the site, to the adjoining area and St Asaph centre. The provision of opportunities for attractive, safe routes throughout the site and linking into the surrounding area should be built in at the design stage along with appropriate open space provision.

2. Design, scale and site layout should enable the site to be integrated

with the redevelopment of the adjoining former HM Stanley Hospital site and take into account the built heritage around the site. Traditional building features and materials should be used and particular consideration given to boundary treatments and streetscape in achieving a high standard of design.

3. Development proposals should be sensitive to the adjoining uses on the site, both during the construction phase and after development completion. Proposals must incorporate a 'buffer zone' around St Kentigern Hospice, to remain free from built development. Proposals should also recognise the need for redevelopment of the adjoining sites, should these become vacant in the future.

4. Development should reflect and maintain the 'edge of settlement' nature of the site. The existing rural character, local landscape features, mature trees and hedgerows will be important in achieving this and design scale, layout and phasing will be expected to reflect this also.

5. A mixture of house types and design, which reflects local needs, should be provided. This should include affordable housing, in addition to starter homes, family homes and those suitable for older people.

7. Further Considerations

7.1 Consultation

At the time of writing, there is no statutory requirement to undertake pre-application consultation with key consultees and the local community. However, any applicant is strongly encouraged to engage with the surrounding local community, ward Members and the

City/Town/Community Council. Key contacts within Denbighshire County Council are provided in Section 8 and should be engaged prior to submitting any planning application. Any comments provided in this pre-application process should inform the design of the proposal.

7.2 Environmental Impact Assessment (EIA)

Applicants are advised to establish whether their proposal falls under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 and, therefore, could be classed as 'EIA development'. All proposals included in Schedule 1 of the regulations must be subject to an EIA, whereas proposals in Schedule 2 do not necessarily require an EIA depending upon the outcome of the EIA screening exercise. Further guidance is provided in Welsh Office Circular 11/99 ('Environmental Impact Assessment').

7.3 Validation Requirements

The following documents will be required to accompany any planning application:

- Design and Access Statement
- Biodiversity Survey and Report
- Tree Survey
- Transport Assessment
- Water Conservation Statement
- Community and Linguistic Impact Assessment

8. Contacts

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Appendix 1

Guidance on Contributions to Education

1. Educational Planning in Denbighshire

- 1.1 Denbighshire County Council, like every other Local Authority in Wales, is currently reviewing its schools as part of our commitment to modernise education and to ensure our schools provide the best possible learning environments. In accordance with Welsh Government requirements, Denbighshire are required to provide the right number of places, of the right type in the right location.
- 1.2 Due to the geographical nature of Denbighshire there are some areas, predominantly in the South of the County, which have significant surplus places and in other areas, predominantly in the North, which are facing significant capacity issues. Denbighshire County Council's Admissions Policy grants parental preference where there are sufficient places available. In some instances 'empty places' in a school do not equate to there being capacity in the school due to these places being restricted to certain year groups.
- 1.3 Contributions may be used for the following;
- The provision of new classrooms to accommodate an increase in pupil places within existing schools;
 - Replacement and/or improvement of existing school facilities to adequately facilitate an increase in pupil places;
 - Provision of land for a new school where required and related to the scale of the development;
 - Provision of additional facilities (i.e. playing fields) necessitated by an increase in pupil numbers.

2. Criteria

APPENDIX 1

2.1 The requirement for developer contributions will be based on the following criteria:

- ~~i. Developments which comprise of 5 or more houses or, where not absolute, a site area of 0.2 hectares or more.~~
- ~~ii. Denbighshire County Council will seek contributions in cases where the identified schools have less than 5% surplus places having taken into account the proposed development. Contributions should only be sought in respect of the number of pupils which would take surplus places below 5%, rather than the total number expected from the development. The contributions would be held by Denbighshire to fund works at the affected schools.~~

i. Contributions will be sought from proposed development which comprise of 5 or more dwellings, or a site area of 0.2 hectares or more, that have the potential to increase demand on local schools. This will be for primary and secondary provision where a capacity issue has been highlighted by Education Services, Denbighshire County Council. It should be noted that empty places does not necessarily equate to there being sufficient capacity at that school. Investment may be needed to bring it up to the required standard to make it suitable for the pupils generated from the proposed development.

iii. ii. Only those schools affected by the development will receive the benefit of the financial contribution. Where a number of developments are being proposed within close proximity which as a whole will necessitate a need for additional facilities, Denbighshire may combine contributions as necessary to negate the cumulative effect.

iv. iii. Contributions received by Denbighshire will be held in interest bearing accounts with a unique finance code which is to be used only for the purpose specified in the obligation. If this contribution is not spent within an agreed timescale the contribution will be reimbursed with interest.

- iv. For planning contributions the pupil capacity will be calculated net of any capacity that has been achieved through using mobile accommodation.

3. Exceptions

3.1 The exceptions to the provision of school places will be the following type of residential development from which planning authorities will not seek contributions:-

- Housing specifically designed for occupation by elderly persons (ie restricted by planning condition or agreement to occupation by those over aged 55 years or more)
- 1 bed dwellings or 1 bed apartments or flats.

4. Calculation of Contributions

4.1 Contributions towards additional or improved school facilities will be based on the following factors:

1. The number of qualifying dwelling units in the development.

The policy will apply to developments with 5 or more dwelling units or over 0.2 hectares.

2. The number of school age children likely to be generated by each residential unit.

This is based on the data gathered by local authorities to estimate likely pupils arising from developments. This would generate a figure of 0.24 as the primary school formula multiplier and 0.174 as the secondary school formula multiplier. This will be reviewed by the local authority.

3. Cost Guidelines

Denbighshire has suggested a sum of £16,000 per pupil place for a primary school and a sum of £15,000 per pupil for a secondary school. These costs are based on a 420 primary school development and a 1500 secondary school development average cost/m2 data sourced from the Building Cost Information Service and are current as 4Q 2013.

APPENDIX 1

Worked Examples

Primary School Pupils

For example if school capacity was 240, ~~5% would be 12 pupils so that the trigger for contributions would be 228.~~

And if actual Number of Pupils 230

Development of 80 houses $80 \times 0.24 = 19.2$ pupils (round down to 19)

$$230 + 19 = 249$$

$$249 - 240 = 9$$

We only ask for contributions for 9 pupils.

$$9 \times \text{£}16,000 = \text{£}144,000$$

Secondary School

For example if School capacity was 1480, ~~5% would be 74 pupils so that the trigger for contributions would be 1406.~~

And if actual Number of Pupils 1395

Development of 80 houses $80 \times 0.174 = 13.92$ pupils (round up to 14)

$$1395 + 14 = 1409$$

$$1409 - 1406 = 5$$

We only ask for contributions for 5 pupils.

$$5 \times \text{£}15,000 = \text{£}75,000$$

APPENDIX 2

DRAFT SITE DEVELOPMENT BRIEF: Land adjoining former HM Stanley hospital, St Asaph

CONSULTATION REPORT MARCH 2016

1. CONSULTATION UNDERTAKEN

1.1 Consultation on the draft Site Development Brief: Land adjoining former HM Stanley hospital, St Asaph, ran for 8 weeks from 5th October to 30th November 2015. This was a public consultation and was open for anyone to respond. The consultation included the following:

- Letters / emails were sent to contacts on the LDP database; public bodies; statutory consultees; local, regional and national organisations with an interest in the LDP; plus agents /developers, registered social landlords, statutory consultees (eg NRW, WG), relevant landowners and others with an interest in the site.
- All County Councillors notified
- All Denbighshire City, Town & Community Councils notified, together with neighbouring Counties, Town & Community Councils
- Town & Community Councils received copies of the consultation documents and response forms
- Local Council libraries and One-Stop-Shops also received hard copies of the consultation documents and response forms
- 2 drop-in events were held - one in St Asaph Youth Centre (Tuesday 20th October 2pm - 7pm) and one in St Asaph Cricket Club (Saturday 7th November 10am - 2pm). Drop-ins were attended by officers from planning policy and housing strategy. Attendees had the opportunity to put comments on maps of the site and discuss the Development Brief with officers.
- Approximately 350 leaflets advertising the consultation and drop-in events were delivered to properties in the neighbouring areas (including, but not limited to, Bryn Elwy, Bishop's Walk, Llys Dyffryn, Llys Clwyd, Llwyn Onn, Llys Alun, Llys Idris, The Paddock, Fron Haul, Ysgol Glan Clwyd, Oriel House Hotel, St Kentigern Hospice, Wales Ambulance Trust Headquarters and outlying residential properties around the site).
- Posters and leaflets were distributed to shops, cafes etc on Chester Street, High Street, The Roe and the Co-op supermarket.

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- The draft Site Development Brief was published on the Council's website, with electronic versions of the response form available to download
 - A press release was issued before the consultation period.
- 1.2 A total of 11 written responses were received and 16 comments were placed on the maps at the drop-in sessions. Representations included comments from St Asaph City Council, Natural Resources Wales, Dwr Cymru Welsh Water, Campaign for the Protection of Rural Wales and Cadw. All comments received have been logged, acknowledged and scanned. They are available to view from the Strategic Planning & Housing Team in Caledfryn. The key issues raised are summarised in Section 2 below and summaries of each comment received together with individual responses are set out in the table attached as Appendix 1.

2. SUMMARY OF KEY ISSUES RAISED

PRINCIPLE OF DEVELOPMENT

Key issues

Main concerns raised related to the need for the proposed level of housing development in St Asaph and the suitability of the local area to accommodate this growth.

- 2.1 Several of the responses objected to the principle of housing development in St Asaph generally and/or, more specifically, on the allocated sites.
- 2.2 The general level of housing growth in St Asaph was not part of this consultation but had previously been determined through the LDP preparation process, previous public consultation, LDP examination and eventual adoption of the development plan by Denbighshire County Council.
- 2.3 The principle of the allocation of the sites for housing was also not part of the consultation on the site development brief and this was made clear in all the consultation material and press releases as well as by officers at the drop in sessions. The site was consulted upon as part of the LDP preparation process and is an allocated housing site in an adopted development plan. The site development brief provides a level of detail as to constraints on the site; any contributions that will be required from the developer such as for education; affordable housing and open space and design considerations.

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HIGHWAY ISSUES

Key issues

Main concerns relate to the capacity and suitability of the existing highway network to accommodate increased traffic.

- 2.4 The principle of development in this location has been established through the Local Development Plan and included consideration of highways capacity and access issues.
- 2.5 The Site Development Brief requires any potential developer to carry out a Transport Assessment (TA) as part of any development proposal for the sites. The TA will predict the additional amount of traffic to be generated and how this will be assigned on the local network. A typical housing development of this size and location would be expected to generate an additional 110 vehicle trips during the morning peak hour. The TA will assess highway capacity and will need to propose mitigation where capacity is predicted to be exceeded.
- 2.6 Several specific concerns were raised in relation to ability of the bridge over the River Elwy to accommodate increased traffic; the impact on parking provision on the high street; and the lack of plans for a relief road/by-pass for St Asaph. Any increase in traffic flow will not impact upon the strength of the bridge as structural strength is assessed in terms of the maximum load of traffic that could be on the bridge at any one time, rather than the frequency of loading. Parking provision on the High Street will be unchanged and the increase in traffic resulting from the development is unlikely to make it more difficult for vehicles to use the existing parking spaces. There are no current plans for a relief road owing to the cost involved and lack of funding available to take such a scheme forward.

INFRASTRUCTURE CAPACITY

Key issues

Concern was expressed about the capacity of local schools, primary health care facilities and sewerage systems to accommodate the proposed levels of growth.

- 2.7 The development brief acknowledges that there is limited capacity for both English and Welsh medium education in the local area, and requires any developer to make a financial contribution towards education provision. Appendix 1 of the development brief sets out the formula for calculating the amount of contribution required.

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- 2.8 The Council is unable to directly influence health care provision in the area but is in regular liaison with Betsi Cadwalader University Health Board and local GP practices who are fully aware of all allocated housing sites in the area and the potential impact in terms of increases in patient numbers and distribution of patients.
- 2.9 Dwr Cymru Welsh Water have confirmed that there is sufficient capacity within the sewerage network and water supply. However, due to limited wastewater treatment works capacity, developer contributions may be required in the event of all housing allocations in St Asaph being delivered (and an upgrade not being included in Dwr Cymru Welsh Water's Asset Management Plan).

BIODIVERSITY

Key issues

Concerns were raised regarding the potential loss of wildlife and habitats on the sites.

- 2.10 The development brief provides guidance on issues around biodiversity on the sites (para. 5.2-5.4), including the requirement for ecological surveys, mitigation/compensation measures and the retention of existing hedgerows and trees. Several responses supported the site development brief requirements to retain the existing hedgerows, trees and pond. Reference was also made to bats and great crested newts in and around the site.

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Analysis of comments received during the consultation on the Draft Site Development Brief: Land adjoining former HM Stanley hospital, St Asaph

11 responses were received, by email and post, from individuals and organisations during the consultation period. Any late responses received have been included in the responses summary table.

From the 11 responses:

- 3 or 27% objected to the principle of development on the site
- 6 or 55% raised concerns about highways issues/impacts
- 4 or 36% raised concerns about biodiversity issues
- 5 or 45% raised concerns about local infrastructure capacity (schools, education, sewerage etc.).

Comments were also received on issues of landscape impact, hospice buffer zone and the creation of walking/cycling routes.

The table below sets out the comments that were made on the maps at the drop-in sessions:

ISSUE	NO. OF TIMES COMMENT MADE
Existing bus shelter – location?	1
Pavement needed on development side of the road	2
Highways impacts – capacity (local and high street)	2
Will 30mph speed limit be moved?	1
Car parking for any affordable homes is needed – not on-street parking	2
Important to retain oak trees, hedges and pond	1
Location of gas line	1
Capacity of schools, doctors, highway concerns	4
Energy strategy for the site – increase renewable energy production	2

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Denbighshire County Council

Draft Site Development Brief: Land
adjoining former HM Stanley Hospital, St
Asaph – Consultation Report

Summaries of representation received & Council's responses

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Rep No.	Organisation	Comment (summary)	Council's response	Changes proposed
	<p>Mike Pender, Anwyl Construction Company Ltd.</p>	<p>The SDB does not demonstrate how conflicting LDP policy requirements will be balanced to deliver financially viable, attractive development. Specifically:</p> <p>Education - No account has been taken of the impact of education contributions on viability. The current guidance is inadequate and should be withdrawn.</p>	<p>Site development briefs provide an enhanced level of information and detail over other development sites that do not benefit from having site development briefs prepared. Developers generally have to do all of the necessary background work to assess if a site is viable and make a commercial decision whether to progress a planning application for a site, without the benefit of a brief that provides much of the needed information to inform that decision.</p> <p>The site development brief refers to a specific site allocation contained in the Plan and provides details on several LDP Policies, including infrastructure contributions. This is in line with the guidance contained in LDP Manual 2, section 7.3 on 'Supplementary Planning Guidance'. The level of education contribution required will be determined at the planning application stage when the number of dwellings proposed is known. By providing the calculation for education and other financial contributions up front in a site development brief potential developers can factor this into their site viability exercise prior to bidding for the site.</p>	<p>No changes proposed</p>

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Rep No.	Organisation	Comment (summary)	Council's response	Changes proposed
		<p>Transport - Transport Assessment should have been undertaken pre-LDP adoption to ensure highways capacity etc. is sufficient.</p> <p>Waste water/sewage treatment - No details have been provided on sewage treatment works capacity and any improvements required.</p> <p>Ecology – On site ecological mitigation land may be needed, which may reduce the developable area and viability of delivering the site.</p>	<p>The principles of development and residential land allocations were discussed at Plan-making stage, including highways feasibility. Assuming a typical trip rate of 0.55 per dwelling during the morning peak, this would generate approximately 110 additional vehicle trips during the peak. The TA will need to assess capacity of the site access, High Street and the mini-roundabout at the junction of the A525/B5381 and proposed mitigation measures where peak queuing is predicted to exceed 85% of practical capacity.</p> <p>Dwr Cymru Welsh Water has been involved throughout the LDP and SDB preparation processes. The draft SDB includes the latest information provided.</p> <p>Site constraints, and development requirements, are highlighted in the development brief in order to ensure developers are aware of potential costs before submitting any planning application.</p>	
	Mr Brian Dallimore	The type of houses and open space needed is a matter for the Planning Department and the Council.	Comment noted.	No changes proposed.

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Rep No.	Organisation	Comment (summary)	Council's response	Changes proposed
		<p>Object to development on the site, for the following reasons:</p> <ul style="list-style-type: none"> - Highways – existing traffic level in/around St Asaph is chaotic, no proposal yet for a by-pass - Health care – query whether there is sufficient primary health care capacity to accommodate the development, future of the Health Board is unknown - Infrastructure – possible boundary changes and council mergers may impact on infrastructure. 	<p>The sites have been allocated for housing in the LDP, therefore the principle of development has been established and is outside the remit of this consultation.</p> <p>The TA will predict the additional amount of traffic to be generated and how this will be assigned on the local network. A typical housing development of this size and location would be expected to generate an additional 110 vehicle trips during the morning peak hour. The TA will assess highway capacity and will need to propose mitigation where capacity is predicted to be exceeded.</p> <p>The Council is in regular discussion with BCUHB and local GP practices regarding primary and secondary health provision in relation to new developments but cannot directly influence the location or size of facilities.</p> <p>Comment noted.</p>	
	Dewi Griffiths, Dwr Cymru Welsh Water	<p>Recommend minor alterations to the wording of para. 5.17:</p> <p>'Dwr Cymru Welsh Water have confirmed the following in relation to the site:</p>	Comment noted	<p>Amend para. 5.17 to read: A water supply can be provided to service the site but this will require the provision</p>

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Rep No.	Organisation	Comment (summary)	Council's response	Changes proposed
		<p>Water – no issues with supply Sewerage/foul drainage – no issues with the public sewerage network capacity Wastewater Treatment Works – limited capacity</p> <p>A water supply can be made available to serve this proposed development. The developer may be required to contribute, under Sections 40-41 of the Water Industry Act 1991, towards the provision of new off-site and/or on-site watermains and associated infrastructure. This is normal practice under the water requisition provisions of the Water Industry Act 1991 (as amended).</p> <p>Due to the limited capacity available for wastewater treatment, Dwr Cymru Welsh Water may require developer contributions towards upgrading of the works, should all housing allocations in the LDP for St Asaph be delivered (and in the event of an upgrade not being included in Dwr Cymru Welsh Water's Asset Management Plan).'</p>		<p>of off-site mains to be laid to the boundary of the site made available to serve this proposed development. The developer may be required to contribute, under Sections 40-41 of the Water Industry Act 1991, towards the provision of new off-site and/or on-site watermains and associated infrastructure. This is normal practice under the water requisition provisions of the Water Industry Act 1991 (as amended). Due to the limited capacity available for wastewater treatment, Dwr Cymru Welsh Water will may require developer contributions....</p>
	<p>Bryn Jones, Natural Resources Wales (NRW)</p>	<p>Welcome and support the preparation of the development brief.</p> <p>Agree with the SEA screening conclusion that the draft SDB would not be 'likely to have significant environmental effects'.</p>	<p>Comments noted.</p>	<p>Amend SEA screening (table 1) to read: Question 4 – N/A No – N/A The site has been subject to HRA screening as part of the LDP</p>

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Rep No.	Organisation	Comment (summary)	Council's response	Changes proposed
		<p>SEA Screening, table 1: question 4 – advise the answer should be ‘No’, not ‘N/A’. question 6 – advise the answer should be ‘Yes’, not ‘N/A’.</p> <p>Welcome the inclusion of flood risk information. Expect that any planning application for this site be supported by a Surface Water Drainage Strategy / Flood Consequences Assessment (FCA) to demonstrate that a viable means of surface water disposal can be achieved and that runoff rates and volumes will be restricted to pre-development levels. Details of adoption and management should also be submitted.</p> <p>Any planning application will need to demonstrate that it will not impact on the Favourable Conservation Status of protected species (including bats). Expect any application to include surveys and/or assessments of protected species.</p> <p>GCN are known in the area and may be using the site. Any planning application would need to be accompanied by an appropriately-timed protected species survey. Proposals for mitigation/compensation measures should be delivered where GCN are found.</p>	<p>SEA screening will be updated to reflect comments.</p> <p>Comments are reflected in the Site Development Brief (para. 5.22-5.24).</p> <p>Comments are reflected in the Site Development Brief (para. 5.4).</p> <p>Comments are reflected in the Site Development Brief (para. 5.4).</p>	<p>preparation process, concluding that significant effects are unlikely to occur.</p> <p>Question 6 – N/A Yes – N/A If adopted, the SDB will be used in the determination of applications for planning permission.</p> <p>Amend para. 3.1 to read: The Council awaits responses from statutory consultation bodies: Natural Resources Wales and Cadw before concluding whether the Site Development Brief for land adjoining the former HM Stanley Hospital, St Asaph requires a (full) Strategic Environment Assessment. As part of the public consultation on the draft Site Development Brief, Natural Resources Wales was consulted on the</p>

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Rep No.	Organisation	Comment (summary)	Council's response	Changes proposed
		<p>Surveys and mitigation/compensation measures in relation to bats may be required, particularly where mature trees are to be felled. Care should be taken to ensure hedgerows and trees and not illuminated. Subject to the above, proposals should not have a detrimental impact on bats.</p> <p>Proposals will not affect the features, ecological integrity or functionality of any statutory sites of ecological, geological and/or geomorphologic interest.</p>	<p>Comments are reflected in the Site Development Brief (para. 5.4).</p> <p>Comment noted.</p>	<p>draft SEA screening report. NRW responded to confirm its agreement with the Council's conclusion that the SDB would not be 'likely to have significant environment effects' as defined under the Environmental Assessment of Plans and Programmes (Wales) Regulations 2004.</p> <p>Amend paragraph 5.22 of the SDB to read: To reduce risk, the proposal would be required to minimise water runoff in order to maintain or reduce pre-development rates.</p> <p>Amend paragraph 5.4 to read: Such features should be retained and incorporated into the design of the site and care should be taken to ensure hedgerows and trees are not illuminated.</p>

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Rep No.	Organisation	Comment (summary)	Council's response	Changes proposed
	Goronwy Owen, Pure Residential and Commercial Ltd.	<p>Welcome the publication of the draft Site Development Brief.</p> <p>Site area - No reference is made to part of the site having recently received planning permission for residential development. The site area should be reduced accordingly.</p> <p>Affordable housing – welcome confirmation of 10%, feel higher levels would impact negatively on viability.</p> <p>Open space - Disagree with the use of the County open space standard based on the Field's in Trust benchmark standards. Feel that they are too high and will impact negatively on the design and layout of any scheme on the site.</p> <p>Hospice buffer – Inclusion of the requirement for a buffer zone is vague and unnecessary, and will negatively impact on viability. Requirement for discussion with the hospice is illogical. No justification for excluding the buffer from the open space calculation.</p>	<p>Comment noted.</p> <p>Planning permission for the area referred to was released after the publication of the draft Site Development Brief, and the final document will include reference to this.</p> <p>Comment noted.</p> <p>Open space standards for the County were consulted upon as part of the LDP preparation process and validated at the LDP Examination in Public prior to adoption in the LDP. Open space standards are not part of the consultation on this site development brief.</p> <p>The requirement for, and location of, the buffer zone is considered necessary to ensure the privacy and amenity of both the hospice users and residents of any future development on the site. It is therefore not considered appropriate to allow the buffer zone to also be used as the public open space provision for the site.</p>	<p>Insert new paragraph 3.4: At the time of publication, an area of the allocated site to the eastern boundary has been granted planning permission as part of the redevelopment of the former HM Stanley hospital site. This area amounts to approximately 1.1 ha and should be taken account of in any development proposal for the remainder of the site.</p>

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Rep No.	Organisation	Comment (summary)	Council's response	Changes proposed
		<p>Transport Assessment/Sustainable transport facilities – matters that could potentially prevent development of the site should have been investigated by the Council at LDP allocation stage. Highway capacity and deliverability of transport solutions for the site should not be left for developers to prove for the scheme. Council does not have adopted guidance on highway adoption and should provide confirmation that it will adopt highway schemes that comply with Manual for Streets. Uncertainty will impact on viability.</p> <p>Education provision – Disagree with introduction of financial contribution to education provision. Feel it should be subject to separate SPG. No evidence of capacity issues at local school has been presented. Also no information on funding available from Welsh Government and 21st Century Schools programmes. Feel the required contribution is excessive and would compromise viability of developing the site.</p>	<p>The principles of development and residential land allocations were discussed at Plan-making stage, including highways feasibility. Individual schemes are discussed with developers on a scheme by scheme basis. Highways will provide advice free of charge at an early stage to ensure that the road will be designed and specified to a standard that will be suitable for adoption.</p> <p>The site development brief refers to a specific site allocation contained in the Plan and provides details on several LDP Policies, including infrastructure contributions. This is in line with the guidance contained in LDP Manual 2, section 7.3 on 'Supplementary Planning Guidance'. The level of education contribution required will be determined at the planning application stage when the number of dwellings proposed is known. By providing the calculation for education and other financial contributions up front in a site development brief potential developers can factor this into their site viability exercise prior to bidding for the site.</p>	

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Rep No.	Organisation	Comment (summary)	Council's response	Changes proposed
		<p>Archaeology – concern that site investigations should have been carried out at LDP site selection stage. The cost of investigations should not be transferred to the developer.</p> <p>Drainage – Disagree with the cost of resolving capacity issues being transferred to the developer. This should be addressed by Dwr Cymru Welsh Water. Council should implement an adoption regime for SuDS to support its use within new development schemes.</p> <p>Utilities – Information provided refers only to water/sewerage provision. Power, gas, telecom and broadband advice should also be provided.</p> <p>Brief does not provide sufficient level of information or clarity necessary to fully assess viability and deliverability of the site. Does not show how conflicting LDP policy requirements will be balanced to deliver viable and attractive residential developments.</p>	<p>Site constraints, and development requirements, are highlighted in the development brief in order to ensure developers are aware of potential costs before submitting any planning application.</p> <p>Comment noted.</p> <p>No additional information was received from utilities providers.</p> <p>Site development briefs provide an enhanced level of information and detail over other development sites that do not benefit from having site development briefs prepared. Developers generally have to do all of the necessary background work to assess if a site is viable and make a commercial decision whether to progress a planning application for a site, without the benefit of a brief that provides much of the needed information to inform that decision.</p>	

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Rep No.	Organisation	Comment (summary)	Council's response	Changes proposed
	Nick & Jane Thomson	<p>Object to development on the sites for the following reasons:</p> <ul style="list-style-type: none"> - Traffic impacts – Upper Denbigh Road/High Street already very bad with two schools and small roundabout, this development will make congestion and noise worse, rush hour will be impossible - Impact on local businesses and tourism as nobody will be able to stop and use the shops on the high street - Bridge has recently been rebuilt due to being inadequate – how will it cope with additional traffic? - Lack of facilities (doctors, school, shops etc) for the extra people moving in. 	<p>The sites have been allocated for housing in the LDP, therefore the principle of development has been established and is outside the remit of this consultation.</p> <p>The TA will assess capacity and propose mitigation where it is predicted that highway capacity will be exceeded. Parking provision on the High Street will be unchanged, the increase in traffic resulting from the development is unlikely to make it more difficult for vehicles to use the existing parking spaces. Any increase in traffic flow will not impact upon the strength of the bridge. Structural strength is assessed in terms of the maximum load of traffic that could be on the bridge at any one time, rather than the frequency of loading.</p> <p>The Council is in regular discussion with BCUHB and local GP practices regarding primary and secondary health provision in relation to new developments but cannot directly influence the location or size of facilities.</p> <p>The development brief highlights that a contribution towards education</p>	No changes proposed.

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Rep No.	Organisation	Comment (summary)	Council's response	Changes proposed
			provision will be required in connection with this development site (para. 5.29).	
	MW Moriarty, Campaign for the Protection of Rural Wales (CPRW)	<p>Suggest amendment to para. 5.2 to 'Key views into the site from the nearby listed buildings and the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB) require to be considered.'</p> <p>Para. 5.10 – Any developer must demonstrate how the proposed development will relate to local routes created, or planned in the area as a result of the Active Travel (Wales) Act 2013.</p> <p>Para. 5.13 – Suggest stronger wording than 'should' to ensure that a desk-based assessment is undertaken in order for the matter to be thoroughly addressed.</p> <p>Consideration should be given as to including a requirement for submission of an archaeological report within the list given at section 7.3.</p>	<p>Comment noted.</p> <p>Comment noted.</p> <p>The wording in the draft Site Development Brief is considered appropriate, given the Council's standard approach to archaeological assessments and the nature of the site. The County Archaeologist and Cadw have contributed to the development brief.</p>	<p>Amend para. 5.2: Key views into the site from the nearby listed buildings and the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB) must be considered should be considered, as should views from the site to the Clwydian Range & Dee Valley Area of Outstanding Natural Beauty (AONB).</p> <p>Add additional text to para. 5.10: Development proposals must demonstrate how they relate to any local routes created or planned in the area as a result of the Active Travel (Wales) Act 2013.</p>
	Mrs H Stewart, St Asaph City Council	Concerned over the impact that this site will have on the City but acknowledges it is an allocated site within the LDP.	Comment noted. The sites have been allocated for housing in the LDP, therefore the principle of development	No changes proposed.

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Rep No.	Organisation	Comment (summary)	Council's response	Changes proposed
		<p>Specific concerns are:</p> <ul style="list-style-type: none"> - Impact on the archaeology - Traffic speed on Oriel Road and the generation of extra traffic without a relief road - Loss of green space - Buffer to St Kentigern's should be as large an area as possible. 	<p>has been established and is outside the remit of this consultation.</p> <p>The development brief outlines the developer requirements in relation to archaeology, including desk-based assessment and geo-physical surveying if needed.</p> <p>Additional traffic doesn't increase traffic speed, in fact as traffic flows become heavier speeds tend to reduce. The TA will assess the capacity of the highway network and proposed mitigation measures where capacity is predicted to be exceeded. No current plans for a relief road owing to the enormous cost involved and no funding available to take such a scheme forward.</p> <p>Comment noted. The development brief requires any proposal to be informed by discussions with St Kentigern Hospice.</p>	
	Dr Paul Mitchell	Query that new local housing on this scale is needed.	Levels of housing need and demand, were discussed through the LDP examination, with the resultant allocations being made to meet these needs. The sites have been allocated for housing in the LDP, therefore the principle of development has been	Add additional text to para. 5.10: Development proposals must demonstrate how they relate to any local routes created or planned in the area as a

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Rep No.	Organisation	Comment (summary)	Council's response	Changes proposed
		<p>Concerned that Transport Assessment has yet to be done. Mitigation of increased traffic is essential.</p> <p>Develop disused railway for footpath/cycleway.</p> <p>Negative impacts:</p> <ul style="list-style-type: none"> - Increased traffic in an area already experiencing high volumes - School capacity - Broadband capacity. 	<p>established and is outside the remit of this consultation.</p> <p>The TA will assess the capacity of the highway network and proposed mitigation measures where capacity is predicted to be exceeded.</p> <p>Comment noted. The site will need to tie into existing pedestrian and (planned) cycle links. The provisions of the Active Travel (Wales) Act 2013 and associated design guidelines shall be taken into account.</p> <p>The principles of development and residential land allocations were discussed at Plan-making stage, including highways feasibility. Individual schemes are discussed with developers on a scheme by scheme basis.</p> <p>The disused railway line lies outside of the site. There is an intention to develop a cycle path between St Asaph and Trefnant but a preferred route has not yet been identified.</p> <p>The development brief highlights that a contribution towards education</p>	<p>result of the Active Travel (Wales) Act 2013.</p>

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Rep No.	Organisation	Comment (summary)	Council's response	Changes proposed
			<p>provision will be required in connection with this development site.</p> <p>Superfast fibre broadband is available in the area surrounding the site.</p>	
	Mrs Margaret Cummings	<p>Support the provision of houses that incorporate ecological and energy efficient principles</p> <p>Unsure what type of open space should be provided but possibly as listed in the development brief. A sense of open space is important, and a children's playground.</p> <p>Support the retention of the mature oak trees on site where possible. Supports the retention of the pond and references to the possibility of GCN in the area. Bats are in the local area.</p> <p>Support the retention of the old railway line for its wildlife value. Surrounding fields, except for hedgerows, have little wildlife value. The trees along the old railway line should be retained, as should the access to the public footpath from the railway line towards the River Clwyd.</p> <p>Support the retention of all hedges for their wildlife value. Need to ensure they are protected from damage during the construction phase.</p>	<p>Comments are reflected in the Site Development Brief (para. 4.4).</p> <p>Comment noted.</p> <p>Comments are reflected in the Site Development Brief (para. 5.2-5.4).</p> <p>Comments are reflected in the Site Development Brief (para. 5.2-5.4 and 5.8). The disused railway line lies immediately outside of the Site Development Brief area.</p> <p>Comment are reflected in the Site Development Brief (para. 5.2). A construction plan will be required in conjunction with any planning application which sets out hours of operation, routes for construction</p>	<p>Add new paragraph 5.25:</p> <p>The Council will require a 'Construction Plan' to be submitted with any planning applications, covering issues such as hours of work on site, construction access routes, delivery of materials, noise, dust and disturbance during construction and phasing of development.</p>

APPENDIX 2

Rep No.	Organisation	Comment (summary)	Council's response	Changes proposed
		Data search from COFNOD is essential.	<p>vehicles etc. The development brief will be amended to include reference to this.</p> <p>Exchange of ecological information with COFNOD database will be addressed in the Council's forthcoming draft Supplementary Planning Guidance 'Conservation and Enhancement of Biodiversity'.</p>	
	Suzanne Whiting, Cadw	The development brief highlights the potential archaeological impacts in section 5.13 and the need for further archaeological assessment.	Comment noted	No changes proposed

Appendix 3
Site Development Brief - Land adjoining
former HM Stanley Hospital, St Asaph
16th March 2016

Equality Impact Assessment

Site Development Brief: Land adjoining former HM Stanley hospital, St Asaph

Contact: Angela Loftus, Planning & Public Protection Service
Updated: 16/03/16

1. What type of proposal / decision is being assessed?

A new or revised policy

2. What is the purpose of this proposal / decision, and what change (to staff or the community) will occur as a result of its implementation?

The proposal is to seek approval from Planning Committee to adopt the Site Development Brief for two housing allocations adjoining the former HM Stanley hospital in St Asaph. The Site Development Brief supports the planning policies contained within the Denbighshire Local Development Plan and sets out the principles of development for the site in order to guide future proposals. If adopted, the Site Development Brief will be used in the determination of planning applications on these allocations.

3. Does this proposal / decision require an equality impact assessment? If no, please explain why.

*Please note: if the proposal will have an impact on people (staff or the community) then an equality impact assessment **must** be undertaken*

No	The proposal is to adopt planning guidance relating to development of two allocated housing sites adjoining the former HM Stanley hospital, St Asaph. The sites were allocated in the Denbighshire Local Development Plan. The content of the Site Development Brief therefore does not set policy but merely provides additional explanation and guidance for Members, Officers and developers regarding site constraints and the principles of development for the site. The LDP underwent a full EqIA prior to adoption.
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4. Please provide a summary of the steps taken, and the information used, to carry out this assessment, including any engagement undertaken

(Please refer to section 1 in the toolkit for guidance)

The Denbighshire Local Development Plan (LDP) is the overarching policy document under which all Supplementary Planning Guidance and Site Development Briefs sit and this underwent an EqIA prior to adoption by Council.

5. Will this proposal / decision have a positive impact on any of the protected characteristics (age; disability; gender-reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; sex; and sexual orientation)?

(Please refer to section 1 in the toolkit for a description of the protected characteristics)

No

6. Will this proposal / decision have a disproportionate negative impact on any of the protected characteristics (age; disability; gender-reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; sex; and sexual orientation)?

No

7. Has the proposal / decision been amended to eliminate or reduce any potential disproportionate negative impact? If no, please explain why.

No

Not required

8. Have you identified any further actions to address and / or monitor any potential negative impact(s)?

No

Not required

Action(s)	Owner	By when?

9. Declaration

Every reasonable effort has been made to eliminate or reduce any potential disproportionate impact on people sharing protected characteristics. The actual impact of the proposal / decision will be reviewed at the appropriate stage.

Review Date:	March 2017
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Name of Lead Officer for Equality Impact Assessment	Date
Angela Loftus	16/03/16

Please note you will be required to publish the outcome of the equality impact assessment if you identify a substantial likely impact.
