

**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 & Housing Manager

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

**Title:** Site Development Brief: Brookhouse sites, Denbigh  
– Adoption of final document

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

1.1 This report summarises responses from the public consultation on the draft 'Site Development Brief: Brookhouse sites, Denbigh', proposed amendments to the SPG 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 The purpose of this report is to inform Members of comments received in response to the public consultation on the draft Site Development Brief and to seek adoption of the development brief with proposed changes. If adopted, the Site Development Brief will be used to assist in the determination of any planning applications on the site.

**3. What are the Recommendations?**

3.1 That Members adopt the proposed Site Development Brief for the Brookhouse sites, Denbigh 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 be 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 13 weeks from 3<sup>rd</sup> August to 30<sup>th</sup> October 2015. A Consultation Report, including summaries of each response received, is attached to this report as Appendix 2.
- 4.4 Four drop-in sessions were held in various locations during the consultation period. Over 120 people attended the events and attendees had the opportunity to put comments on maps of the site. At the events, Officers from different departments were present to talk to the public, provide further information and advice on site-specific queries.
- 4.5 A total of 59 written responses were received during the consultation period (including several late responses) and 167 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 representations received. These are shown as **highlighted** or ~~strikethrough~~ text in the Development Brief attached in Appendix 1. The main changes proposed include: widening of the scope of the transport assessment required; additional text relating to archaeological, active travel (walking and cycling) and house type requirements; strengthening of the wording requiring a wildlife/landscape corridor; and the requirement for a construction plan for any development.
- 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 There have been no representations on the Strategic Environmental Assessment (SEA) – screening document.

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

- 5.1 The SPG will positively contribute to the following Corporate Priorities as set by Denbighshire County Council:
- *Modernising the Council* to deliver efficiencies and improve services for our customers by ensuring that up to date planning guidance is provided for bringing land forward for development on this site
  - *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.

- *Ensuring access to good quality housing* by providing the framework for the delivery of new housing development, including a proportion of affordable housing.

## **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 SPG 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 on 15<sup>th</sup> July 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 Throughout the document preparation process, Planning Officers worked jointly on the content of the Site Development Brief with colleagues from Highways, Economic and Business Development and Development Management. The ward Members for Denbigh Lower were kept informed about progress throughout.
- 8.2 Members of the LDP Steering Group discussed the content of the draft document prior to public consultation in June 2015, and they discussed matters raised in representations received, and proposed amendments, in February 2016.
- 8.3 Proposals for the site development brief were also presented to Members of the Denbigh Member Area Group in January 2015. Officers attended meetings of Denbigh Town Council in September and November 2015 to discuss the development brief and the consultation.
- 8.4 Several meetings were also held with local residents and ward Members. The local residents were also involved in the preparation of the draft Site Development Brief prior to formal public consultation.

**9. Chief Finance Officer Statement**

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

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

10.1 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 and residents' significant input into the brief not reflected.

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).