

**Report To:** Planning Committee

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

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

**Report Author:** Lara Griffiths, Senior Planning Officer

**Title:** Draft Site Development Brief: Upper Denbigh Sites

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

**1.1** This report introduces the draft Site Development Brief for the allocated housing sites at Upper Denbigh. It is accompanied by the draft main document, Appendix I, the Strategic Environmental Assessment (SEA) screening document Appendix II, and the Well-being Assessment, Appendix III.

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

**2.1** To seek Members' approval to undertake consultation on the draft Site Development Brief (Main Document) and the accompanying Strategic Environmental Assessment with statutory bodies and members of the public. If approved, the Site Development Brief will assist in the determination of planning applications for these sites.

## **3. What are the Recommendations?**

**3.1** That Members agree the draft Site Development Brief for the allocated housing sites Upper Denbigh, and the accompanying Strategic Environmental Assessment (SEA) screening document for public consultation.

## **4. Report details**

**4.1** This draft site development brief will become, once adopted, part of a series of Supplementary Planning Guidance notes (SPGs) amplifying Denbighshire Local Development Plan 2006 - 2021 (LDP) policies or principles of development for individual site allocations in a format which aims to guide the process, design and quality of new development.

**4.2** The Council's SPG notes are not part of the adopted development plan. The Welsh Government (WG) has confirmed that following public consultation and subsequent Local Planning Authority (LPA) approval, SPGs can be treated as a

material planning consideration when LPAs, Planning Inspectors and the Welsh Government determine planning applications and appeals.

- 4.3 The Upper Denbigh sites extend to around 2.82 ha and 0.73 ha of land located on the western edge of Denbigh, adjacent to Ysgol Pendref. The sites are allocated for housing in the adopted Denbighshire Local Development Plan (LDP) and are in Council ownership.
- 4.6 The document's main elements are: site location and description, local planning policies, potential constraints and design considerations.
- 4.7 The public consultation period would be a minimum of 8 weeks and is anticipated to start in December 2016. All City, Town and Community Councils will be consulted along with key stakeholders and people registered on the LDP database. Hard copies of documents will be available in all libraries and one stop shops as well as on the Denbighshire web site. The results of the consultation will be reported back to Planning Committee with a likely request for document adoption with proposed changes resulting from the public consultation exercise.
- 4.8 Officers will hold an exhibition event in Denbigh (details will be announced as early as possible) in addition to the principle elements of conducting public consultation with members of the public and statutory consultees.
- 4.9 The draft document is accompanied by a Strategic Environmental Assessment screening document, Appendix II, which will also be subject to consultation with statutory consultees over the same period of time.

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

**5.1** Corporate Priorities 2012 - 17. The site development brief will contribute positively to the following corporate priorities:

- *Ensuring access to good quality housing* by providing the framework for the delivery of a mixture of new housing development, including a proportion of affordable housing.
- *Modernising the Council* to deliver efficiencies and improve services for our customers by ensuring that planning guidance documents are up to date

## **6. What will it cost and how will it affect other services?**

**6.1** Approving the draft site development brief for consultation with statutory bodies and members of the public is not anticipated to create any additional costs.

- 6.2 Having an adopted site development brief outlining key development considerations and necessary community benefits will help ensure that the site is developed in a timely manner of maximum benefit to the local community. The development of a mix of housing, including affordable housing for local people will help to meet the housing needs of the people of Denbigh.
- 7. What are the main conclusions of the Well-being Impact Assessment?**  
**The completed Well-being Impact Assessment report can be downloaded from the [website](#) and should be attached as an appendix to the report.**
- 7.1 Effects are likely to be positive or neutral, mitigation has been suggested for any potential negative impacts.
- 8. What consultations have been carried out with Scrutiny and others?**
- 8.1 Content and principles of development were discussed at the Denbighshire Local Development Plan 2006 – 2021 (LDP) Member Steering Group meeting on 24<sup>th</sup> October 2016. Contributions have also been sought from the Upper Denbigh County Councillors, and colleagues from Housing, Highways, Ecology, Archaeology and Education.
- 9. Chief Finance Officer Statement**
- 9.1 It is not anticipated that approving the draft site development brief will incur any additional costs but if it does then these costs will need to be contained within existing service revenue 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.
- 11. Power to make the Decision**
- 11.1 Planning & Compulsory Purchase Act (2004)