

FLINTSHIRE COUNTY COUNCIL

REPORT TO: FLINTSHIRE COUNTY COUNCIL
DATE: 25TH SEPTEMBER 2012
REPORT BY: DIRECTOR OF ENVIRONMENT
SUBJECT: SYCHDYN DEVELOPMENT BRIEF

1.00 PURPOSE OF REPORT

1.01 To bring back to the Council for approval, Supplementary Planning Guidance (SPG) relating to the adopted Unitary Development Plan (UDP). The guidance for approval relates to a development brief for the UDP housing allocation HSG1(38) Former Sewage Works, Wats Dyke Way, now renamed Land off Ffordd Eldon, Sychdyn.

2.00 BACKGROUND

2.01 Members may recall that during the process of progressing the UDP to adoption, the Council resolved to prepare specific Supplementary Planning Guidance (SPG) to support the adoption of the UDP. These SPG related to:

- a) the development of supplementary guidance to support the interpretation of UDP policy S11 Retention of Local Facilities, given concerns that the policy itself required more robust guidance to assist interpretation;
- b) the development of supplementary guidance in the form of development briefs to provide detailed guidance on the development of two housing sites allocated in the plan – the Compound Site, Broughton, and the Former Sewage Works, Watts Dyke Way, Sychdyn.

2.02 Members may recall that they considered and approved the SPG relating to Policy S11 and the Compound Site, Broughton at the meeting held on 27th March 2012. This SPG has subsequently guided decisions regarding development at the compound site. At that time it was not possible to bring the Sychdyn Development Brief for approval as there were outstanding matters relating to the consultation on the draft brief. These have now been resolved and the SPG is therefore presented for approval.

2.03 The SPG has been drafted in consultation with the respective Local

Member and, in line with the advice of the Welsh Government, in order to afford the guidance significant weight as a material planning consideration in the determination of planning applications. The representations received on the brief during the consultation and any resulting changes to the guidance are shown as appendices to the attached guidance.

3.00 CONSIDERATIONS

3.01 There have been a significant number of representations made to the draft brief following consultation with the local community and with the landowner and his agent; there were several new issues which related to the degree of prescription the brief should have, the density of the development and the need for the archaeological buffer.

3.02 In terms of prescription, the need for a development brief itself gives clear indication that a particular approach is required with this site and is something that the land owner has been aware of for some time. Certain issues such as the archaeological buffer, the public open space requirements, density of the development, Code 3 Level for Sustainable Homes, layout and design, highways access and biodiversity safeguarding have all been mentioned as either being too prescriptive or not detailed enough by different parties. It is considered that the brief as presented is balanced in terms of the justifiable requirements it has for this site without making the development of this site unsustainable or unviable. In terms of density and the need for a buffer, the justification in the brief is very clear on both these points and both are considered reasonable and necessary in the circumstances of the site.

4.00 RECOMMENDATIONS

4.01 That Members approve the attached SPG in appendix 1, relating to guidance for the development of UDP housing allocation HSG1(38) Land off Ffordd Eldon, as Supplementary Planning Guidance for use as a material planning consideration in determining planning applications.

4.02 That Members give the Director of Environment delegated authority, following consultation with the Cabinet Member for the Environment, to format (and where necessary typographically correct) the wording of the SPG into the appropriate house style for subsequent publication.

5.00 FINANCIAL IMPLICATIONS

None

6.00 ANTI POVERTY IMPACT

None

7.00 ENVIRONMENTAL IMPACT

None

8.00 EQUALITIES IMPACT

None

9.00 PERSONNEL IMPLICATIONS

None

10.00 CONSULTATION REQUIRED

None

11.00 CONSULTATION UNDERTAKEN

11.01 A public consultation exercise was carried out from October 24th 2011 for six weeks and the brief has been available online since then. Key stakeholders were also contacted directly.

A Comments and Responses document shows the comments received and the response of the council.

11.02 The local ward Member's comments have been incorporated into the Development Brief.

12.00 APPENDICES

12.01 Appendix 1 – SPG Development Brief Former Sewage Works Site now renamed Land Off Ffordd Eldon, Sychdyn and the Comments and Responses document

**LOCAL GOVERNMENT (ACCESS TO INFORMATION ACT) 1985
BACKGROUND DOCUMENTS**

Adopted Flintshire UDP

Minutes of FCC meeting held on 11th November 2010

Contact Officer: Andy Roberts

Telephone: 01352 703211

Email: andy.roberts@flintshire.gov.uk