

LDP Supplementary Planning Guidance Note 03:

West Rhyl

1. Introduction

- 1.1 This Note is one of a series of Supplementary Planning Guidance Notes (SPGs), amplifying the development plan policies and other issues in a clear and concise format with the aim of improving the design and quality of new development. The Notes are intended to offer broad guidance which will assist members of the public and officers in discussions prior to the submission of planning applications and assist officers in handling and members in determining planning applications.

2. Status and Stages in Preparation

- 2.1 The Council's SPG Notes are not part of the adopted plan. However, they have been the subject of both a formal Council resolution and public consultation. The Welsh Government has confirmed that following public consultation and subsequent Local Planning Authority (LPAs) approval, SPG can be treated as a material planning consideration when LPAs, Planning Inspectors and the Welsh Government determine planning applications and appeals. This Note was approved by the Council on 13th November 2013 for use in development control.

Note: The following paragraphs only list individual changes to the main document attached which were approved by Full Council. Please be aware that the following paragraph numbers are the same as in the main document.

- 1.4 The Guidance has been prepared by Denbighshire Council:
- To ensure the successful planning of the area and promote a comprehensive approach to regeneration that will enable sustainable development.
 - To explain how the Denbighshire Local Development Plan policies will be applied within West Rhyl SPG area.
 - To set out the guidelines which the Council as Local Planning Authority will use as a material consideration in determining applications for planning permission and other matters within the West Rhyl SPG area.
 - To establish a set of design and land use principles to ensure the appropriate mix of uses and high quality design in new development.
- 1.5 Applicants for planning permission for schemes within the SPG area will be expected to demonstrate how their proposals address the principles covered in this Guidance in parallel with the wider policy framework set out in Denbighshire's Local Development Plan and national policies contained within Planning Policy Wales.

2. Policy and Regeneration Context

National Planning Policy

2.1 Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government (WG). The most relevant chapters from PPW to the West Rhyl SPG area include:

- Chapter 4 – Planning for sustainability.
- Chapter 6 – Conserving the historic environment.
- Chapter 7 – Economic development.
- Chapter 8 – Transport.
- Chapter 9 – Housing.
- Chapter 10 – Planning for Retailing and Town Centres.
- Chapter 11 – Tourism, Sport and Recreation.
- Chapter 12 – Infrastructure and Services.
- Chapter 13 – Minimising and managing environmental risk and pollution.

2.2 PPW is supplemented by a series of topic based Technical Advice Notes (TANs) which provide more detailed guidance. Sustainability and the need to address climate change are critical drivers which underpin planning and land use policy in Wales. The following table provides a list of technical advice notes which are particularly relevant to West Rhyl.

- TAN 4 Retailing and Town Centres (1996)
- TAN 5 Nature Conservation and Planning (2009)
- TAN 12 Design (2009)
- TAN 13 Tourism (1997)
- TAN 15 Development and Flood Risk (2004)
- TAN 16 Sport, Recreation and Open Space (2009)
- TAN 18 Transport (2007)
- TAN 22: Planning for Sustainable Buildings (2010)

Local Development Plan

2.3 The Denbighshire Local Development Plan (LDP) for 2006 – 2021 the following vision:

That Denbighshire, through sustainable development, will have a vibrant urban coast, with thriving market towns and rural areas. The housing and employment needs of the County will be met, the high quality environment protected and enhanced and a high quality of life maintained for all communities with full recognition that we have a strong Welsh language and culture that should be maintained and protected throughout the County.

2.4 The key policies within the LDP which are relevant to the West Rhyl SPG, and what the document is based on include:

- Policy PSE 1 - North Wales Coast Strategic Regeneration Area.

- Policy BSC 7- Houses in multiple occupation and self contained flats.
- Policy BSC 11 – Recreation and open space.
- Policy RD 1- Sustainable development and good standard design.
- Policy RD 5- The Welsh language and the social and cultural fabric of communities.
- Policy PSE 9 - Out of centre retail development.
- Policy VOE 6 Water management.
- Policy VOE 10 - Renewable energy technologies.
- Policy ASA 1 - New transport infrastructure.
- Policy ASA 2 - Provision of sustainable transport facilities.
- Policy ASA 3 - Parking standards.

Supplementary Planning Guidance

2.5 A range of Supplementary Planning Guidance documents have been issued by Denbighshire County Council and developers will need to ensure proposals are in line with the guidelines within these. Key documents of relevance within the West Rhyl SPG boundary include:

- SPG 1 Extensions to Dwellings
- SPG 2 Landscaping New Developments
- SPG 4 Recreational Public Open Space
- SPG 7 Residential Space Standards in New Developments
- SPG 13 Conservation Area
- SPG 14 Listed Buildings
- SPG 21 Parking Requirements in new Developments
- SPG 24 Householder Development Design Guide
- SPG 25 Residential Development Design Guide

Regeneration Context

2.6 Denbighshire County Council and its delivery partners are a focused on a comprehensive plan for West Rhyl based on the areas strategic needs identified in a range of regeneration documents (see Section 4 and Appendix I for further details). Key seafront development sites offer an opportunity for private sector investment and a funded programme of public sector investment has been put in place to tackle the key housing issues and green space needs. The area has the potential to create a step change in its economic performance and long term sustainability and the SPG provides the key land use and design principles to guide this investment.

3.1 The boundary of this Planning Guidance (identified edged green on Figure 1) runs down the mid point of Wellington Rd to the South and West Parade mid-point to the North. Its eastern extent adjoins the town centre retail boundary of the LDP. It incorporates the back of the building line of properties fronting Water Street to the back of building line of

houses fronting Butterton Road. It contains approximately 458 properties within an area of 14ha.

(Vision and development frame work, page 28)

Proposed new housing, hotel, cafe, leisure, commercial

Location

West parade/ John Street

Preferred uses

A1 Retail, A3 Restaurants and cafés, C3 dwellinghouse, D2 Casino, Sui Generis Amusement Arcade

- Housing suitable for families on first floor and above with access from rear service block
- Minimum of 4/5 storeys along promenade
- Upper storey set back or located partially into the roof
- Upper 6th level will be considered at the junction of John Street and West Parade
- Mixed uses on ground floor
- Design must promote pedestrian movement and access between the seafront and proposed new green space within Gronant Street
- Off road resident car and cycle parking within landscaped courtyard
- Introduce new housing tenures with high quality residential development on prime seafront site
- Ground floor commercial uses to promote active frontage in support of tourism and leisure economy
- Retail uses that serve the local area, provide local employment and do not impact on town centre vitality and viability (must comply with PSE 9)
- Linked pedestrian access from the seafront to the new greenspace to bring people in to the area

Pedestrian and Cycle Network

- 5.6 The pedestrian network should be defined by the separation of private and public space through the introduction of new boundaries to residential properties. Street calming measures through public realm and parking changes will assist pedestrian and cycle access within the area. The introduction of street trees wherever possible improves safety by separating the car from the pedestrian, and improves the quality of the environment for pedestrians.

ROUTES AND CONNECTIONS PLANNING POLICY

ASA 1 - New transport infrastructure.

ASA 2 - Provision of sustainable transport facilities.

ASA 3 - Parking standards

Off Street Parking and access

- 5.7 In order to manage the visual impact of parking on the public realm, private parking spaces should be introduced within the curtilage of properties when any redevelopment work is carried out.

5.11 *Form and massing*

New development should seek to match as far as possible the scale, massing and composition of adjoining or neighbouring buildings (see Table 1 for site specific details). Low pitch or flat roofs will not be permitted due to the nuisance problems created by nesting gulls unless a compelling argument can be made for sustainable green/ brown roofs which have an appropriate relationship to neighbouring properties. Roof terraces and balconies will be encouraged.

URBAN DESIGN PLANNING POLICY

RD 1- Sustainable development and good standard design.

SPG 24 Householder Development Design Guide

SPG 25 Residential Development Design Guide

5.12 *Elevational treatment*

New build residential projects should where possible express and reference the simplicity and clarity of the typical West Rhyl terrace frontage. Ideally window heads and cills will need to line through as will eaves and ridge lines. Window proportions should be vertical with low cills. For commercial developments the emphasis should be on uninterrupted, repetitive treatment which respects window and cill lines. Projecting bays, balconies and terraces can be considered to capture views and sense of place.

RENEWABLE ENERGY PLANNING POLICY

Policy RD 1- Sustainable development and good standard design.

Policy VOE 10 - Renewable energy technologies.

Open Spaces

5.17 *Open Space Strategy*

The strategy aims to introduce new open space at the core of the neighbourhood which helps to redefine the sense of place. Its location and design will act as a catalyst for investment in new and existing housing which will attract more families into the area (see Figure 9). Within the core of perimeter blocks developers are encouraged to provide landscaped spaces as part of any new developments. Private garden space should be introduced within the curtilage as part of any refurbishment scheme (see section 6 planning requirements).

OPEN SPACE POLICY
BSC 11 – Recreation and open space.
SPG 4 Recreational Public Open Space

5.18 *Open Space Design*

The function and design of a new green space in West Rhyl should respond to the needs of the local community following further consultation, and be appropriate to the character and townscape of the area. It will be of a size and scale to accommodate a range of recreational uses to contribute to the health and well being of residents.

- 6.2 To enable the regeneration needs of the area to be met and ensure financial viability of schemes, the following provisions will apply to planning applications for new residential development within West Rhyl:

Affordable Housing: Policy BSC4, and SPG 22 – no requirement Reasoned Justification – the West Rhyl SPG area is considered to have an overprovision of affordable housing. There is a clear need for new forms of tenure to attract a wider range of residents. There will be no affordable housing targets and no requirement for section 106 financial contributions for affordable housing.

Onsite or offsite public open space: Policy BSC 11 and SPG 4 – no requirement Reasoned Justification – the West Rhyl SPG area will be transformed by the introduction of new community open space funded by the public sector. Developers will still be encouraged to provide landscaping in new developments in line within the guidance in the WRSPG. However, commuted sum payments for Community Recreation Open Space will not be required.