



CABINET – 2ND MARCH 2016

**SUBJECT: PROPOSED SUPPLEMENTARY PLANNING GUIDANCE:
PONTLLANFRAITH HOUSE SITE**

REPORT BY: INTERIM DIRECTOR OF CORPORATE SERVICES AND S151 OFFICER

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to recommend to Council the formal adoption of the Site Development Brief for the Pontllanfraith House Site as Supplementary Planning Guidance to both the Caerphilly County Borough Local Development Plan up to 2021 and the Deposit Replacement Caerphilly County Borough Local Development Plan up to 2031.

2. SUMMARY

- 2.1 Council has agreed the closure of Pontllanfraith House as a corporate office as part of its Medium Term Financial Plan. The offices have been vacated and the services previously provided from that office relocated to other corporate offices.
- 2.2 The site has therefore become surplus to requirements and it is proposed to offer the site for sale for residential development.
- 2.3 This report outlines the progress made to date in structuring a Development Brief, including public consultation, and submits that Brief for adoption as Supplementary Planning Guidance. The Guidance will be issued to potential developers who have interest in purchasing the site so that they may be advised of the council's ambitions for the site in Planning terms.

3. LINKS TO STRATEGY

- 3.1 The Single Integrated Plan "Caerphilly Delivers" has been prepared by the Local Service Board. It represents a determined commitment by all partners to accelerate change, strengthen partnership working, multi-agency collaboration, and accountability for delivery.
- 3.2 The Local Development Plan (LDP) is the statutory framework for the development and use of land within Caerphilly County Borough and is the key mechanism for delivering the land use elements of Caerphilly Delivers. Notably the LDP is the key mechanism for the delivery of new homes throughout the county borough and importantly is a key tool for the delivery of affordable housing to meet the needs identified in the Council's 2015 Local Housing Market Assessment.
- 3.3 Caerphilly County Borough Council adopted the Caerphilly County Borough Local Development Plan up to 2021 in November 2010 and when adopted the Deposit Replacement Caerphilly County Borough Local Development Plan up to 2031 will supersede the current LDP and will provide the land use policy framework for decision making up to 2031.

4. THE REPORT

Background

- 4.1 As an integral part of its financial planning the Council is in the process of identifying those areas where savings and efficiencies can be found in order to meet the significant financial challenges it faces. On the 25 February 2015, the Council outlined its key principles for identifying these savings, one of which involved reducing office accommodation costs by rationalising council owned buildings.
- 4.2 Pontllanfraith offices have been vacated and it is intended that the site will be made available on the open market for residential use.

Preparation of Site Development Brief

- 4.3 In June 2015 the Council commissioned Nathaniel Lichfield and Partners (NLP) to prepare a development brief in respect of the site in order to minimise uncertainty for prospective purchasers / developers, improve the efficiency of the planning system and importantly ensure that high quality proposals can be delivered.
- 4.4 The brief, which is available to view in the Member's Library, is the result of collaborative work between Caerphilly County Borough Council Officers and Nathaniel Lichfield and Partners (NLP), in conjunction with Vectos and Baker Consultants. It outlines the aspirations for the redevelopment of the site, and when approved, will be used to guide the preparation of detailed plans that will help applicants deliver high quality redevelopment in a way that benefits the local community and the environment.
- 4.5 The brief sets out the Vision and Key Objectives for the future development of the site in question and provides an overview of the policy context for the development. This is followed by a contextual analysis and a SWOT analysis, all of which guide the development principles and development framework for the site.

Capacity and Phasing

- 4.6 An illustrative Development Framework Plan is contained within the development brief. It has been based upon the series of constraints and opportunities arising from both on-site assessment and desk based analysis. The potential gross developable area for the Pontllanfraith House site has been calculated as approximately 3.23ha (7.98 acres). This area could accommodate approximately 96 dwellings when applying a density of 30dw/ha or 113 at 35 dw/ha. Resulting in open space requirements of 0.76ha and 0.88ha respectively. Whatever the density of development there will be a minimum level of affordable housing provided as required in the council's approved LDP. Phasing of the development will be developer led but it is anticipated that the site could be built over a 2 to 3 year period.
- 4.7 The principles contained within the Brief build on the policy requirements set out within the Adopted Caerphilly County Borough Local Development Plan up to 2021 and address objectives set out in Planning Policy Wales (PPW) in terms of best practice design guidance.
- 4.8 Further the scope and content of the brief has been informed by feedback received from local residents and stakeholders as a consequence of public consultation held during the first week of September 2015.

Approval of Supplementary Planning Guidance

- 4.9 The procedures for approving Supplementary Planning Guidance (SPG) were established by a report that was approved by Council on 1st October 2001. Under those procedures, if a ward member has a fundamental objection to a document proposed to be adopted as SPG it

must go to Scrutiny Committee and Cabinet before consideration by Council. Members have not lodged any objections to this SPG and therefore this report is being brought directly to Council for consideration.

- 4.10 Following formal approval by Council, the Development Brief will form Supplementary Planning Guidance to the Caerphilly County Borough Local Development Plan up to 2021 and the Deposit Replacement Caerphilly County Borough Local Development Plan up to 2031 and will be a material consideration in the determination of all future planning applications.

5. EQUALITIES IMPLICATIONS

- 5.1 Consultation with the public has been undertaken in line with the Council's Public Engagement Strategy and the Equalities Consultation and Monitoring Guidance, ensuring that all minority groups in the community have the opportunity to take part in the consultation exercise.

6. FINANCIAL IMPLICATIONS

- 6.1 The closure of Pontllanfraith Offices has secured revenue savings for 2015/16 and 2016/17 in accordance with the council's Medium term financial Plan.
- 6.2 Sale of the site for residential purposes, subject to planning approval, is expected to provide a Capital receipt in 2017/18.

7. PERSONNEL IMPLICATIONS

- 7.1 There are no personnel implications associated with this report.

8. CONSULTATIONS

- 8.1 Additional reference to Affordable Housing has been added to paragraph 4.6 as a result of comment from Corporate Management Team. There have been no other comments on the report arising from the consultation.

9. RECOMMENDATIONS

- 9.1 To recommend to Council the formal adoption of the Development Brief for Pontllanfraith House Site as Supplementary Planning Guidance to both the Caerphilly County Borough Local Development Plan up to 2021 and the Deposit Replacement Caerphilly County Borough Local Development Plan up to 2031.

10. REASONS FOR THE RECOMMENDATIONS

- 10.1 To guide the preparation of detailed plans that will help applicants deliver high quality redevelopment in a way that benefits the local community and the environment.

11. STATUTORY POWER

- 11.1 The Council as local planning authority has the statutory power to take these actions under the Town and Country Planning Acts and associated Regulations and Guidance.

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