

REPORT TO	DATE OF MEETING
Cabinet	9 th January 2012

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SUBJECT	PORTFOLIO	AUTHOR	ITEM
Adoption of Supplementary Planning Document – Residential Development.	Strategic Planning and Housing	Debra Holroyd	4

SUMMARY AND LINK TO CORPORATE PRIORITIES

Supplementary Planning Documents (SPD's) offer local planning authorities the opportunity to add guidance in specific policy areas. They are documents that must be prepared in consultation with interested parties, and must be subject to a screening process to discover whether a sustainability appraisal would be required. Unlike Development Plan Documents (DPD's) SPD's do not require independent examination before they are adopted.

Supplementary Planning Documents provide additional background information to accompany and support policies in the Central Lancashire Core Strategy and the South Ribble Site Allocations & Development Management Policies (DPD), as part of the Local Development Framework (LDF).

An SPD has been prepared which focuses on residential development including design principles and guidance to homeowners and developers. The SPD supports the design standards within policies 17 and 27 of the Central Lancashire Core Strategy, Policy B6 in the Publication Version Site Allocations Development Plan Document and the Central Lancashire Design Supplementary Planning Document (SPD).

The Supplementary Planning Documents are directly linked to the Council's corporate priorities of delivering a strong South Ribble in the heart of a prosperous Central Lancashire; creating strong and healthy communities; together with a clean, green and safe environment.

RECOMMENDATIONS

That the Cabinet:

- a) Recommend the Council adopt the Supplementary Planning Document
- b) Recommend the Council delegates authority to the Director of Planning and Housing in consultation with the Cabinet Member for Strategic Planning and Housing to make minor text, layout and formatting amendments following the completion of the four week period stipulated by Part 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

This regulation requires the final documents to be displayed at the main council offices and on websites along with a statement setting out who was consulted during the preparation of the SPD's; the issues they raised and how those issues have been addressed in the documents.

DETAILS AND REASONING

Supplementary Planning Documents (SPD) form part of the Local Development Framework following on from the Central Lancashire Core Strategy and Publication Version Site Allocations DPD.

Current policy on residential extensions and residential design is contained in Appendix A of the South Ribble Local Plan, however once the Site Allocations Development Plan Document is adopted the Local Plan will be removed including Appendix A. In light of this and the newly adopted Core Strategy Design Policies – 17 and 27, it was felt important to progress with this

separate SPD to provide the necessary guidance to householders and developers.

A report was submitted to the Planning Committee earlier this year to briefly explain the context of a residential development supplementary planning document (SPD) and to endorse the document for a period of consultation.

The Residential Development SPD focuses on the way in which the Council will encourage good design by setting out the key principles that will be used in dealing with residential extension planning applications. The document is separated into various sections covering an introduction and background, related policy, best practice design principles / guidance and relevant diagrams where appropriate.

Consultation

Consultation took place on the draft SPD from Monday 15th Oct until Friday 23rd November 2012. The consultation generated 5 responses. The document has now been updated and consideration has been given to the comments received, other general amendments have also been made by officers where appropriate. These changes have been documented in an consultation statement which is available to view on the Council's website.

The Updated Document

As stated above there were a limited number of responses submitted during the consultation period. Those that were received centred upon the prescriptive nature of the document, the need for utility infrastructure in residential development and the potential impact on the natural environment, some of these comments do not directly impact on the context of the SPD.

The SPD guidance, where appropriate, is also to apply to residential development.

Conclusion

Copies of the revised SPD document and consultation statement are available to view in the Members' rooms and on Member Connect.

Cabinet is asked to recommend the Council adopt the document following the four week period for public display required by the regulations which is being held from 17th December 2012 to 22nd January 2013.

Please note: A consultation on proposals to increase permitted development rights for extensions to houses in non-protected areas of England, has been launched by the Department for Communities and Local Government (DCLG). These proposed amendments to the Town and Country Planning (General Permitted Development Order) 1995 (GPDO) have not yet been agreed (as at December 2012), and may impact upon the guidelines within this document. This document will be reviewed and changed where appropriate should changes to the GPDO occur.

WIDER IMPLICATIONS

In the preparation of this report, consideration has been given to the impact of its proposals in all the areas listed below, and the table shows any implications in respect of each of these. The risk assessment which has been carried out forms part of the background papers to the report.

FINANCIAL	Document preparation costs are allowed for in the estimates.
LEGAL	The preparation of the SPD's has complied with the relevant legislation
RISK	The preparation of the LDF including SPD's has been risk assessed as part of the local development scheme and is subject to annual review
THE IMPACT ON EQUALITY	An Equality Impact Assessment has been undertaken as part of document preparation

SUSTAINABILITY	A Sustainability Appraisal has been undertaken as part of the document preparation
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<i>Asset Management</i>	<i>Corporate Plans and Policies</i>	<i>Crime and Disorder</i>	<i>Efficiency Savings/Value for Money</i>
<i>Equality, Diversity and Community Cohesion</i>	<i>Freedom of Information/ Data Protection</i>	<i>Health and Safety</i>	<i>Health Inequalities</i>
<i>Human Rights Act 1998</i>	<i>Implementing Electronic Government</i>	<i>Staffing, Training and Development</i>	<i>Sustainability</i>

BACKGROUND DOCUMENTS

Central Lancashire Core Strategy 2012
 Central Lancashire Design Supplementary Planning Document (SPD)
 South Ribble Publication Version Site Allocations DPD
 National Planning Policy Framework