

## **THE TOWN COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012**

This statement has been prepared in accordance with the above regulations and in particular, Part 5, which relates to the progression of Supplementary Planning Documents to adoption.

Public Participation is covered within the Regulation at Paragraph 12, and a Local Planning Authority before it adopts a Supplementary Planning Document, is required to prepare a statement setting out:

- (i) the persons the Local Planning Authority consulted when preparing the Supplementary Planning Document;
- (ii) a summary of the main issues raised by those persons; and
- (iii) how those issues have been addressed in the Supplementary Planning Document

This information along with the Supplementary Planning Documents must be available for a period of not less than 4 weeks before the document is adopted.

Any person may make a representation; representations must be received by the Local Planning Authority by no later than 6pm on 22nd January 2013

The Supplementary Planning Document can be viewed on the South Ribble website at [www.southribble.gov.uk/planning](http://www.southribble.gov.uk/planning).

The document is also available to view at the Council offices:

**The Civic Centre, West Paddock, Leyland PR25 1DH**  
Monday – Thursday 8.30 am -5.15 pm, Friday 8.30am – 4.45pm

The Draft Residential Supplementary Planning Document was subject to a consultation process between 15<sup>th</sup> October and 23<sup>rd</sup> November 2012.

Approximately 180 organisations/individuals were consulted, which included planning consultants/solicitors; architects; house builders; businesses; charities; interest groups, statutory consultees etc. Given that the list is extensive it is not proposed to reproduce it in full within this statement however, the full list can be supplied on application.

Five responses were received in relation to the consultation. Those responses appear in full on the South Ribble website ([www.southribble.gov.uk/planning](http://www.southribble.gov.uk/planning))

A summary of the responses, along with comment as to how the documents have been amended to take account of the responses, forms the Appendix to this statement. The documents has also been amended to reflect the introduction of the National Planning Policy Framework, that it comprehensively superseded earlier national planning guidance, and also to reflect the sentiments of the recently adopted Central Lancashire Core Strategy

As a result of the above assessment it is unlikely that there will be any significant negative impacts arising from the SPD on economic, social and environmental matters that were not covered in the Appraisal of the 'parent' documents the Core Strategy or Site Allocations DPD. Therefore, this SPD will not trigger the need for an SA/SEA

## Appendix 1: Summary of Responses

Ref	Respondent	Organisation	Contact	Comments	Councils Response
1	Rachel Emmett	Lancashire Constabulary	Rachel.emmett@lancashire.pnn.police.uk	No Comment	No Comment
2	David Toft	Planning & Landscape Associates Ltd	david.toft@homecall.co.uk	Commends high standard of presentation and excellent illustrations	Comments noted
				SPD too prescriptive - Para B1.1 states that SPD is guidance but C1.1 states that guide will be used to judge applications - Council treating guidance as policy not guidance.	Paragraphs A2.4 and A2.5 of this document note approaches to be considered by both developers and those determining planning applications, and circumstances where guidance cannot or should not be followed. In some instances however there is a need for thresholds within which all parties may work.
				Recent appeal allowed (Chorley BC) which used guidance as adopted policy and refused extension with this as justification (see scanned copy)	The National Planning Policy Framework, existing adopted and emerging local policy promote high quality design, which this guidance endeavours to achieve.
				Changes to guidance which in the 1990's were considered appropriate	Guidance reflects modern aspirations and requirements, and by necessity changes over time.
				Please delete words 'adhere to' e.g. in C1.1	See note (above) which refers to Paragraphs A2.4/A2.5 of the SPD. 'Adhered' amended to 'taken into account'
				GPDO 1995 being reviewed so DG02 Criterion B may be overtaken	Guidance is subject to change following amendments to nationally adopted policy and guidance
3	Colin Shawyer	Wildlife Conservation Partnership	colin.shawyer@aol.com	Note DG12 (Extensions in rural areas) - need to consider mitigation for protected species where applications include conversion or extension of existing outbuildings.	Current planning application validation requirements take into account, and require submission of details of mitigation for protected species.
				Respondents own Barn Owl Survey Methodology submitted for information (see scan)	Nationally/locally adopted policy and guidance supports these protection measures, and the services of professionally accredited ecologists are employed where appropriate
				Please also consult Bat Conservation Trust (not consulted)	Comment noted
4	Jamie Robert Melvin	Natural England	Jamie.melvin@naturalengland.org.uk	Consultation is of low risk/priority to Natural England but lack of comment not to be seen as no impact on the natural environment	Comments noted. Impact on the natural environment is considered during compilation of all planning policy and guidance, and the determination of all planning applications
5	Dave Sherratt	United Utilities	Planning.liaison@uuplc.co.uk	LPA must ensure infrastructure available when considering impacts on health and well being - alternatives should be sought where unavailable. Failure to do so will mean UU cannot provide adequate capacity for future growth and to achieve a deliverable development plan. If infrastructure is no adequate then planning applications should not be approved	It is the responsibility of applicants to consult with appropriate statutory undertakers, to ensure that infrastructure provision is appropriate prior to development.  Infrastructure provision is beyond the scope of this SPD but is addressed by the Local Development Framework

Ref	Respondent	Organisation	Contact	Comments	Councils Response
				Support for LDF processes to protect/secure land for infrastructure use. If UU comments not to be included in final SPD then amendments should be made to SO23 of SPD (see scanned image for detailed wording)	United Utilities are not routinely consulted on applications for residential development. Each case is assessed and consultation made where necessary.
				Section B10: Works to front gardens - surfacing over gardens should be discouraged as urban creep has a significant impact on flood risk management and capacity of utility infrastructure	Statutory utility records are incomplete and developers are advised to contact relevant statutory undertakers for further information prior to development. Section B10.1 refers to works to front gardens
				Section A6: Consents & regulations - consideration to be given for design/type/location of extensions and impact on infrastructure, protection of customer use and environmental protection. Checks should be undertaken to identify utilities prior to approval at developers expense. Building over /adjacent to water mains will not be permitted and will result in abortive project	Where capacity of public infrastructure is in question, developers would be required to submit information to confirm acceptable waste/water disposal prior to development. Paragraph A6.1 details other consents/advice to be considered by, and which may be relevant to developers
				Section B11: Boundary Treatments - Impact on infrastructure and future maintenance of boundary treatments - this should be checked prior to approval at owners expense. Building over/adjacent to/near water mains or critical sewers will not be permitted	It is the responsibility of the landowner to ensure that infrastructure is appropriate Section B11 details boundary treatments and Section A6 reminds developers of the need to ensure additional consents are in place
				C12: Extension in Rural Areas - capacity of public/private infrastructure to be considered in rural areas as not all areas served by public utilities - upgrades may be needed to support proposals	It is the responsibility of the landowner to ensure that infrastructure is appropriate. Public/private infrastructure provision in rural areas is beyond the remit of this SPD but is covered fully by the Local Development Framework
6		Additional Minor Amendments N.B. These are simply for clarification purposes and do not alter the basis of the document		DG03:D - text should read "no less than 13m" not "less than 13m"	Changes made
				Point B12.3 – gates should be positioned 6m not 5.5m back from any classified road/highway	Changes made
				Comment re changes to domestic outbuildings to ancillary sleeping accommodation	Comments noted and changes made – see section A5.5 and B13 of SPD for details
				Please refer to all residential in document, not just residential extensions. There are no details e.g separation distances between properties etc in the general design guide, and the residential design guide began as a document for domestic and new build residential but has become an extension guide. Following adoption, there will be no guidelines for DC to work with	Comments noted and where appropriate, changes made

				Section B10.1 – Works to Front gardens	Amended to read “... causing detriment, can increase flood risk and where such proposals require permission, is unlikely to be permitted”
				Section A4.1 – Using this document. Separation distance quoted within this document are also used when determining applications for residential development	The following comment has been added to Paragraph A4.1 – “It also offers guidance for new-build residential developments”.