

REPORT TO	DATE OF MEETING
Planning Committee	04/01/2017

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SUBJECT	PORTFOLIO	AUTHOR	ITEM
Draft Green Belt Infill Supplementary Planning Document	Strategic Planning and Housing	Steven Brown	12

SUMMARY AND LINK TO CORPORATE PRIORITIES

Supplementary Planning Documents (SPDs) 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 (DPDs) SPDs do not require independent examination before they are adopted.

The Draft Green Belt Infill SPD provides guidance as to how to interpret South Ribble Local Plan Policy G1 part (e) in respect of what will be considered acceptable infill development in villages within the Green Belt. Once adopted, this SPD should be afforded significant weight as a material consideration in determining planning applications.

The Green Belt Infill SPD links to the corporate priority of a 'Strong South Ribble in the Heart of a Prosperous Lancashire' in terms of managing growth in a way which benefits local communities.

RECOMMENDATIONS

That the Committee:

- a) Endorses the Draft Green Belt Infill Supplementary Planning Document for consultation,
- b) Delegate authority to the Director of Development, Enterprise and Communities, in consultation with the Cabinet Member for Strategic Planning and Housing to make minor text, layout and formatting amendments prior to consultation.

DETAILS AND REASONING

This SPD is one of a suite of SPDs, some on a Central Lancashire basis and some unique to South Ribble that have been prepared in accordance with the Local Planning Regulations and the National Planning Policy Framework (the Framework), conforming and responding to all relevant local and national policies, and based upon a robust and up-to-date evidence base. These SPDs form part of the Local Development Framework (LDF) for the Council. They are to be considered alongside policy in the Central Lancashire Core Strategy and the Site Allocations and Development Management Policies Development Plan Document (DPD). In addition to the Central Lancashire SPDs, South Ribble Council also has its own SPDs, and this will be one of them.

The SPD guidance should therefore be taken into consideration from the earliest stages of the development process of any site, including any purchase negotiations and in the preparation of development schemes.

The Examiner into the South Ribble Local Plan required modification of Policy G1 Green Belt to align it with national policy as set out in the National Planning Policy Framework. This therefore introduced Policy support for the possibility of carrying out infill development within villages within

the Green Belt for the first time. The South Ribble Local Plan 2000 had not allowed for infill development.

Content of the Supplementary Planning Document

The SPD sets out the circumstance in which infill development may be permissible within villages within the Green Belt. The SPD will relate to villages in the circumstances below:

- Those villages that are washed over by Green Belt
- Those villages where the main body of the village is designated as 'Existing Built-Up Area' but peripheral residential areas are within the Green Belt

Definitions of what constitutes a village vary enormously and are not defined in the Core Strategy or South Ribble Local Plan. However, for the purposes of this SPD it will include all residential development from a cluster or group of dwellings and larger.

The opportunity to develop will be restricted to particular circumstances:

- Must be within a built up frontage of at least five properties
- The plot should only be capable of accommodating one dwelling and in terms of scale should be reflective of the built form of development to either side.
- Plot should not be at the end of a row of continuous development hence having the effect of projecting development into an open area at the edge of the settlement

Next Steps

It is intended to prepare and print the document ready for consultation in January/February 2017 to seek views from all statutory consultees, the community and stakeholders. Once these views have been received and considered, it is intended to present a final version of the SPD to the relevant Council committees for formal adoption.

Once adopted, this SPD should be afforded significant weight as a material consideration in determining planning applications.

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	The preparation and publication costs of the document are contained in the current local plan revenue estimates.
LEGAL	Preparation of the SPD complies with relevant legislation. Once adopted, it can become a material consideration in the planning process.
RISK	The full risk assessment forms part of the background papers to this report. The main points for consideration are summarised here:- A risk assessment was undertaken as part of the Local Development Scheme.
OTHER (see below)	A Sustainability Appraisal has been undertaken as part of the Local Plan process and in particular Policy G1 Green Belt of the South Ribble Local Plan the provisions of which this SPD seeks to assist with implementation. It is considered a further detailed SA is not required.

<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

Draft Green Belt Infill Supplementary Planning Document, December 2016