

REPORT TO	ON
Council	25 September 2019



TITLE	REPORT OF
B2 – Village Development Supplementary Planning Document	Director of Planning and Property

Is this report confidential?	No
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PURPOSE OF THE REPORT

1. To seek adoption of the B2 – Village Development Supplementary Planning Document

RECOMMENDATIONS

2. That the Council adopt the B2 – Village Development Supplementary Planning Document.
3. That the Council delegate authority to the Director of Planning and Property in consultation with the Cabinet Member for Planning, Regeneration and City Deal to make any minor text, layout and formatting changes on the publication of the document.

CORPORATE PRIORITIES

4. The report relates to the following corporate priorities:

Excellence and Financial Sustainability	
Health and Wellbeing	
Place	x

Projects relating to People in the Corporate Plan:

People	
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BACKGROUND TO THE REPORT

5. 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.

6. This proposed SPD will become part of a suite of Central Lancashire SPDs that have already been adopted in accordance with the Local Planning Regulations and the National Planning Policy 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, and the other Central Lancashire authorities. They are to be considered alongside policy in the Central Lancashire Core Strategy and the South Ribble Local Plan.
7. This SPD does not introduce new policies. The SPD provides planning guidance in relation to applications and proposed development on land which is subject to Policy B2.

PROPOSALS (e.g. RATIONALE, DETAIL, FINANCIAL, PROCUREMENT)

8. The Draft SPD sets out in detail the requirements of Policy B2 and how they are to be applied, giving clarity as part of the planning application process. The SPD clarifies Policy B2 to provide guidance on what is expected to be provided to support an application on a site allocated as part of this Policy.
9. The SPD sets a clear requirement, based on the Policy, that for any type of residential development, the local need must be demonstrated within the settlement in which the development is located. It then goes on to set out what type of evidence will be expected as part of an application, with the key requirement being a housing needs survey. The SPD makes it clear that any development should be limited to that which meets the need shown in the survey.
10. For community uses, the SPD indicates the local need for such a facility can be demonstrated over a wider area, to include adjacent settlements, as they are also likely to be users of such a facility. It also makes it clear that any proposals must be proportionate to the need that has been demonstrated.

CONSULTATION CARRIED OUT AND OUTCOME OF CONSULTATION

11. Planning Committee granted approval to consult on the draft SPD in April 2019. The subsequent 6 week consultation was carried out from Wednesday 26 June 2019 until Wednesday 7th August 2019. Everyone on the Planning Policy consultation database was notified of the consultation, either via email or letter. All of the documentation relating to the SPD was available to view on the Council's website throughout the consultation period. The document was also available to view in the Council's offices, and in libraries in the Borough throughout the consultation period.
12. The Council received 18 responses to the consultation. Most were in support of the SPD, but requested some minor changes to the document to rectify inconsistencies. These changes have been made to the SPD, where necessary. One response highlighted that the applicant should be the one to undertake the Housing Needs Survey to establish need in the area, instead of the Council.
13. One response raised a serious objection to the SPD, on the basis that the SPD conflicted with the Local Plan and sought to introduce new policy, which is fundamentally against the principles of an SPD. Following on from this response, the Council sought legal advice from Counsel at Kings Chambers, who did not consider this objection had merit. Counsel also stated that the applicant should be able to undertake Housing Needs Surveys as part of the evidence base for their application. Following on from this advice, the SPD was amended to require the applicant to undertake the appropriate Housing Needs Surveys, subject to the

agreement as to the persons carrying out the survey, if the Council did not already have one in place.

14. The revised SPD (please see Appendix 1), along with the Responses Report, which sets out all of the representations received and the Council's response to them, was published for a 4 week period, starting on Wednesday 21 August and ending on Wednesday 18 September. All of the responses received to this publication will be provided to the Full Council prior to the meeting on 25 September. The Responses Report for the first stage of consultation can be found at Appendix 2.

FINANCIAL IMPLICATIONS

15. Relevant details to be inserted here following liaison with the appropriate Finance Officer

LEGAL IMPLICATIONS

16. Please see the comments of the Monitoring Officer below.

AIR QUALITY IMPLICATIONS

17. There are no direct air quality implications arising from this SPD. Each application on these sites will be assessed on its own merits in terms of air quality impacts.

COMMENTS OF THE STATUTORY FINANCE OFFICER

18. This section is to be completed by the Chief Finance Officer (s151) (or by the Deputy Section 151 Officer if not available) as it must also comment on the impact on all aspects of the total organisational budget.

COMMENTS OF THE MONITORING OFFICER

19. The important point to note about SPDs is that they do not constitute new policy. Rather they are designed to provide guidance in support of our existing policies – in this instance Policy B2 of the Local Plan. It is imperative that proper procedures are followed when introducing SPDs including carrying out extensive consultation – this has been the case here. One objector did raise some concerns about the proposed SPD. However, we took advice from an expert Planning barrister in this regard and he confirmed that what we proposed was essentially sound.

OTHER IMPLICATIONS:

▶ HR & Organisational Development	None
▶ ICT / Technology	None
▶ Property & Asset Management	None
▶ Risk	None

▶ Equality & Diversity	None
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APPENDICES

Appendix 1 – B2 – Village Development Supplementary Planning Document
Appendix 2 – B2 – Village Development Responses Report

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Director of Planning and Property

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