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| **REPORT TO** | **ON** | |
| **Planning Committee** | **24 April 2019** | |
|  | | |
| **TITLE** | | **REPORT OF** | |
| B2 – Village Development Supplementary Planning Document | | Director of Planning and Property | |

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| Is this report confidential? | **No** |

**PURPOSE OF THE REPORT**

1. To seek approval of the attached B2 – Village Development Supplementary Planning Document to be published for a 6 week consultation period.

**RECOMMENDATIONS**

1. That the Committee:

2.1 Endorses the draft B2 – Village Development Supplementary Planning Document for consultation;

2.2 Delegate authority to the Director of Planning and Property, in consultation with the Cabinet Member for Strategic Planning and Housing to make minor text, layout and formatting amendments prior to consultation.

**CORPORATE PRIORITIES**

1. 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 |  |

**BACKGROUND TO THE REPORT**

1. Following requests from Members, the Planning Policy Team has prepared a draft B2 – Village Development Supplementary Planning Document (SPD).
2. Supplementary Planning Documents (SPDs) were introduced by the [Planning and Compulsory Purchase Act (2004](http://www.legislation.gov.uk/ukpga/2004/5/contents)) as part of reforms to the planning system. One of the functions of an SPD is to provide further detail/guidance on policies and proposals within the development plan. SPDs must be consistent with national planning policies as well as local policies set out in the development plan

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

1. The South Ribble Local Plan allocated land for “village development throughout the life of the plan period.” The purpose of these sites is to allow for the development needs of villages which are tightly constrained by Greenbelt. The Policy requires that any application for development on these sites provides evidence as to the local need for the development that is proposed.
2. During the applicationprocess for recent applications on sites allocated under Policy B2, it became apparent that there was confusion over both the aims of the policy and evidence required to support development on these designations and in particular what constituted ‘Local Need’.
3. Inorder to provide greater clarity as to what evidence is required to demonstrate local need, it is this SPD which will set out the requirements for applicants in terms of the evidence that we will require them to submit in association with their application for development on any site which is subject to Policy B2.
4. We are required to undertake a six week period of consultation on the draft SPD, which this report seeks approval for. Following on from this, the SPD will be revised if necessary, before formal adoption via the council’s committee process. Once adopted, this SPD should be afforded significant weight as a material consideration in determining planning applications.

**CONSULTATION CARRIED OUT AND OUTCOME OF CONSULTATION**

1. A meeting was held with all ward Councillors who have an area of land allocated under Policy B2 in their ward. Their comments have been incorporated into the draft SPD.

**Financial implications**

1. There are no direct financial implications arising from this report.

**LEGAL IMPLICATIONS**

1. Please see the comments of the Monitoring Officer.

**AIR QUALITY IMPLICATIONS**

1. The SPD will be considered during the consultation period and individual applications are assessed for their impact on air quality, with suitable mitigation requirements suggested for condition as required.

**COMMENTS OF THE STATUTORY FINANCE OFFICER**

1. Revisions to the policy will ensure the appropriate housing is provided in more rural areas based on a needs survey. Longer term any development creates additional financial sustainability for the Council.

**COMMENTS OF THE MONITORING OFFICER**

1. Supplementary Planning documents are designed to support existing policies in the Local Plan. They constitute material planning considerations.

**OTHER IMPLICATIONS:**

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| * **HR & Organisational Development** * **ICT / Technology** * **Property & Asset Management** * **Risk** * **Equality & Diversity** | None  None  None  None  None |

**BACKGROUND DOCUMENTS**

Draft B2 – Village Development Supplementary Planning Document

**APPENDICES**

There are no appendices to this report.

Jonathan Noad

Director of Planning and Housing

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| Report Author: | Telephone: | Date: |
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