



Report of	Meeting	Date
Joint LDF Officer Team	Central Lancashire LDF Joint Advisory Committee	17 th December 2013

SUPPLEMENTARY PLANNING DOCUMENT UPDATE

PURPOSE OF REPORT

1. To inform Members of the Supplementary Planning Documents (SPDs) that are being progressed both jointly and by each individual authority and provide detail including a proposed timetable for each.

RECOMMENDATION(S)

2. Members are asked to note the contents of this report.

EXECUTIVE SUMMARY OF REPORT

3. Several SPDs are currently proposed to provide further guidance on Core Strategy and Local Plan policies. This report explains the purposes and objectives of the SPDs and the broad timetable for their production.

REASONS FOR RECOMMENDATION(S)

(If the recommendations are accepted)

4. To ensure that further guidance is produced to supplement and provide advice on how particular Core Strategy and Local Plan policies are to be implemented.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

5. None.

BACKGROUND

6. Supplementary Planning Documents (SPDs) offer local planning authorities the opportunity to add guidance in specific policy areas. They are prepared in consultation with interested parties and subject to a screening process to discover whether a Sustainability Appraisal would be required. Unlike Development Plan Documents SPDs do not require independent examination before they are adopted.
7. The following six Central Lancashire SPDs were adopted in October 2012:

- Affordable Housing
- Design Guide
- The Re-use of Employment Premises
- Rural Development
- Access to Healthy Food
- Open Space and Playing Pitch (Chorley and South Ribble, to be adopted in Preston, January 2014)

8. The Access to Healthy Food SPD was adopted, however, after consideration at the Chorley and South Ribble Local Plan Examinations, the SPD and proposed Local Plan policy with their references to a 400m exclusion zone was not considered robust and the SPD has been suspended pending a review which will inform whether it is revised or withdrawn. The SPD has not currently been suspended in Preston and officers are exploring options for overcoming the Inspectors' objections prior to taking the Site Allocations part of the Local Plan to examination, which is expected to be in May 2014.
9. A joint Ecology SPD is currently being progressed and each authority is progressing individual SPDs. Further details on each are provided below.

OVERVIEW OF THE SPDs

Central Lancashire SPDs

Ecology SPD

10. This SPD will supplement Core Strategy Policies 18: Green Infrastructure and 21: Landscape Character Areas and each authority's relevant Local Plan Policy.
11. It will be produced jointly in consultation with Lancashire County Council (LCC) and the Lancashire Wildlife Trust (LWT). Its purpose is to explain the Councils approach as local planning authorities towards encouraging Biodiversity and build on the work done by LCC and LWT in relation to identifying ecological networks.
12. It is proposed that a draft SPD will be published in January 2014 with consultation in March/April 2014 and adoption in July/August 2014.

Chorley SPDs

Renewable and Low Carbon Energy SPD

13. This SPD will supplement Core Strategy Policies 27: Sustainable Resources and New Development and 28: Renewable and Low Carbon Energy Schemes.
14. It will provide an overview of the various renewable and low carbon energy technologies available such as wind turbines and solar power, and identify the planning issues associated with each technology. The SPD will provide further advice and guidance for applicants on the requirements of the relevant Core Strategy policies. It will draw together guidance from a range of documents that will need to be addressed in planning applications for renewable/low carbon energy schemes.
15. It is proposed that a draft SPD will be published in January 2014 with consultation in March/April 2014 and adoption in July/August 2014.

Householder Design Guidance SPD

16. This SPD will supplement Core Strategy Policy 17: Design of New Buildings and Local Plan Policy BNE1: Design Criteria for New Development. It is intended that this SPD will replace the existing Householder Design Guidance SPD adopted in 2008.
17. A Central Lancashire Design Guide SPD has been adopted. The Householder Design Guidance SPD will be used in addition to the Central Lancashire SPD and will provide further guidance and information on local design issues as well as issues relating to householder applications such as extensions and separation distances. Its aim is to encourage high quality design in the Borough.
18. It is proposed that a draft SPD will be published in September 2014 with consultation in November/December 2014 and adoption in March/April 2015.

South Ribble SPDs

Renewable and Low Carbon Energy SPD

19. This SPD seeks to provide additional guidance on Core Strategy Policies 27: Sustainable Resources and New Development and 28: Renewable and Low Carbon Energy Schemes.
20. The document aims to provide advice, guidance and clarity for all parties on how to balance the needs of protecting the qualities of the borough with the increase in uptake of renewable energy and low carbon technologies. The SPD sets out guidance for applicants on the suitability and location of different technologies and how to minimise potential harmful effects.
21. The SPD was the subject of consultation in February 2013. The preparation of the document has been delayed awaiting a number of appeal decisions relating to wind turbine proposals in the Borough. These decisions have now been received and it is hoped to publish a Responses report in Jan /Feb 14 with adoption in April/ May 2014.

Preston SPDs

Residential Extensions and Alterations SPD

22. This was adopted in April 2013 and sets out guidelines for determining planning applications for extensions and alterations to residential properties. It contains general advice, advice on development of sensitive buildings and buildings in sensitive areas including conservation areas, flood risk areas and development in the countryside, and design guidance.

North West Preston Master Plan

23. Consultants are preparing a Master Plan for the North West Preston Strategic Location and have consulted on issues and options and a preferred option. They are currently concluding their recommendations on the Master Plan. The Council has signalled its intention to adopt the Master Plan as a Supplementary Planning Document once it has been through the relevant consultation.

NEXT STEPS

24. Each of the SPDs will be reported to each authority's Executive Cabinet for public consultation after which they will be reviewed and reported back to Council in order to be approved and adopted for use.

There are no background papers to this report.

Report Author	Ext	Date	Doc ID
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