

## DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	12 SEPTEMBER 2018	6
<b>ST. ANNE'S DESIGN GUIDE</b>			

### PUBLIC ITEM

This item is for consideration in the public part of the meeting.

### SUMMARY

The St. Anne's on the Sea Neighbourhood Plan was made on 24<sup>th</sup> May 2017. Alongside the Neighbourhood Plan, an accompanying Design Guide was produced, which provides detailed guidance on acceptable types of development, within the context of St. Anne's.

The Council is in the early stages of producing its own Good Design Supplementary Planning Document (SPD). The SPD will be a portfolio of design guidance relating to different development types, or types of area, within the borough. It is intended that the St. Anne's Design Guide will be included as part of that portfolio. As it is complete and available now, authority is sought to proceed through the necessary stages for adoption as an SPD.

### RECOMMENDATION

1. That the St. Anne's Design Guide be adopted by the Council as guidance for the determination of planning applications with immediate effect, and that it be put through the necessary stages for the Council to adopt it as a Supplementary Planning Document (SPD). .

### SUMMARY OF PREVIOUS DECISIONS

#### **Planning Committee – 24<sup>th</sup> May 2017 - Saint Anne's On The Sea Neighbourhood Development Plan – Decision to Make Plan**

Planning Committee decided to 'make' the Saint Anne's on The Sea Neighbourhood Development Plan and bring it into force as part of the Development Plan for Fylde.

#### **Full Council – 02 March 2017 - Saint Anne's on The Sea Neighbourhood Development Plan – Examiner's Report and Progression to Referendum**

Members of Full Council agreed to accept the Independent Examiner's modifications and draft Decision Statement and proceed the St. Anne's on the Sea Neighbourhood Development Plan to Referendum on 04 May 2017.

#### **Development Management Committee – 12 October 2016 – Saint Anne's on The Sea Neighbourhood Development Plan – Examiner's Report and Progression to Referendum**

Development Management Committee agreed to accept the Independent Examiner's modifications and recommend to Full Council to agree to the draft Decision Statement and proceed the St. Anne's on the Sea Neighbourhood Development Plan to Referendum.

#### **Development Management Committee – 29 July 2015 – Consultation on pre-submission draft June 2015**

Development Management Committee agreed to submit comments as part of the formal consultation response to the Town Council as part of the Regulation 14 consultation process.

### **Development Management Committee 19 December 2012 – Delegated Powers for Neighbourhood Area Applications**

Development Management Committee resolved the following powers to be delegated to the Director of Strategic Development:

Power to designate an area as a Neighbourhood Area under section 61G(1) of the Town and Country Planning Act 1990 where the relevant body that has applied for the designation is a parish council, the designation is in accordance with that application and the area to be designated consists of the whole of the area of that Council.

<b>CORPORATE PRIORITIES</b>	
Spending your money in the most efficient way to achieve excellent services ( <b>Value for Money</b> )	
Delivering the services that customers expect of an excellent council ( <b>Clean and Green</b> )	
Working with all partners ( <b>Vibrant Economy</b> )	√
To make sure Fylde continues to be one of the most desirable places to live ( <b>A Great Place to Live</b> )	√
Promoting Fylde as a great destination to visit ( <b>A Great Place to Visit</b> )	√

## **REPORT**

### **Background**

1. The Council is in the early stages of production of a Good Design Supplementary Planning Document (SPD). The purpose of the SPD will be to provide more detail on the interpretation of planning policy in the new Local Plan than is contained within the policies of the plan itself. In doing so, it will provide guidance for developers and their agents, as well as members and officers of the Council.
2. It is presently intended that the Good Design SPD will be developed as a portfolio of guidance, with individual pieces relating to different development types, or types of area, within the borough.
3. The St Anne's Design Guide was produced alongside the St Anne's on the Sea Neighbourhood Plan as a series of supporting documents. The Design Guide documents are attached as Appendices 1, 2, 3 and 4. The St. Anne's Design Guide is in effect a ready-made SPD that can form part of the Council's Good Design SPD portfolio.
4. Policy DH1 of the St. Anne's on the Sea NDP seeks to create a distinctive St. Anne's based on a vision of St. Anne's as a "Garden Town by the Sea". The policy requires developers to provide supporting information to demonstrate how their proposed development has responded to the Design Guide.
5. The St Anne's Design Guide reviews the historic background and existing key characteristics of St Anne's, and then provides 12 design criteria to be considered:
  - Connections
  - Facilities and services
  - Public transport
  - Meeting local housing requirements
  - Character
  - Working with the site and its context
  - Creating well-defined streets and spaces
  - Easy to find your way around
  - Streets for all
  - Car parking
  - Public and private spaces
  - External storage and amenity

The Design Guide then provides key questions that applicants for major development will be required to answer. A tree palette is provided to suggest suitable landscaping. In addition to the main Design Guide document, the Companion (split into three documents) identifies and provides guidance on Key Access Corridors and Gateways in St Anne's.

6. Adoption of the St. Anne's Design Guide by the Council allows it to have greater weight in decision-making, as it may then be used not just in support of the Neighbourhood Plan policy, but also in support of emerging and adopted Local Plan policies of the Council.
7. The St Anne's Design Guide can be adopted as an SPD by the Council, and would later become part of the Council's Good Design SPD portfolio when other parts of that SPD have been brought forward. Authority is sought therefore to proceed with the processes involved in adopting the St. Anne's Design Guide as an SPD. This will include consultation and sustainability appraisal.

## Conclusion

8. The adoption of the St Anne's Design Guide will provide beneficial guidance that will help ensure a high standard of design in developments.

IMPLICATIONS	
Finance	None
Legal	None
Community Safety	None
Human Rights and Equalities	None
Sustainability and Environmental Impact	Adoption would contribute to the achievement of sustainable development through planning
Health & Safety and Risk Management	None

LEAD AUTHOR	CONTACT DETAILS	DATE
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BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
St Anne's Neighbourhood Plan	24 <sup>th</sup> May 2017	<a href="http://www.fylde.gov.uk/assets/files/8918/St.-Anne-s-NDP-16.02.17-high-compressed.pdf">http://www.fylde.gov.uk/assets/files/8918/St.-Anne-s-NDP-16.02.17-high-compressed.pdf</a>

Attached documents (electronic only):

Appendix 1: St Anne's Design Guide –

<http://www.fylde.gov.uk/assets/legacy/getasset?id=fAA3ADAANAA3AHwAfABUAHIAdQBIAHwAfAAwAHwA0>

Appendix 2: St Anne's Design Guide Companion Part 1 –

<http://www.fylde.gov.uk/assets/legacy/getasset?id=fAA3ADAANQA3AHwAfABUAHIAdQBIAHwAfAAwAHwA0>

Appendix 3: St Anne's Design Guide Companion Part 2 –

<http://www.fylde.gov.uk/assets/legacy/getasset?id=fAA3ADAANQA4AHwAfABUAHIAdQBIAHwAfAAwAHwA0>

Appendix 4: St Anne's Design Guide Companion Part 3 –

<http://www.fylde.gov.uk/assets/legacy/getasset?id=fAA3ADAANQA5AHwAfABUAHIAdQBIAHwAfAAwAHwA0>