

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	14 NOVEMBER 2018	7

GOOD DESIGN SUPPLEMENTARY PLANNING DOCUMENT (SCOPING)

PUBLIC ITEM

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

SUMMARY

On 10th September 2018 Planning Committee recommended that officers commence work on scoping the content of four supplementary planning documents (SPDs). The Good Design Supplementary Planning Document (Scoping) is appended to this report. This report seeks approval from members for the Good Design Supplementary Planning Document (Scoping) to be put out for consultation for 6 weeks. This is in line with the Fylde – Council Statement of Community Involvement 2015 Section 5 Supplementary Planning Document Consultations.

RECOMMENDATIONS

1. That the Good Design SPD Scoping Document be approved for public consultation.

SUMMARY OF PREVIOUS DECISIONS

10 September 2018 Planning Committee approved the LDS 2018 which states that the Council will commence work on four Supplementary Planning Documents. These are the Affordable Housing, Good Design, Healthy Living and Biodiversity SPDs.

CORPORATE PRIORITIES

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

REPORT

1. Supplementary Planning Documents (SPDs) provide a way of providing greater clarity as to the specific requirements of Local Plan policies for specific situations or types of development. SPDs may not make policy, but rather provide guidance on the application of the policies contained in the adopted Fylde Local Plan to 2032.
2. The Good Design SPD is proposed to be one of the initial suite of four SPDs produced to support the policies of the recently-adopted Local Plan. The Good Design SPD is considered necessary for a number of reasons:
 - To prevent replication of existing poor examples of development;
 - To raise the standard of design in applications;
 - To prevent design being considered a tick-box exercise by developers;
 - To make development better respect the character and context of the area it is situated in;
 - To avoid profligate use of land;
 - To promote mixed use developments;
 - To ensure development promotes sustainability, in particular ease of access to local facilities and green spaces, without needing to use private motor vehicles;
 - To create distinctive, recognisable and easily navigated places.
3. The first stage of producing an SPD is to consult on what the SPD should contain, termed a “scoping” consultation. The Good Design SPD (Scoping) attached provides an overall framework of a proposed SPD, and asks a series of questions on the contents.
4. The Good Design SPD (Scoping) proposes that the SPD will contain an introduction, proposes a vision and suggests issues to be addressed, and objectives that the SPD should have. Following a policy review, it proposes sections on design principles, the design process, assessment of site context, aspects of design and design in specific contexts which will be an introduction to a portfolio of guidance for specific areas, or types of area, within the Borough.
5. The consultation will run for 6 weeks from 22nd November 2018 to 3rd January 2019. This is an extended consultation, beyond the normal 4 weeks for this type of consultation, due to the Christmas period.
6. Following the consultation, the responses will feed into the draft of the full SPD. A Sustainability Appraisal of the SPD will be carried out and the final version of the Good Design SPD will be presented to members prior the final consultation on its content.

IMPLICATIONS	
Finance	There are no financial implications arising directly from this report
Legal	The SPD (Scoping) will undergo consultation in accordance with Regulation 12. (a) of The Town and Country Planning (Local Planning) (England) Regulations 2012
Community Safety	The Good Design SPD will incorporate measures intended to improve community safety
Human Rights and Equalities	The Good Design SPD will seek to ensure the design of development provides for inclusion of all groups
Sustainability and Environmental Impact	The Good Design SPD will aim to improve the sustainability of new development, and minimise the environmental impact of new development, through good design.
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

Attached documents:

Appendix 1: Fylde Good Design Supplementary Planning Document (Scoping)