



Planning & Economic Development Scrutiny Panel

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Author : James Iles
Planning Officer
(01722) 434578
jiles@salisbury.gov.uk

REPORT

Cllr. J Noeken : Planning & Economic Development

Sustainable Development – draft Supplementary Planning Guidance

1. Report Summary

The following report outlines proposed changes to the format and content of draft Supplementary Planning Guidance on Sustainable Development. It is presented to members to seek their approval for its release for public consultation.

2 Introduction and Background

Members will be aware that a report to the Planning & Economic Development Scrutiny earlier this year presented a detailed and wide ranging Supplementary Planning Guidance document on the subject of Sustainable Development. At that stage it was proposed that this detailed and technical guide, explaining the principles of sustainability, would aim to set out clear objectives and standards for all development in the district.

As part of the informal consultation process, it became quickly apparent from a Development Control perspective that many of the provisions set out in the initial draft guidance went well beyond what the current Local Plan is able to require from development. To explain further, at present only policies G1 and G2 (General Principles for Development) directly relate to sustainability issues in the adopted Local Plan, but they do not directly specify any standards or detailed requirements. Accordingly, it would be inappropriate to suddenly impose mandatory sustainability standards on applicants without this having been examined during the formal (Local Plan) policy making process.

In terms of moving forward with a pragmatic solution, further consultation with Development Control led to the drawing up of a more basic sustainability checklist which will enable applicants to demonstrate how they have considered sustainability in their proposals without going as far as setting mandatory targets the must achieve. In effect this will represent a step in first raising the profile of sustainable development principles in the District, which in turn can be monitored and this will then better inform the development of a suite of policies which will be translated into the Council's Local Development Framework in due course.

3 The Proposals in Summary

Attached to this report is an advanced draft of the guidance which is now proposed. The document now consists of a basic checklist for planning applicants which sets out the purpose of the guidance and asks questions about how sustainability issues (e.g. transport, building designs, energy efficiency) have been informed the development proposal being submitted. All of this is supported by basic guidance about these issues and notes about how to use the checklist. Unlike the previous draft guidance however, it will be intended only for minor applications (i.e. householder applications and small-scale developments). Larger

scale development proposals are already expected to provide sustainability appraisals, and applicants normally provide detailed information in their design guides.

In terms of ensuring that much of the work which was carried out on the original draft is not lost, officers are still of the opinion that this revised guidance needs to be backed by an informative information resource base as was originally proposed. This resource, which will be website based will have the effect of being able to better inform the proposals of applicants and raise the profile of sustainable development. The benefits of this are that a real dialogue can be encouraged with architects, landowners and other stakeholders in the development process and accordingly this feedback can better inform the development of LDF policies as well as enabling the Council to be clear about what areas it can really make a difference in.

4 Next Steps

On the assumption that members accept the pragmatic solution proposed, it is intended that the document is approved by the Head of Forward Planning and Transportation for release for Public Consultation. During this consultation period the document will be circulated to all planning agents and other individuals involved in minor applications. Furthermore, summaries of the proposals will be set out for all pre application discussions and a wide ranging publicity exercise will be set out to ensure that the guidance can be improved prior to its re-presentation to this panel.

Recommendation:

That members recommend to the Head of Forward Planning and Transportation that the draft guidance is released for public consultation (subject to any changes which may be required in light of the presentation to members.)

Background Papers:

Salisbury District Local Plan (2003)

Implications:

- **Financial:** None at this stage
- **Legal:** Policy position as set out in the report. No further issues at this stage
- **Human Rights:** Article 6 (the right to a fair hearing) may apply. The consultation process contributes to compliance with this.
- **Personnel:** None
- **Community Safety:** Being consulted as part of this exercise
- **Council's Core Values:** Excellent service, thriving economy, fairness & equality, open council & willing partner, communicating with the public, supporting the disadvantaged, protecting the environment.
- **Ward(s) Affected:** All Wards

SALISBURY DISTRICT COUNCIL

DRAFT ITEM FOR CABINET

To be held on **29th October, 2003**

FROM JOHN MEEKER - FORWARD PLANNING

***OPEN ITEM**
based on
Schedule 12A
Para.....

Please see attached report

LIST OF BACKGROUND PAPERS

Planning Policy Guidance Note 3 (PPG3 : Housing)
Salisbury District Local Plan (2003)

IMPLICATIONS	OFFICER	COMMENTS (incl)
Legal	JF	Comments Incorporated in respect of the nature of the final submissions to the ODPM
Financial	GH	None
Personnel		N/A
Environmental		N/A

Co-ordination means giving other relevant departments the opportunity to comment on the matter within a reasonable stated time before this form is completed and sent to the CEO's Department.

Signature of originating Officer

Signature of authorising Officer

File Reference

Date

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