

## REPORT OF THE PLANNING OFFICER (DEVELOPMENT PLANS)

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### **SUBJECT: LOCAL DEVELOPMENT PLAN SUPPLEMENTARY PLANNING GUIDANCE DRAFTS FOR CONSULTATION**

#### Purpose of Report

The purpose of this report is to seek Members approval to consult on a range of supplementary planning guidance which has been prepared to support the policies and proposals of the Local Development Plan.

#### Background

At the National Park Authority meeting on the 29<sup>th</sup> September, Members resolved to adopt the Local Development Plan. Supplementary planning guidance provides a means of setting out more detailed guidance on the way in which the policies of the Local Development Plan will be applied in particular circumstances or areas. Supplementary planning guidance should clearly cross reference to the adopted development plan policy or proposal which it relates to. Supplementary planning guidance does not form a part of the development plan but must be consistent with it, and is a material consideration when deciding planning applications. Supplementary planning guidance is also given substantial weight by the Welsh Assembly and Planning Inspectorate in taking decisions, provided it is derived out of and is consistent with the development plan and public consultation and formal resolution of the Authority to approve the supplementary planning guidance has taken place.

Officers have considered the need for supplementary planning guidance for the Local Development Plan, and these fall into three general categories as set out below

'Technical' Updates - These supplementary planning guidance, adopted under the Joint Unitary Development Plan, require minor revision to update references to the Local Development Plan and specific policy within it. They otherwise remain relevant and up-to-date. Public consultation and adoption by the Authority is required to ensure that they can have significant weight as a material consideration. These supplementary planning guidance documents have been adopted by Members under the Joint Unitary Development Plan, and since the overall content and direction is unchanged, these have been provided to Members on CD only.

'Significant' changes to existing supplementary planning guidance – in some cases there is a change in policy direction which means that more than technical amendment is required. There are no 'significant' changes supplementary planning guidance for this meeting.

New Supplementary Planning Guidance – in some cases, new supplementary planning guidance has been prepared to reflect Local Development Plan policies. These are provided as paper copies.

#### Supplementary Planning Guidance Topics

##### **1. 'Technical Updates' SPG**

The following supplementary planning guidance require technical update only.

- **Loss of Hotels and Guesthouses** in the Pembrokeshire Coast National Park. Provides detail to applicants about the information they need to provide to justify the change of use of a hotel or guesthouse to another use. This is supplementary to Policy 36 'Loss of Hotels and Guesthouses'.
- **Planning Obligations** is supplementary to Policy 48 'Community Facilities and Infrastructure Requirements' and sets out the Authority's approach to securing contributions towards local infrastructure, facilities, services and amenities through Section 106 legal agreements in relation to new development.
- **Landscape Character Assessment** provides detail about the 28 local landscape character areas of the National Park, their special qualities and potential management guidelines. It is supplementary to Policy 8 'Special Qualities of the National Park'.
- **Sustainable Design.** The Sustainable Design Supplementary Planning Guidance was produced as a joint document between the 3 Welsh National Parks. Whilst it remains relevant and up-to-date, it requires some amendment to ensure that it refers to the policies of the Local Development Plan (Policy 29 Sustainable Design) and current national planning policy. An addendum is the most appropriate way of taking this forward, and the Brecon Beacons and Snowdonia National Parks have been contacted about this, and will be formally consulted during the consultation period.

## 2. New Supplementary Planning Guidance

The following supplementary planning guidance are before Members for the first time.

- **Building Extensions** - This supplementary planning guidance will provide further guidance on the implementation of Policy 29 Sustainable Design, and specifically in relation to applications for extensions. It is currently relevant to this National Park only and is therefore being taken forward as a separate supplementary planning guidance to the above guidance on Sustainable Design.
- **Safeguarding Mineral Zones** provides further detail in respect of Policy 21 'Minerals Safeguarding' and the safeguarding mineral zones indicated on the Proposals Maps. It provides further guidance to applicants about how they can comply with the policy, and the information required by the Authority to ensure that the safeguarding of minerals and prior extraction are properly taken into account.
- **Land Instability resulting from Former Coal Workings** shows areas within the National Park where potential land instability from former coal workings is a consideration for planning applicants. The Coal Authority have identified areas where a Coal Mining Risk Assessment Report will be required where surface risk has been identified through a specific mining legacy. In some areas the risk is unknown due to the lack of specific mining information and here, standard advice can be issued. This supplementary planning guidance supports paragraph 4.117 of the Local Development Plan, and national planning policy.
- **Parking** supplementary planning guidance sets out parking standards for development across specific areas of the national park and provides further detail on relation to Policy 52 'Sustainable Transport (Strategy Policy)'.

- **Historic Environment (Archaeology)** is supplementary to Policy 8 'Special Qualities' and sets out the relevant processes, parties involved and terms in relation to the Historic Environment and Archaeology. It provides a single reference for planning applicants where archaeology is a consideration in the planning process.

#### Further Supplementary Planning Guidance

Further draft for consultation supplementary planning guidance will be brought before future meetings of the National Park Authority during the early part of next year. These are anticipated to cover the following topic areas. Providing a separate consultation period will help to ensure that communities are able to fully consider and respond on the supplementary planning guidance.

- Validation of Planning Applications
- Conservation Area Proposals
- Low Impact Development
- Siting and Design of Farm Buildings
- Renewable Energy
- Regionally Important Geodiversity Sites
- Recreational Activities

With regard to the Validation of Planning Applications, the Welsh Assembly Government has undertaken a national consultation exercise on this issue which ended on the 12<sup>th</sup> November 2010. The consultation covered both standard national requirements and proposed thresholds for local validation. The consultation documents also advise that there will be a requirement to review and consult on local validation lists following the issue of the final Welsh Assembly Government Circular. In light of this, it is felt to be a more effective use of resources to undertake a single consultation following the issuing of the final Circular. In the meantime the Interim Statements for Affordable Housing, Transport Statements, Sustainable Design and Minerals Safeguarding provide the most up to date requirements for the validation of planning applications.

#### Financial considerations

The consultation will have financial implications for the Authority, including translation and publicity costs. A minimum charge will be made for paper copies of the consultation drafts of the supplementary planning guidance. They will be available free on CD and to download via the Authority's web site.

#### Conclusion

The provision of up to date supplementary planning guidance will assist planning applicants in meeting the requirements of Local Development Plan and national planning policy. It is anticipated that the consultation on the technical updates and new supplementary planning guidance listed above will commence in January 2011 for a period of three months. Comments made on the supplementary planning guidance will be considered by Officers and recommendations reported back to Members in due course. A statement of the consultation undertaken, the representations received and the authority's response to those representations will also be made available.

#### Recommendations

- (i) **that Supplementary Planning Guidance on Loss of Hotels and Guesthouses, Planning Obligations, Landscape Character Assessment, Sustainable Design, Building Extensions, Safeguarding Mineral Zones, Land Instability Resulting from Former Coal Workings, Parking and Historic Environment (Archaeology) be approved for public consultation**

- (ii) That Planning Officers report back to Members on the response to the consultation in due course**
- (iii) That Planning Officers produce a report of consultation for each supplementary planning guidance.**

Background Documents

Local Development Plans Wales, Policy on Preparation of LDPs, December 2005.  
Pembrokeshire Coast National Park Local Development Plan, September 2010

*(For further information, please contact Julie Kirk, ext 4870)*