

PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE	AGENDA ITEM No. 5
7 DECEMBER 2010	PUBLIC REPORT

Cabinet Member responsible:	Councillor Marco Cereste, Leader of the Council and Cabinet Member for Growth, Strategic Planning and Economic Development	
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PETERBOROUGH LOCAL DEVELOPMENT FRAMEWORK: DESIGN IN SELECTED VILLAGES SUPPLEMENTARY PLANNING DOCUMENT (CONSULTATION DRAFT VERSION)

RECOMMENDATIONS	
FROM: Head of Peterborough Delivery Partnership	Deadline date: Cabinet 13 December 2010
<p>The Committee is asked to offer any comments on the Design and Development in Selected Villages SPD (Consultation Draft), with such comments being reported to Cabinet on 13 December 2010 (and at that meeting Cabinet will be requested to consider and approve the document for the purpose of public participation).</p>	

1. ORIGIN OF REPORT

1.1 This report is submitted to Committee following approval of the Council’s Local Development Scheme by the Secretary of State for Communities and Local Government and to supplement the overarching design policy contained within the Council’s Core Strategy.

2. PURPOSE AND REASON FOR REPORT

2.1 The purpose of this report is to enable the Committee to comment on the Design and Development in Selected Rural Villages Supplementary Planning Document (consultation draft) (hereafter referred to simply as the ‘SPD’), before it is presented to Cabinet on 13th December for approval for public consultation in early 2011.

2.2 The draft of the SPD is attached at Appendix A.

2.3 This report is for the Committee to consider under its terms of reference No. 2.6.1.5 of part 3, section 2, of the Constitution “To be consulted by, and comment on, the Executive’s draft proposals for Local Development Documents within the Local Development Framework at each formal stage in preparation”.

3. TIMESCALE

Is this a Major Policy Item/Statutory Plan?	NO
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4. PETERBOROUGH LOCAL DEVELOPMENT FRAMEWORK: DESIGN IN SELECTED VILLAGES SPD (CONSULTATION DRAFT VERSION)

Introduction

- 4.1 The SPD feeds off the other planning policy documents which make up the Local Development Framework (LDF) which in turn are based on the Sustainable Communities Strategy. The SPD sets out detailed 'development management' design related planning policies for selected rural villages, which will be used day-to-day by planning officers when considering the detailed aspects of applicable planning permissions.
- 4.2 It is important to note that the SPD:
- **does not** set any strategic growth targets for villages (that is a task for the Core Strategy and the Site Allocations Development Plan Document (DPD))
 - **does not** allocate new land for development (that is a task for the Site Allocations DPD).
- 4.3 The SPD is seen, rightly so, as a very important planning policy tool to control and ensure high quality development in villages. Whilst, clearly, 'city' residents will generally have very little interest in it, there will be (and already is) very high interest in it from parishes and village communities.
- 4.4 The policies, once adopted, will become extremely important when determining planning applications. They give the Council the powers and justification to either refuse or approve something, especially on detailed design matters (which can be very sensitive in local village communities). There is no statutory obligation to prepare this document, but there is a very high demand for it. Getting it right will be very important.
- 4.5 This document is in its first, of two, stages of gestation. Consultation has already taken place with parish councils, and this has assisted in getting to the draft before you for consideration. If approved by Cabinet (which is scheduled to receive the draft on 13 December 2010, together with comments made by this Committee), it will be made available for formal public comments in January and then hopefully redrafted as a final version for adoption by Cabinet in March or June 2011.
- 4.6 In summary, the SPD contains:
- An introduction / how to respond to the consultation etc
 - A small set of generic policies, which apply to all the villages
 - An individual chapter for each of the villages, each around 4 pages long and containing: description/history of the village; recent studies and policy documents for that village; a specific 'policy' for that village; links to wider evidence base; and a map of the village

5. CONSULTATION

- 5.1 Officers have undertaken informal consultation with the applicable parishes over the past few months, including attending parish council meetings and undertaking 'walk through' site visits. This has helped shape the draft document, and generated significant 'buy in' from those parishes to the production of the SPD.
- 5.2 Prior to PEP Committee, this consultation draft SPD has been considered by:
- LDF Scrutiny – 18 October 2010. This meeting endorsed the principles of the emerging draft document.
 - Rural Commission – 2 November 2010. This meeting endorsed the principles of the emerging draft document.

5.3 Comments made today by PEP Committee members will be reported to Cabinet on 13 December 2010. If approved by Cabinet, the document will be published for 6 week public consultation (in accordance with statutory regulations governing consultation on SPD documents). It is anticipated this process will start in January 2011 and end in late February 2012. .

6. ANTICIPATED OUTCOMES

6.1 That PEP Committee will offer comments on the Consultation Draft document, their comments to be presented to Cabinet in addition to the draft document. Cabinet will then be requested to approve the SPD for public consultation in early 2011.

7. REASONS FOR RECOMMENDATIONS

7.1 Committee is recommended to make its comments known to assist Cabinet in reaching its decision.

8. ALTERNATIVE OPTIONS CONSIDERED

8.1 Whilst not a statutory requirement to produce the SPD, the alternative option of not producing this document was rejected because:

- Parishes have been left somewhat in limbo since the previous government amended the planning regulations (2004) which effectively ended, for planning purposes, the statutory basis which was previously applied to Village Design Statements or Parish Plans. This SPD directly takes its content from those prepared VDSs and Parish Plans and in effect, gives back the statutory weight they once had.
- There is considerable support for the production of the document, especially from the parish councils.
- The document will greatly assist planning officers and Members in determining planning applications, including enabling a consistent and transparent decision making process to be undertaken.

8.2 Alternative policy options were considered but the option as per attached was chosen because it conformed with: (a) the Core Strategy, and (b) parish aspirations.

9. IMPLICATIONS

9.1 **Legal Implications** - The Council must follow due Regulations in preparing the SPD. Once the final SPD is adopted in 2011, the Council has a legal duty to determine planning applications in accordance with the policies contained within the SPD.

9.2 **Financial Implications** – None, other than costs associated with arranging and conducting the public consultation, all of which are budgeted for.

9.3 **Other Implications** – As with all planning policy documents, there are social, economic and environmental implications with this SPD because it will directly influence how development will be built in village areas.

10. BACKGROUND DOCUMENTS

Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985)

- None

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