

CABINET	AGENDA ITEM No. 7
13 DECEMBER 2010	PUBLIC REPORT

Cabinet Member(s) responsible:	Cllr Marco Cereste – Portfolio Holder for Growth, Strategic Planning and Economic Development	
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DESIGN AND DEVELOPMENT IN SELECTED VILLAGES SUPPLEMENTARY PLANNING DOCUMENT (SPD) – CONSULTATION DRAFT

RECOMMENDATIONS	
FROM : Head of Peterborough Delivery Partnership	Deadline date : N/A
1. That Cabinet approves the Design and Development in Selected Rural Villages SPD ('consultation draft') for the purposes of public consultation in early 2011.	

1. ORIGIN OF REPORT

1.1 This report is submitted to Cabinet 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 Cabinet to agree for public consultation in early 2011 the Design and Development in Selected Rural Villages Supplementary Planning Document (consultation draft) (hereafter referred to simply as the 'SPD').

2.2 The officer-recommend SPD is available at Appendix 1.

2.3 This report is for Cabinet to consider under its Terms of Reference No. 3.2.4, 'to promote the Council's corporate and key strategies and Peterborough's Community Strategy and approve strategies and cross-cutting programmes not included within the Council's major policy and budget framework'.

3. TIMESCALE

Is this a Major Policy Item/Statutory Plan?	No	If Yes, date for relevant Cabinet Meeting	13 December 2010, and scheduled to be received again in mid-late 2011
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4. The SPD

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 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 we currently have. If approved by Cabinet, it will be made available for formal public comments in February and then redrafted as a final version for adoption by Cabinet.

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 (See Appendix 1 for an example chapter).

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' to from those parishes to the production of the SPD.

5.2 Prior to Cabinet, 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.
- Planning and Environment Protection Committee – 7 December 2010. The consultation draft is scheduled to have been scrutinised in detail at this meeting, and the key points raised will be reported orally to Cabinet.

5.3 If approved today, the document will be published for 6 week public consultation, starting probably in early February 2011 and ending in March.

6. ANTICIPATED OUTCOMES

6.1 It is anticipated that Cabinet will approve the SPD (consultation draft) for public consultation starting in February 2011.

7. REASONS FOR RECOMMENDATIONS

Cabinet is recommended to approve the SPD (consultation draft) for public consultation because it will provide local residents with an opportunity to comment on proposals, it will (once adopted) help deliver high quality development in villages and will give parishes a clear policy tool for them to use when commenting on future planning applications.

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.

9. IMPLICATIONS

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