

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Portfolio Holder for Growth and Sustainable Communities

14<sup>th</sup> May 2008

**AUTHOR/S:** Director of Planning and Sustainable Communities / Senior Planning Policy Officer / Arts Development Officer / Conservation Area and Design Officer

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### **LOCAL DEVELOPMENT FRAMEWORK - CONSULTATION ON SUPPLEMENTARY PLANNING DOCUMENTS**

#### **Purpose**

1. The purpose of this report is to seek agreement for a number of Supplementary Planning Documents (SPD) to be published for consultation. The SPDs to be consulted on are as follows –
  - Public Art
  - Development Affecting Conservation Areas
  - Trees and Development Sites

#### **Background**

2. The purpose of supplementary planning documents is to expand on policies set out in Development Plan Documents and to provide additional detail. The Council has adopted a number of Development Plan Documents (DPD) that form part of the Local Development Framework. The three SPDs that have been currently prepared relate to policies contained within the adopted Development Control Policies DPD, and in the adopted Area Action Plans for Northstowe; Cambridge East; and Cambridge Southern Fringe.

#### **Process for preparing the Supplementary Planning Documents**

3. The draft SPDs have been prepared in consultation with the relevant specialist officers within the Council. Similar to the DPDs, Sustainability Appraisals have to be carried out on all SPDs to appraise the social, environmental and economic effects of the proposals contained within each SPD. These will be consulted on alongside the draft SPDs. Consultations are currently being carried out with the three statutory bodies on the Sustainability Appraisal Scoping Report Addendum for the Conservation Area SPD. There will be a verbal update at the meeting.
4. As part of the process of preparing an SPD there must be an opportunity for representations to be made on their content. If agreed by the Portfolio Holder, the three SPDs and their accompanying documents will be subject to six weeks of public consultation. This is anticipated to take place in June along side the consultation for the Open Space in New Development SPD, to enable a more efficient and effective consultation exercise.
5. The Council will then consider the representations on the draft SPDs and make any relevant changes to the SPDs as a result of comments received. A report will then be made to Cabinet on the representations submitted, and Cabinet will make the decision whether to adopt the documents.

## **The three SPDs being considered**

### **Public Art SPD**

6. This document includes a policy encouraging the provision or commissioning of Public Art in new developments within South Cambridgeshire. This is a continuation of the existing Public Art Policy that was adopted by this Council in February 2004. The Public Art SPD supports policies in the Development Control Policies DPD adopted in July 2007. The SPD will provide further detail on the policies contained in this DPD.
7. The SPD defines what is meant by the term Public Art. It also provides an outline of the wider benefits of having Public Art included within new developments. The SPD continues the policy of encouraging developers to dedicate between 1% and 5% of the associated construction costs of the capital project to Public Art.
8. The SPD gives clear guidelines for developers to encourage them to include Public Art within proposed development schemes. The SPD includes a development process flow chart that will indicate what information is required in order to ensure that developers will know how to include Public Art within their planning applications. There is also detail of the legal agreements that would be required to achieve Public Art in a scheme. This has the benefit of making it a transparent and open process for developers where requirements are known in advance.
9. The Council is considering setting up a Public Art Support Group that will be responsible for looking at Public Art proposals submitted with planning applications. This group will be convened by the Arts Development Officer and made up of officers, councillors and invited specialists concerned with Public Art. At present such schemes are considered as part of the planning application process.

### **Development Affecting Conservation Areas SPD**

10. This document is intended to supplement policy CH/5 of the Development Control Policies DPD and to provide applicants and agents with further guidance as to how the national planning policy guidance set out in Planning Policy Guidance (PPG) note 15 is interpreted in the local context. The document gives guidance for both new developments and works to existing buildings, as well as guidance on demolition of existing structures within conservation areas.

### **Trees and Development Sites SPD**

11. This document is intended to provide guidance to applicants and agents preparing development proposals that may impact on trees, both protected trees (ie those covered by Tree Preservation Orders or sited within a Conservation Area) and trees that are unprotected but of significance. Protection of these trees is based on guidance set out in the current British Standard BS5837 (Trees in Relation to Construction; Recommendation). In addition it also provides guidance to owners of protected trees on the application process and criteria used to assess those applications.

### **Implications**

12. 

Financial	
Legal	Each relevant new development will require a Planning Obligation (Section 106) Legal Agreement, based on a national model agreement, to secure Public Art

Staffing	Staffing will be required to manage the consultation process, although this can be accommodated within existing resources.
Risk Management	No significant risks. The Consultation responses will highlight any issues for further consideration by the Council.
Equal Opportunities	Not affected

**Consultations**

13. The Council’s Legal team, Appeals, Major Development Team and Development Control officers have been consulted during the preparation of the Supplementary Planning Document.

**Effect on Corporate Objectives and Service Priorities**

<b>Work in partnership to manage growth to benefit everyone in South Cambridgeshire now and in the future</b>
The SPDs will provide a framework for planning within South Cambridgeshire and will assist in improving the environment of the district.
<b>Deliver high quality services that represent best value and are accessible to all our community</b>
The SPDs will contribute to providing good design and a quality environment for our community to live in within South Cambridgeshire.
<b>Enhance quality of life and build a sustainable South Cambridgeshire where everyone is proud to live and work</b>
The SPDs will provide a framework of planning policies to enhance the built and natural environment in South Cambridgeshire.

**Recommendations**

14. It is recommended to agree the following documents for consultation:
- Draft Public Art Supplementary Planning Document
  - Draft Development Affecting Conservation Areas Supplementary Planning Document
  - Draft Trees and Development Sites Supplementary Planning Document
  - Final Sustainability Reports for each of the three SPDs
  - Sustainability Appraisal Scoping Report Addendums, where produced, for the SPDs.
15. It is recommended that authorisation be given to the Director of Planning and Sustainable Communities to be able to make minor amendments to the above documents.
16. It is recommended that consideration be given to the setting up of a Public Art Support Group.

**Background Papers:** the following background papers were used in the preparation of this report:

Public Art in new development – leaflet published by South Cambridgeshire District Council

Ixia (Public Art Think Tank) Public Art and the Planning System and Process in England – Guidance on a Supplementary Planning Document for Public Art (July 2007)

Development Control Policies DPD

Northstowe Area Action Plan

Cambridge East Area Action Plan

Cambridge Southern Fringe Area Action Plan

South Cambridgeshire Design Guide

PPG 15 Planning and the Historic Environment

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