

FD.EVR17

Cambridgeshire and Peterborough Minerals and Waste Local Plan

Policy 17: Design

(was Policy 18 at the Preliminary Draft stage)

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1. Introduction and National Policy Context

Introduction

- 1.1. Cambridgeshire County Council and Peterborough City Council are reviewing their joint adopted Minerals and Waste Development Plan and supporting documents. These comprise the following documents (with adoption date):
 - Core Strategy Development Plan Document (DPD) (July 2011)
 - Site Allocations DPD (February 2012)
 - Block Fen and Langwood SPD (July 2011)
 - Location and Design of Waste Management Facilities SPD (July 2011)
 - RECAP Waste Management Design Guide SPD (February 2012)
- 1.2. The above Local Development Documents are to be replaced by a single Minerals and Waste Local Plan (MWLP) covering the period to 2036. The new Local Plan will set the overall spatial framework and development management policies for sustainable mineral and waste management development across the plan area.
- 1.3. This Evidence Report provides a narrative on the development of and justification for Policy 17: Design in the emerging new Local Plan.

National policy

- 1.4. The National Planning Policy Framework (NPPF 2019) and National Planning Practice Guidance (NPPG) provide the basis of national planning policy. Of specific relevance to Policy 17 are the following paragraphs of the NPPF:
 - Paragraph 102 - *“Transport issues should be considered from the earliest stages of plan-making and development proposals so that:...*
 - e) *Patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places.”*
 - Paragraph 124 - *“...Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*
 - Paragraph 127 - *“Planning policies and decisions should ensure that developments:*
 - a) *Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - b) *Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;.....”*
 - Paragraph 131 - *“... Great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”*
 - Paragraph 170 - *“Planning policies and decisions should contribute to and enhance the natural and local environment by:*

- a) *Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan):....”*

- 1.5. The NPPG includes a specific section relating to design. Whilst aimed primarily at other, non minerals and waste, developments, a number of principles apply to minerals and waste proposals, including:
- *“Good quality design is an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design.”* (Paragraph:001 Reference ID: 26-001-20140306)
 - *“Development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, local man-made and natural heritage and culture, while not preventing or discouraging appropriate innovation...When thinking about new development the site’s land form should be taken into account. Natural features and local heritage resources can help give shape to a development and integrate it into the wider area, reinforce and sustain local distinctiveness, reduce its impact on nature and contribute to a sense of place. Views into and out of larger sites should also be carefully considered from the start of the design process.”* (Paragraph: 007 Reference ID: 26-007-20140306)
 - *“Designing out crime and designing in community safety should be central to the planning and delivery of new development...Crime should not be seen as a stand alone issue, to be addressed separately from other design considerations...”* (Paragraph: 010 Reference ID: 26-010-20140306)
- 1.6. In addition to the NPPF and NPPG, other national legislation or policy relevant to Policy 17 is National Planning Policy for Waste.
- 1.7. Paragraph 7 states *“When determining waste planning applications, waste planning authorities should:.... Ensure that waste management facilities themselves are well-designed, so that they contribute positively to the character and quality of the area in which they are located.”*
- 1.8. Paragraph 8 also states: *“new, non-waste development makes sufficient provision for waste management and promotes good design to secure the integration of waste management facilities with the rest of the development and, in less developed areas, with the local landscape. This includes providing adequate storage facilities at residential premises, for example by ensuring that there is sufficient and discrete provision for bins, to facilitate a high quality, comprehensive and frequent household collection service;”*

2. Local Context in Relation to Policy 17: Design

- 2.1. This policy is a generic one which applies to all proposals. There is no specific local 'context' in relation to design.

3. Minerals & Waste Local Plan Policy

- 3.1. The Preliminary Draft Plan was published on 16 May 2018 and consulted on over a six week period to 26 June 2018.
- 3.2. The basis of including Policy 17 (was 18) in the new Local Plan is that the requirement for good design runs throughout national guidance, and the standard of design can significantly impact upon the success, or not, of a development in the eyes of the community.
- 3.3. During the Preliminary Draft Consultation, there were six representations made on this policy (and its supporting text), most of which were in objection to it. In summary, the main issues raised were:
 - Support, in principle, for incorporating 'The Location and Design of Waste Management Facilities' Supplementary Planning Document (SPD) (2011) as an appendix to the plan.
 - Various points seeking additional (albeit generic) wording and criteria in relation to heritage assets; historic landscape characterisation; biodiversity; and siting;
 - One point seeking additional wording so as to accord with paragraph 58 of the NPPF (2012) (similar paragraph is 127 in NPPF 2019).
- 3.4. All representations were carefully considered.
- 3.5. The opening paragraph has been adjusted, first, to remove reference to amenity issues (which are dealt with in a separate policy on this matter) and, second, to reflect NPPF para 127.
- 3.6. None of the criteria have been adjusted.
- 3.7. The Councils have decided not to take forward the suggestion for additional wording relating to various matters (eg biodiversity, heritage), because the Councils consider that these matters are covered appropriately and adequately, in another policy within the plan.
- 3.8. The final paragraph has been adjusted, reflecting the Councils approach of bringing into the plan (as an appendix) the essential elements of the presently adopted SPD. The wording of the paragraph is consistent with NPPF para 124.
- 3.9. The appendix will form part of the consultation on the plan, at the Further Draft stage, and the Councils will welcome comment on it.

4. Alternative Reasonable Options

- 4.1. The following alternative options have been considered (including in the Sustainability Appraisal Report):

- Option 1 (preferred option): This option is to include a succinct policy within the plan on design matters, supported by guidance within the plan as an appendix. That guidance is based upon the current SPD, which would be revoked on adoption of the Plan. By bringing in the main thrust of the present SPD into the plan itself gives greater status to such SPD content. It is also more user friendly to have all policy in one document, agreed at one point in time. Overall, this option provides a clear framework for decision makers on design matters, which should result in high quality design and protection of important assets.
- Option 2: A policy approach of a succinct policy (like Option 1) supported by a detailed Supplementary Planning Document. Whilst this has merit, there is some doubt as to the weight such an SPD has, and it is also less user friendly to have several M&W documents which make up the policy approach of the two councils.
- Option 3: Set out a more extensive, and specific policy, setting out expectations in respect of specific design elements and issues, with no SPD/appendix. This is rejected, as the policy would become unwieldy and not effective.

5. Conclusion

- 5.1. This evidence report demonstrates the rationale for the inclusion of this policy in the Further Draft Plan, and also demonstrates a summary of the issues raised at the earlier Preliminary Draft stage, and how the Councils have considered those issues raised.
- 5.2. Any representations received at the Further Draft consultation stage will be carefully considered, and this Evidence Report will be updated prior to the third and final consultation stage due in late 2019.