



Local Development Framework

Listed Buildings: Works to or affecting the setting of Supplementary Planning Document Final Sustainability Appraisal Report

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Gareth Jones, BSc. (Hons), MRTPI – Corporate Manager (Planning and Sustainable
Communities)

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Chapter 1 Introduction

The Supplementary Planning Document (SPD)

1. The Listed Buildings: Works to or affecting the setting of SPD will supplement policies in the adopted Development Control Policies Development Plan Document (DPD) relating to Listed Buildings and their setting. In particular it will supplement policies CH/3 (Listed Buildings) and CH/4 (Development Within the Curtilage or Setting of a Listed Building). As such, the scope of the document will be quite narrow.
2. The Listed Buildings: Work to or affecting the setting of SPD will set out the Council's approach to proposals affecting Listed Buildings and their setting, providing the local context to PPG15 to ensure the historic and special interest of the buildings remain intact and will continue to provide a legacy for future generations.

The Sustainability Appraisal (SA)

3. Sustainability Appraisal (SA) is a requirement under Regulation 39 of the Planning and Compulsory Purchase Act (2004) for the Local Development Documents that comprise a Local Development Framework (LDF).
4. The purpose of SA is "to promote sustainable development through better integration of sustainability considerations into the preparation and adoption of plans. [It is] an iterative process that identifies and reports on the likely significant effects of the plan and the extent to which the implementation of the plan will achieve the social, environmental and economic objectives by which sustainable development can be defined." (ODPM, 2004)
5. The SA Report is a key output of the process and should reflect and support the draft plan on which formal public consultation is to be carried out. This SA accompanies the Listed Buildings: Works to or affecting the setting of SPD and both documents are published for consultation in tandem.

Chapter 2 Methodology

Approach

- 1.1 The stages of the Sustainability Appraisal are as follows:
 - Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope;
 - Stage B: Developing and refining options and assessing effects;
 - Stage C: Preparing the Sustainability Appraisal Report;
 - Stage D: Consulting on draft SPD and Sustainability Appraisal Report;
 - Stage E: Monitoring the significant effects of implementing the SPD.
- 1.2 Stage A involves establishing the framework for undertaking the SA, together with the evidence base that will help to inform the appraisal. The evidence base describes the area in question and can be used in evaluating the impacts of the SPD on the sustainable development objectives. The framework and evidence base should be documented in a Scoping Report, which should be subject to consultation with the three SEA Consultation Bodies¹ and other relevant stakeholders.
- 1.3 The Council has undertaken Stage A of the process by producing a Scoping Report² in January 2006. The Scoping Report is available on the Council's website³. The Council's Scoping Report⁴ contains a broad range of baseline information relevant to the production of LDF documents. The Scoping Report provides a broad range of indicators, used as significant effects indicators within the council's Annual Monitoring Report (AMR). These have been used to illustrate the council's current performance against the sustainability objectives used in assessing the LDF documents.
- 1.4 Government guidance on Sustainability Appraisals⁵ states that one scoping report can be produced for several LDDs, provided that it gives sufficient information for each of the LDDs concerned. This can be achieved by preparing the Scoping Report in two parts, the second of which is more specific reporting on individual LDD.
- 1.5 An addendum to the LDF Scoping Report to provide additional specific scoping information on the Listed Buildings: Works to or affecting the setting of SPD has also been prepared. The report contains additional scoping information relevant specifically to the SPD that will form the basis of the assessment in the SA Report. This has been subject to consultation with the SEA Consultation bodies.

When Was the SA Carried Out?

1.6 The Sustainability Appraisal was undertaken in April 2008.

Who Carried Out the SA?

1.7 The South Cambridgeshire District Council Planning Policy team undertook the preparation of the Sustainability Assessment, with assistance from other officers in the Council.

Consultation

1.8 All consultation was organised by South Cambridgeshire District Council and preceded publication of its Statement of Community Involvement. The SEA consultation bodies and selected other key consultees were consulted in April 2008 on the content of the scoping report addendum.

Difficulties Encountered

1.9 The main difficulty in carrying out this assessment of an SPD is that its role is to implement policies that have already been subject to appraisal, and subsequently adopted. A pragmatic approach has been sought to identify any specific additional impacts of the SPD, as opposed to unnecessarily repeating appraisals.

Chapter 3 Sustainability Objectives, Baseline and Context

- 3.1 The sustainability objectives, baseline and context to be used in the sustainability appraisal of the SPD were created through the LDF Sustainability Appraisal Scoping Report, in combination with the Scoping Report Addendum prepared for the appraisal of this SPD.

Links to Other Strategies, Plans, Programmes and Sustainability Objectives

- 3.2 The Listed Buildings: Works to or affecting the setting of SPD will supplement policies in the adopted Development Control Policies Development Plan Document relating to Listed Buildings and their setting. Links with wider plans and programmes are provided in the LDF Scoping Report, and the Scoping Report Addendum.

The Social, Economic and Environmental Baseline Characteristics and the Predicted Future Baseline

- 3.3 The description of the social, environmental and economic baseline characteristics and the predicted future baseline can be found in the LDF Scoping Report, and the addendum. The most up to date baseline situation can be found in the LDF Annual Monitoring Report, which includes an annual update of the LDF Scoping Report baseline data set.

Main Social, Economic and Environmental Issues and Problems Identified

- 3.4 The main social, environmental and economic issues and problems are identified in the LDF Scoping Report, and the addendum.

Chapter 4 The Sustainability Appraisal Framework

4.1 The issues identified in the LDF Scoping Report and Addendum were used to define a set of objectives, decision-making criteria and relevant baseline indicators, which collectively comprise the SA Framework. The Framework is presented below.

Sustainability Objectives

SA Topic	SA objectives	Decision Making Criteria
Land and Water Resources	1.1 Minimise the irreversible loss of undeveloped land and productive agricultural holdings	<ul style="list-style-type: none"> • Will it use land that has been previously developed? • Will it use land efficiently? • Will it protect and enhance the best and most versatile agricultural land?
Land and Water Resources	1.2 Reduce the use of non- renewable resources including energy sources	<ul style="list-style-type: none"> • Will it reduce emissions of greenhouse gases by reducing energy consumption? • Will it lead to an increased proportion of energy needs being met from renewable sources?
Land and Water Resources	1.3 Limit water consumption to levels supportable by natural processes and storage systems	<ul style="list-style-type: none"> • Will it reduce water consumption? • Will it conserve ground water resources?
Biodiversity	2.1 Avoid damage to designated sites and protected species	<ul style="list-style-type: none"> • Will it protect sites designated for nature conservation interest?
Biodiversity	2.2 Maintain and enhance the range and viability of characteristic habitats and species	<ul style="list-style-type: none"> • Will it conserve species, reversing declines, and help to enhance diversity? • Will it reduce habitat fragmentation? • Will it help achieve Biodiversity Action Plan targets?

Biodiversity	2.3 Improve opportunities for people to access and appreciate wildlife and wild places	<ul style="list-style-type: none"> • Will it improve access to wildlife, and wild places? • Will it improve access to the wider countryside through the network of public rights of way? • Will it maintain and, where possible, increase the area of high-quality green space in the District? • Will it promote understanding and appreciation of wildlife?
Landscape, townscape and archaeology	3.1 Avoid damage to areas and sites designated for their historic interest and protect their settings.	<ul style="list-style-type: none"> • Will it protect or enhance sites, features of areas of historical, archaeological, or cultural interest (including conservation areas, Listed Buildings, registered parks and gardens and scheduled monuments)?
Landscape, townscape and archaeology	3.2 Maintain and enhance the diversity and distinctiveness of landscape and townscape character	<ul style="list-style-type: none"> • Will it maintain and enhance the diversity and distinctiveness of landscape and townscape character? • Will it protect and enhance open spaces of amenity and recreational value? • Will it maintain and enhance the character of settlements?
Landscape, townscape and archaeology	3.3 Create places, spaces and buildings that work well, wear well and look good	<ul style="list-style-type: none"> • Will it improve the satisfaction of people with their neighbourhoods as places to live? • Will it lead to developments built to a high standard of design and good place making?
Climate change and pollution	4.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light)	<ul style="list-style-type: none"> • Will it reduce emissions of greenhouse gases? • Will it improve air quality? • Will it reduce traffic volumes? • Will it support travel by means other than the car? • Will it reduce levels of noise or noise concerns?

		<ul style="list-style-type: none"> • Will it reduce or minimise light pollution? • Will it improve water quality including by reducing diffuse and point source water pollution?
Climate change and pollution	4.2 Minimise waste production and support the recycling of waste products	<ul style="list-style-type: none"> • Will it reduce household waste? • Will it increase waste recovery and recycling?
Climate change and pollution	4.3 Limit or reduce vulnerability to the effects of climate change (including flooding)	<ul style="list-style-type: none"> • Will it minimise risk to people and property from flooding, storm events or subsidence?
Healthy Communities	5.1 Maintain and enhance human health	<ul style="list-style-type: none"> • Will it substantially reduce mortality rates? • Will it encourage healthy lifestyles, including travel choices?
Healthy Communities	5.2 Reduce and prevent crime, and reduce the fear of crime	<ul style="list-style-type: none"> • Will it reduce actual levels of crime? • Will it reduce fear of crime?
Healthy Communities	5.3 Improve the quantity and quality of publicly accessible open space	<ul style="list-style-type: none"> • Will it increase the quantity and quality of publicly accessible open space?
Inclusive communities	6.1 Improve the quality, range and accessibility of services and facilities (for example health, transport, education, training, leisure opportunities)	<ul style="list-style-type: none"> • Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs)? • Will it improve quality and range of key local services and facilities, including health, education and leisure (shops, post offices, pubs)? • Will it improve accessibility by means other than the car, and improve the attractiveness of

		<p>environmentally better modes including public transport, cycling and walking?</p> <ul style="list-style-type: none"> • Will it support and improve community and public transport?
Inclusive communities	6.2 Redress inequalities related to age, gender, disability, race, faith, location and income	<ul style="list-style-type: none"> • Will it improve relations between people from different backgrounds or social groups? • Will it reduce poverty and social exclusion in those areas most affected? • Will it promote accessibility for all members of society, including the elderly and disabled?
Inclusive communities	6.3 Ensure all groups have access to decent, appropriate and affordable housing	<ul style="list-style-type: none"> • Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? • Will it reduce the number of unfit homes? • Will it meet the needs of the travelling community?
Inclusive communities	6.4 Encourage and enable the active involvement of local people in community activities	<ul style="list-style-type: none"> • Will it increase the ability of people to influence decisions? • Will it encourage engagement with community activities?
Economic Activity	7.1 Help people gain access to satisfying work appropriate to their skills, potential and place of residence	<ul style="list-style-type: none"> • Will it encourage businesses development? • Will it improve accessibility to employment by means other than the car? • Will it improve the range of employment opportunities to provide a satisfying job or occupation for everyone who wants one? • Will it encourage the rural economy and diversification?

Economic Activity	7.2 Support appropriate investment in people, places, communications and other infrastructure	<ul style="list-style-type: none"> • Will it improve the level of investment in key community services and infrastructure? • Will it support provision of key communications infrastructure, including broadband? • Will it improve access to education and training, and support provision of skilled employees to the economy?
Economic Activity	7.3 Improve the efficiency, competitiveness, vitality and adaptability of the local economy	<ul style="list-style-type: none"> • Will it improve business development and enhance competitiveness? • Will it support the Cambridge area's position as a world leader in research and technology-based industries, higher education and research, particularly through the development and expansion of clusters? • Will it support sustainable tourism? • Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district, and local centres?

Chapter 5 Appraisal of the SPD Objectives

- 6.1 Central to the Sustainability Appraisal process is the testing of the objectives of the SPD guidance against a Sustainability Appraisal Framework. The SPD objectives outline the purpose of the SPD and its aims. It is important that the overall SPD objectives are consistent with the concept of sustainable development. This has been assessed by testing whether the SPD objectives are compatible with the Sustainability Appraisal objectives.
- 6.2 The objective of this SPD is to assist achievement of the Development Control Policies DPD objective CH/e: To protect Listed Buildings and their settings. Specific objectives for the SPD have also been prepared and are detailed below. The assessment demonstrates that the SPD objectives are either neutral or compatible with the sustainability objectives. It therefore not considered necessary to alter the objective of the SPD. The proposed objectives for the SPD are therefore recommended for inclusion into the draft SPD, which will be the subject of public consultation.

SPD Objectives

- Assist applicants' and agents' understanding of whether Listed Building Consent is required to undertake proposed works;
- Assist applicants' and agents' understanding of the local historic context, help identify features of importance and ensure that proposed works to Listed Buildings are carefully considered and appropriately designed to protect and, where possible, enhance their character, appearance, architectural interest or setting;
- Assist applicants' and agents' to gain Listed Building Consent and / or planning permission quickly by informing them of what information is required to accompany applications, to justify their proposals and to demonstrate what impact the proposals may have on the character or setting of a Listed Building;
- Ensure that minor repairs and works, which require Listed Building Consent, are undertaken in an appropriate manner.

Sustainability Appraisal Objectives [abridged in some cases]	Short Assessment	Medium Assessment	Long Assessment	Comments / Proposed Mitigation
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	++	++	++	
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++	
3.3. Create places and spaces that look good and work well	++	++	++	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	

5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	

Key

++ Likely to contribute considerably to the achievement of the sustainability objective

+ Likely to contribute somewhat to the achievement of the sustainability objective

- Likely to conflict somewhat with the achievement of the sustainability objective

-- Likely to conflict considerably with the achievement of the sustainability objective

~ Negligible effect on the achievement of the sustainability objective

0 No identifiable relationship with the sustainability objective

? Level of effect on the achievement of the sustainability objective unclear

Chapter 6 Plan Issues and Options

Main Strategic Options Considered and How They Were Identified

- 6.1 The detailed content of the SPD and its position in the wider plan structure limited the number of strategic alternatives that were considered. This is due to its role in assisting the implementation of adopted policies from the Development Control Policies DPD. The two scenarios considered by this appraisal are therefore:

Option 1	Business As Usual (implementing the adopted Development Control Policies DPD without published detailed guidance)
Option 2	SPD Option (provide additional planning guidance on protecting and enhancing Listed Buildings and their setting by means of a Supplementary Planning Document)

- 6.2 It is not considered reasonable to appraise any more detailed options, given the constraints provided by the existing adopted policies.

Assessing Options for the SPD

- 6.3 The Sustainability Appraisal Matrix in appendix 1 provides an overview of how the two options of 'Business As Usual' or 'SPD Option' have been compared by assessing them against the sustainability objectives.

Sustainability Implications and Recommendations of the Options

- 6.4 Business As Usual: relying on the Development Control Policies DPD is not anticipated to have an adverse effect on any of the SA Objectives. However, the policies alone could contribute less to the Sustainability Objectives than the SPD, as their implementation will be more problematic, without the provision of the local context to the interpretation of national planning guidance. Appraisals of the Development Control Policies DPD policies this SPD will provide additional guidance on the implementation of are attached as appendix 2 of this document.
- 6.5 SPD Option: providing the supplementary guidance is not anticipated to have an adverse effect on any of the Sustainability Objectives. The production of an SPD to supplement the LDF Policies is considered to be the more sustainable option due to the benefits of providing a clear guidance on the local context. It is not considered to have

significant environmental, social or economic impacts beyond those already identified in the appraisal of the Development Plan policy. However, there may be slight positive impacts from providing the local context, enabling any development impact on Listed Buildings and their settings to be adequately assessed and, where necessary, addressed.

Cumulative, Secondary and Synergistic Effects

6.6 In addition to the direct impacts of the plan, it is also important to consider secondary, cumulative or synergistic effects of the SPD.

Secondary effects occur where there are a number of effects which are not a direct result of the plan but occur away from the original effect or as a result of a complex pathway.

Cumulative effects occur where several developments each have an insignificant effect but together have a significant effect.

Synergistic effects occur where effects interact to produce a total effect greater than the sum of the individual effects

6.7 Cumulative effects may result where development occurs to Listed Buildings and / or within their setting. However, it is anticipated the SPD will reduce the likelihood of cumulative impacts, and maybe even reduce the overall impact of development on Listed Buildings, by providing greater detail and clarity on the local context, together with the types of works acceptable to Listed Buildings and their settings, to ensure they are protected and, where possible, enhanced.

6.8 The LDF Scoping Report included a monitoring framework. This is considered sufficient to monitor the impact of the Listed Buildings: Works to or affecting the setting of SPD

6.9 The Significant Effects Indicators developed as part of the Sustainability Appraisal Scoping process, are included in the LDF Annual Monitoring Report. Each significant effects indicator measures progress against one of the objectives of the Sustainability Appraisal Scoping Report.

Chapter 7 Conclusions

- 7.1 The Development Control Policies DPD is a strategic policy document; there is a limit to the level of detail that can be included within it. Whilst it would be possible to continue to apply the Development Control policies as they stand, in this case it will not provide a clear policy framework against which planning applications may be considered. Experience has shown that there is a clear need for further guidance on how the Development Control policies will be applied. The most efficient and effective way of providing this guidance is to prepare a SPD.
- 7.2 The Listed Buildings: Works to or affecting the setting of SPD, if adopted will provide further guidance on the implementation of the Council's Listed Buildings policies. As such, it is considered more likely to protect and enhance Listed Buildings than existing policy alone. Omitting the SPD would provide much less certainty of the local context.
- 7.3 The SPD is not considered to have significant environmental, social or economic impacts beyond those already identified in the appraisal of the Development Plan Document policy.

Appendix 1: Detailed Appraisal Matrices

The SPD has been tested in terms of the nature of its impact (positive / negative / neutral / cannot be determined without further data); its relative magnitude (i.e. significance); and its duration over time. The symbols used in the assessments are explained below.

Symbol	Likely effect against the SA Objective
+++	Strong and significant beneficial impact
++	Potentially significant beneficial impact
+	Policy supports this objective although it may have only a minor beneficial impact
~	Policy has no impact or effect is neutral insofar as the benefits and drawbacks appear equal and neither is considered significant
?	Uncertain or insufficient information on which to determine base the assessment at this stage
-	Policy appears to conflict with the objective and may result in adverse impacts
--	Potentially significant adverse impact
---	Strong and significant adverse impact

Brackets are used primarily to show slow change in the impact, e.g. in the sequence:

+ / +(+) / ++. However, in a small number of cases they are used as follows (+++) to indicate a likely impact which must be qualified because of lack of information at present.

Each table is followed by a summary of the principal issues identified in the assessments, and a summary outlining proposed mitigation measures and likely cumulative (and other) impacts.

References

¹ English Heritage, Natural England, Environment Agency

² South Cambridgeshire District Council (January, 2006), Local Development Framework: Sustainability Appraisal: Scoping Report

³ [Sustainability appraisal scoping report \(cambridge.gov.uk\)](http://cambridge.gov.uk)

⁴ South Cambridgeshire District Council (January, 2006), Local Development Framework: Sustainability Appraisal: Scoping Report [Sustainability appraisal scoping report \(cambridge.gov.uk\)](http://www.cambridge.gov.uk)

⁵ ODPM (2005). *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents* (available at: [Sustainability Appraisal of Regional Spatial Strategies \(unece.org\)](http://www.unece.org))