

SUSTAINABLE GROWTH AND ENVIRONMENT CAPITAL SCRUTINY COMMITTEE	Agenda Item No. 6
8 NOVEMBER 2012	Public Report

Report of the Executive Director of Operations

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PETERBOROUGH CITY CENTRE DEVELOPEMNT PLAN DOCUMENT (DPD)

1. PURPOSE

- 1.1 This report is submitted to Committee following approval of the Council's Local Development Scheme (LDS) by Cllr Cereste - Leader of the Council and Cabinet Member for Growth, Strategic Planning, Economic Development, Business Engagement and Environment Capital, which identifies that the council will prepare a City Centre Plan during the period 2012 – 2014.

2. RECOMMENDATIONS

- 2.1 The purpose of this report is to obtain committee's view on the consultation draft of the Peterborough City Centre Development Plan Document (see attached document) before it is presented to Cabinet on 10 December 2012 for approval for public consultation in early 2013.

3. LINKS TO THE SUSTAINABLE COMMUNITY STRATEGY

- 3.1 The City Centre Plan relates directly to the Sustainable Community Strategy (SCS). The vision, priorities and principles of the SCS have informed the preparation of the City Centre Plan.
- 3.2 The overall strategy for the development of Peterborough to 2026 has been established by the Peterborough Core Strategy, which was adopted by the council in February 2011. The City Centre Plan sets out more detailed policies, in conformity with the requirements of the Core Strategy and SCS, about land use matters in the city centre.

4. BACKGROUND

- 4.1 Peterborough will undergo significant growth over the next 10 to 15 years, including the city centre which is set for widespread improvements, growth and regeneration. This will see the city centre 'offer' expanded, its population base increased, and a general greater range of facilities.
- 4.2 To ensure that this planned growth in the city centre takes place in a way which meets the needs of the city's growing population now and in the future, there is a need for an overall plan, vision and strategy to guide new development and help create a diverse, lively and successful place.

5. KEY ISSUES

- 5.1 The consultation draft version of the City Centre Plan sets out the council's long-term vision and objectives for the city centre; it sets out the policies and proposals that will help direct how new development and regeneration will be achieved and how the council's vision for the city centre will be met. The plan identifies and addresses a number of key themes which affect the strategy for the city centre as a whole, such as:

- retail
- leisure
- office development and employment
- housing
- historic environment
- transport and other infrastructure

5.2 Within the Plan, the city centre is divided into eight distinct segments or “Policy Areas”; each one with its own policy setting out the vision, potential developments and planning requirements for the area. It identifies land that might be available for new development and, in some cases, “Opportunity Areas” where there is real scope for transformation of the area through some form of comprehensive redevelopment. The eight Policy Areas are shown on the following map, together with a summary of the main emerging proposals for each Policy Area.

6. IMPLICATIONS

6.1 : City Centre Plan will have implications for all sectors of the community throughout the Local Authority area.

Legal Implications - The Council must follow due Regulations in preparing the City Centre Plan. Eventually, once the final document is adopted in 2014/5, the Council has a legal duty to determine planning applications in accordance with the plan.

Financial Implications - There are no immediate financial implications flowing from the approval of the consultation draft of the City Centre Plan simply because this is not the ‘final’ plan. However, Members should be aware of two future financial implications:

- (a) The Council owns land within the city centre, and there could be final implications on the value of that land. To be clear, all council owned land has been assessed and treated like all other proposed areas for development.
- (b) There could be indirect financial implications arising from the development of sites (e.g. provision of infrastructure and services for the new residents, s106 arrangements, and increased council tax or other receipts).

7. CONSULTATION

7.1 Public consultation will be carried out in early 2013

8. NEXT STEPS

8.1 It is anticipated that the Committee will offer comments on the draft document, the document and any comments will be presented to Cabinet (10th December). Cabinet will then be requested to approve the City Centre Plan for public consultation in early 2013.

8.2 All comments received will be reviewed and a new version will be produced. This will then be submitted to full council for further consultation.

- Public consultation on the draft City Centre Plan - January to March 2013
- Public consultation on the final version of the plan – January to March 2014
- Submission to government – Spring 2014
- Independent examination – Autumn 2014
- Adoption – late 2014 or early 2015.

9. BACKGROUND DOCUMENTS

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

9.1 Core Strategy (February 2011)

Local Development Scheme (April 2012)

10. APPENDICES

10.1 City Centre Plan Consultation Draft