

CABINET	AGENDA ITEM No. 4
4 NOVEMBER 2013	PUBLIC REPORT

Cabinet Member(s) responsible:	Cllr Marco Cereste - Leader of the Council and Cabinet Member for Growth, Strategic Planning, Housing, Economic Development and Business Engagement	
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PETERBOROUGH CITY CENTRE DEVELOPMENT PLAN DOCUMENT (DPD)

RECOMMENDATIONS	
FROM : Paul Phillipson – Director of Operations	Deadline date : 4 December 2013
That Cabinet recommends the Peterborough City Centre DPD (Proposed Submission Version) to Council for approval for the purposes of public consultation and submission to the Secretary of State.	

1. ORIGIN OF REPORT

- 1.1 This report is submitted to Cabinet following approval of the Consultation Draft version of the City Centre DPD (from now on referred to as the City Centre Plan) on 10 December 2012, and following public consultation and further evidence gathering since that date.

2. PURPOSE AND REASON FOR REPORT

- 2.1 The purpose of this report is to enable Cabinet to consider and recommend to Council the Peterborough City Centre Plan. If it is approved by Council, it will be published for public consultation and then submitted to the Secretary of State.
- 2.2 The recommended City Centre Plan (Proposed Submission version) is available at Appendix 1 along with the accompanying Policies Map and Summary Map and copies have been placed in each of the Members Group Rooms.
- 2.3 This report is for Cabinet to consider under its Terms of Reference No. 3.2.1, to take responsibility of the delivery of all strategic Executive functions within the Council’s Major Policy and Budget Framework and lead the Council’s overall improvement programmes to deliver excellent services.

3. TIMESCALE

Is this a Major Policy Item/Statutory Plan?	YES	If Yes, date for relevant Cabinet Meeting	This meeting
Date for relevant Council meeting	4 December	Date for submission to Government Dept	DCLG (Approximately April 2014)

4. CITY CENTRE PLAN

- 4.1 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. This established broad growth and development principles, including for the city centre. The City Centre Plan sets out more detailed policies, in conformity with the requirements of the Core Strategy.
- 4.2 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.
- 4.3 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.
- 4.4 The 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:
- Sustainable Development;
 - Retail;
 - Leisure;
 - Office development and employment;
 - Housing;
 - Historic environment; and
 - Transport and other infrastructure .
- 4.5 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 Summary Map, together with a summary of the main emerging proposals for each Policy Area.

5. CONSULTATION

- 5.1 Extensive public consultation has already taken place on the emerging Plan, including the consultation draft version in February/March 2013. All comments received have been carefully logged, considered and subsequently influenced the final version of this document. A summary of all comments received and the Council's recommended response can be viewed at: <http://www.peterborough.gov.uk/pdf/env-plan-cc-Summary%20of%20comments%20&%20responses.pdf>
- 5.2 The main changes to the Plan since the consultation draft stage are:
- The Transport policy (CC11) has been updated to include reference to the Council's policy for car parking standards within new residential development;
 - The Northminster area of the city centre has been identified as an Opportunity Area and policy CC3 now includes specific requirements for the regeneration of this area;
 - The Culture, Leisure and Tourism section has been updated and includes a summary of potential projects for the city centre;
 - A new section has been included about Drainage and Flood Risk as there are issues that need to be addressed throughout the city centre; and

- All housing numbers have been updated (at 31 March 2013) to take account of latest completions and planning permissions.
- 5.3 Other minor changes have also been made to the document. Whilst, obviously, we have not been able to meet everyone's requests, we have attempted to prepare the document on a collaborative basis, whilst at the same time ensuring it conforms to the overall guiding principles of the Core Strategy and National Planning Policy Framework (NPPF).
- 5.4 The City Centre Plan (Proposed Submission) was presented to Sustainable Growth and Environment Capital Scrutiny on 15 October 2013 and Planning and Environmental Protection Committee on 22 October. Both committees endorsed the City Centre Plan. At the Sustainable Growth and Environment Capital Scrutiny committee it was recommended that two changes should be made to the plan.
- (1) The reference to the Greenback Yard as a 'Community Allotment' should be changed to the wording 'Community Asset'.
 - (2) The reference to the Council consulting with 'DIAL' regarding accessibility should be changed to consult with the 'Disability Forums'.

Future consultation

- 5.5 If approved by Full Council, the City Centre Plan will be published for six weeks public consultation in early 2014. This will provide an opportunity for the public to lodge formal representations on the 'soundness' of the plan. The City Centre Plan and any representations made will be submitted to the Secretary of State, who will arrange for a public examination by an independent inspector from the Planning Inspectorate. The inspector will produce a report setting out their recommendations. The Council can then make any necessary changes to the plan and adopt it in late 2014 or early 2015.

6. ANTICIPATED OUTCOMES

- 6.1 It is anticipated that Cabinet will recommend the City Centre Plan (Proposed Submission version) for approval by Council.

7. REASONS FOR RECOMMENDATIONS

- 7.1 Cabinet is recommended to approve the City Centre Plan (Proposed Submission version) for public consultation and submission. This is because it will help deliver the city's growth targets set out in the Core Strategy, it will help to encourage and coordinate further investment in the city centre and the regeneration of a number of large brownfield sites in the City Centre such as the former hospital site, the railway station and North Westgate.

8. ALTERNATIVE OPTIONS CONSIDERED

- 8.1 The Council is required to produce a City Centre Plan in accordance with its approved Local Development Scheme (LDS) (April 2012) and Core Strategy. The option of not producing a City Centre Plan would mean that the Council would not be working in accordance with its LDS and would not be in a position to deliver the growth and regeneration for the city centre. Therefore the alternative option of not producing the City Centre Plan was rejected.

9. IMPLICATIONS

The City Centre Plan will have implications for all sectors of the community and visitors to the city.

- 9.2 Legal Implications - The Council must follow due Regulations in preparing the City Centre Plan. Eventually, once the final document is adopted in 2014/15, the Council has a legal duty to determine planning applications in accordance with the plan.

9.3 Financial Implications - There are no immediate significant financial implications flowing from the approval of the City Centre Plan (Proposed Submission Version) other than costs associated with consulting on it and carrying out the public examination, which can both be covered by existing budgets. However, Members should be aware of two future financial implications:

- (a) The Council owns land within the city centre and there could be financial 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).

10. **BACKGROUND DOCUMENTS**

- Peterborough Core Strategy (February 2011)
- Local Development Scheme (April 2012)