

<b>PLANNING ENVIRONMENT PROTECTION COMMITTEE</b>	AGENDA ITEM No. 10
<b>6 NOVEMBER 2012</b>	<b>PUBLIC REPORT</b>

Cabinet Member(s) responsible:	<b>Cllr Cereste</b> - Leader of the Council and Cabinet Member for Growth, Strategic Planning, Economic Development, Business Engagement and Environment Capital. <b>Cllr Hiller</b> - Cabinet Member for Housing, Neighbourhoods and Planning	
Contact Officer(s):	<b>Gemma Wildman</b> Principal Planner <b>Simon Machen</b> Head of Planning, Transport and Engineering Services	Tel. 863824 Tel. 453475

**PETERBOROUGH CITY CENTRE DEVELOPMENT PLAN DOCUMENT (DPD)**

<b>R E C O M M E N D A T I O N S</b>	
<b>FROM : Paul Phillipson</b> Executive Director of Operations	<b>Deadline date :</b> Cabinet 10 December
For the Committee to be informed of the proposals contained in the consultation draft of the City Centre Development Plan Document (DPD) ( <b>Appendix A</b> ) and to comment on the document before it is submitted to Cabinet for approval for the purpose of public participation.	

**1. ORIGIN OF REPORT**

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. PURPOSE AND REASON FOR REPORT**

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 (DPD) (**Appendix A**) before it is presented to Cabinet on 10<sup>th</sup> December 2012 for approval for public consultation in early 2013.

2.2 This report is for the Committee to consider under its Terms of Reference No. 2.5.1.5 “to be consulted by, and comment on, the Executive’s draft proposals for Local Development Documents within the Local Development Framework at each formal stage in preparation”.

**3. TIMESCALE**

Is this a Major Policy Item/Statutory Plan?	<b>NO</b>
Date of Cabinet Meeting	10 <sup>th</sup> December 2012

## **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 the broad growth and development principles 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 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
- 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 attached map, together with a summary of the main emerging proposals for each Policy Area.

## **5. CONSULTATION**

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

## **6. REASONS FOR RECOMMENDATIONS**

- 6.1 Committee is recommended to make its comments known to assist Cabinet in reaching its decision.

## **7. ALTERNATIVE OPTIONS CONSIDERED**

- 7.1 The council is required to produce a City Centre Plan in accordance with its approved LDS 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.

## **8. IMPLICATIONS**

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

8.2 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.

8.3 Financial Implications - There are no immediate significant financial implications flowing from the approval of consultation draft of the City Centre other than costs associated with consulting on it, which can 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).

## **9. BACKGROUND DOCUMENTS**

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

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