

CABINET	AGENDA ITEM No. 5
10 DECEMBER 2012	PUBLIC REPORT

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

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

RECOMMENDATIONS	
FROM : Paul Phillipson Executive Director of Operations	Deadline date :
<p>That Cabinet approves the publication of the City Centre Plan (Consultation Draft Version) for six weeks public consultation starting in early 2013.</p>	

1. ORIGIN OF REPORT

1.1 This report is submitted to Cabinet 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 enable Cabinet to agree the City Centre DPD Consultation Draft (hereafter referred to as the 'City Centre Plan') for public consultation starting early in the new year.

2.2 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.

2.3 TIMESCALE

Is this a Major Policy Item/Statutory Plan?	YES	If Yes, date for relevant Cabinet Meeting	Later in 2013 (an updated version of the City Centre Plan)
Date for relevant Council meeting	Late 2013	Date for submission to Government Dept	Spring 2014 submission to DCLG

3. CITY CENTRE PLAN

- 3.1 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 will set out more detailed policies, in conformity with the requirements of the Core Strategy.
- 3.2 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.
- 3.3 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.
- 3.4 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:
- Sustainable Development
 - Retail
 - Leisure
 - Office development and employment
 - Housing
 - Historic environment
 - Transport and other infrastructure
- 3.5 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.

4. CONSULTATION

- 4.1 The consultation draft version of the City Centre Plan was presented to Planning and Environmental Protection Committee on 6 November and Sustainable Growth and Environment Capital Scrutiny on 8 November. There was overwhelming support for the City Centre Plan from both meetings. Whilst a few concerns were raised regarding deliverability of the plan, it was explained to the two committees that significant investment has recently taken place in the city centre, and continues to do so, and therefore whilst the plan is aspirational it is considered realistic and achievable. No changes were suggested to the text of the document.

The next stages of public consultation are:

- Six week public consultation on the draft City Centre Plan – late January/early February to March 2013
- Opportunity for formal representations 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.

5. ANTICIPATED OUTCOMES

- 5.1 It is anticipated that Cabinet will approve the City Centre Plan (Consultation Draft) for public consultation starting in early 2013.

6. REASONS FOR RECOMMENDATIONS

- 6.1 Cabinet is recommended to approve the City Centre Plan (consultation draft) for public consultation 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.

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, unless material considerations indicate otherwise.

- 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).

- 8.4 Environment Capital Implications – The plan has been written using Sustainability Appraisal principles. It also has an explicit policy (CC1) which states that all development proposals in the City Centre should contribute to Peterborough's ambition to be the Environment Capital of the UK. The City Centre Plan, therefore, positively contributes to the city's Environment Capital aspirations.

9. BACKGROUND DOCUMENTS

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

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