

SUSTAINABLE GROWTH & ENVIRONMENTAL CAPITAL SCRUTINY COMMITTEE	Agenda Item No. 5
15 OCTOBER 2013	Public Report

Report of the Executive Director of Operations

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PETERBOROUGH CITY CENTRE DEVELOPMENT PLAN DOCUMENT (DPD)

1. PURPOSE

- 1.1 The purpose of this report is to enable the Committee to scrutinise and comment on the Peterborough City Centre DPD (known as the City Centre Plan) (Proposed Submission Version) before it is presented to Cabinet on 4 November 2013. Cabinet will then be asked to recommend the document for approval by Full Council for the purpose of public consultation and submission to the Secretary of State.
- 1.2 The recommended City Centre Plan (Proposed Submission Version) can be viewed at Appendix 1. The accompanying Policies Map and Summary Map will be made available to view at the meeting on 15 October 2013.
- 1.3 This report is for Committee to consider under its Terms of Reference No. 4.3.3 of Part 3, Section 4 of the Constitution 'To review and scrutinise the planning, decisions, policy development, service provision and performance relating to ... Planning and Development'.

2. RECOMMENDATIONS

- 2.1 That Committee offers any comments on the draft Peterborough City Centre DPD (Proposed Submission Version) before it is presented to Cabinet and then Council, for subsequent approval by Council for the purposes of public consultation and submission to the Secretary of State.

3. LINKS TO THE SUSTAINABLE COMMUNITY STRATEGY

- 3.1 The City Centre Plan will make a major contribution towards the priority of delivering substantial and truly sustainable growth. Its policies will assist in creating the UK's environment capital, and also contribute to the other two priorities of the Sustainable Community Strategy.

4. BACKGROUND

- 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 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
 - open space
 - 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 proposals for each Policy Area.

5. KEY ISSUES

- 5.1 The main changes to the City Centre 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 Flood and Drainage as there are issues that need to be addressed throughout the city centre.
 - All housing numbers have been updated (at 31 March 2013) to take account of latest completions and planning permissions.
- 5.2 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).

6. IMPLICATIONS

- 6.1 The boundary of the City Centre Plan extends into Central, East, West and Fletton and Woodston wards, but the Plan will have implications for all sectors of the community and visitors to the city.
- 6.2 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.

6.3 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).

7. CONSULTATION

7.1 Extensive public consultation has already taken place on the emerging City Centre Plan, including the consultation draft version of the City Centre Plan in February 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>

8. NEXT STEPS

8.1 After the proposed submission version has been considered by Cabinet and then, if approved by Full Council, it will be published for six weeks public consultation in early 2014. This provides 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.

9. BACKGROUND DOCUMENTS

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

9.1 Peterborough Core Strategy (February 2011)

10. APPENDICES

10.1 Appendix 1 – draft version of Peterborough City Centre Plan (Proposed Submission Version)

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