

PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE	AGENDA ITEM No 5
22 OCTOBER 2013	PUBLIC REPORT

Cabinet Member(s) responsible:	Councillor 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)

R E C O M M E N D A T I O N S	
FROM : Paul Phillipson Executive Director of Operations	Deadline date : Cabinet 4 November
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.	

1. ORIGIN OF REPORT

- 1.1 This report is submitted to Committee following approval of the Consultation Draft version of the Peterborough City Centre DPD (also referred to as the City Centre Plan) for the purposes of public participation in December 2012, and following the subsequent public participation and further evidence gathering since that date.

2. PURPOSE AND REASON FOR REPORT

- 2.1 The purpose of this report is to enable the Committee to comment on 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.
- 2.2 The recommended City Centre Plan (Proposed Submission Version) can be viewed at Appendix 1. The accompanying Policies Map and Summary Map can be viewed at the following links:

Policies Map:

<http://democracy.peterborough.gov.uk/ecSDDisplay.aspx?NAME=SD636&ID=636&RPID=1746458&sch=doc&cat=12992&path=12992>

Summary Map:

<http://democracy.peterborough.gov.uk/ecSDDisplay.aspx?NAME=SD637&ID=637&RPID=1746467&sch=doc&cat=12992&path=12992>

- 2.3 This report is for 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?	YES	If Yes, date for relevant Cabinet Meeting	4 November 2013
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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 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. **CONSULTATION**

5.1 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/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 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 Drainage and Flood Risk 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.
- 5.3 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 After the proposed submission version has been considered by Cabinet then, if approved by Full Council, it 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 Committee will offer comments on the draft document. These will be presented to Cabinet, which will take them into account in reaching a decision on recommending the City Centre Plan (proposed Submission version) to Full Council.

7. REASONS FOR RECOMMENDATIONS

- 7.1 Committee is recommended to make its comments known to assist Cabinet in reaching its decision. Cabinet will be recommended to approve the City Centre Plan (proposed Submission version) to Full Council. If approved, this will enable the City Centre Plan to pass through the examination stage and to finally be recommended to Full Council for adoption in late 2014 or early 2015.

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

- 9.1 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)