

CABINET	AGENDA ITEM No. 5
24 NOVEMBER 2014	PUBLIC REPORT

Cabinet Member 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 (VERSION FOR ADOPTION)

R E C O M M E N D A T I O N S	
FROM : Director of Growth and Regeneration	Deadline date : 17 December 2014
<p>1. That Cabinet notes the conclusions of the independent Inspector who was appointed to examine the council's submitted Peterborough City Centre Development Plan Document.</p> <p>2. That Cabinet recommends to Council the adoption of the Peterborough City Centre Development Plan Document, incorporating modifications as recommended by the Inspector ('Main Modifications') and other minor editorial modifications ('Additional Modifications').</p>	

1. ORIGIN OF REPORT

1.1 This report is submitted to Cabinet following Council's decision on 4 December 2013 to approve the Peterborough City Centre Development Plan Document (DPD) (Proposed Submission Version), also referred to as the City Centre Plan, for the purposes of public consultation and submission to the Secretary of State. Such consultation has taken place and the DPD was submitted to the Secretary of State 1 April 2014. Subsequently, an independent Planning Inspector appointed by the Secretary of State has carried out a public examination into the document. The Inspector has sent her report to the Chief Executive setting out her conclusions on the Plan.

2. PURPOSE AND REASON FOR REPORT

2.1 The purpose of this report is to set out the recommendations made by the Independent Inspector and subsequently, seek Cabinet's approval to recommend the City Centre Plan to Council for adoption.

2.2 This report is for Cabinet to consider under its Terms of Reference No. 3.2.1, to take collective responsibility for 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	24 November 2014
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Date for relevant Council meeting	17 December 2014	Date for submission to Government Dept	N/A
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4. PETERBOROUGH CITY CENTRE DPD– THE INSPECTOR’S REPORT AND THE CITY CENTRE DPD RECOMMENDED FOR ADOPTION

Introduction

- 4.1 The preparation of the Peterborough City Centre DPD has reached its final stage. Following considerable public consultation over the last few years, we have now reached the stage where Council has to decide whether to adopt the DPD as part of its major policy framework.
- 4.2 Cabinet will recall that on 4 November 2013, the ‘submission’ version was considered before subsequently being approved by Council on 4 December 2013. That approval set in motion two key events:
- (i) the issuing of the City Centre Plan for its final public consultation stage (January-March 2013); and
 - (ii) the ‘examination’ of the City Centre Plan by an Independent Inspector appointed by the Secretary of State (July 2014), and the subsequent issuing of an ‘Inspector’s Report’ (November 2014) setting out her recommendations for modifications to the DPD.

Content of City Centre DPD

- 4.3 Before coming to the Inspector’s findings and recommendations, Cabinet may wish to remind themselves as to the purpose, content and status of the City Centre Plan. If adopted, it will become part of the statutory development plan, and, as such, will be part of the council’s major policy framework. The City Centre DPD is the final document of a suite of other plans (such as the Core Strategy) that together comprise the Local Plan for Peterborough. The City Centre Plan will replace the remaining twelve saved policies in the Peterborough Local Plan (First Replacement) (2005).
- 4.4 The City Centre DPD 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 Inspector’s Role and the Inspector’s Report

- 4.5 Government regulations stipulate that an Inspector must be appointed by the Secretary of State to undertake an ‘examination’ of a proposed DPD, and consider all comments and objections that have been made. The Inspector holds a ‘hearing’ session as part of the examination process. The Inspector then subsequently issues an ‘Inspector’s Report’, which must state either:
- (i) That the City Centre DPD is ‘unsound’, and that it is impossible for changes to be made to it to make it ‘sound’; under this scenario the Council is not permitted to adopt the City Centre Plan DPD; or
 - (ii) That the City Centre DPD is ‘sound’ as submitted, or provided that certain modifications as recommended by the Inspector are made before it is adopted.
- 4.6 We are very pleased to report that the Inspector, Ms Christine Newmarch, has found our DPD ‘sound’ and, in effect, has given permission to the council to adopt it provided her recommended modifications are incorporated into the final adopted version. Her full report is attached at Appendix A. This includes a list of all modifications (see Appendix).

- 4.7 The Inspector concludes that the City Centre DPD provides an appropriate strategy and basis for the allocation of development sites in the city centre over the period to 2026, provided that a number of modifications are made to it. The modifications of consequence can be summarised as follows:
- Additional information added to the Townscape and Heritage section to address concerns raised about protecting views of the cathedral
 - Further information included in the Flood and Drainage section to clarify the process of reconnection to surface water and sewer system with particular reference to the former District Hospital site and City Core areas.

- 4.8 It is important to note that, in accordance with regulations, the recommended modifications in the Inspector's Report are 'binding' on the council. This means that the council cannot 'pick and choose' which of his modifications to accept or reject; it must accept them all (if the council wishes to adopt the DPD) or, indirectly, reject them all (and, thus, not adopt the DPD).

Adoption of the Peterborough Site Allocations DPD

- 4.9 Cabinet must decide whether to recommend to Council the adoption of the Peterborough City Centre DPD. Attached at Appendix B is the version which Cabinet is asked to recommend. This version incorporates all of the recommended modifications made by the Inspector. It also includes a number of minor changes which do not affect the soundness of the document, and which the council is permitted to make under new provisions introduced by the Localism Act 2011.
- 4.10 Appendix C of this report consists of that part of the Policies Map which accompanies the City Centre DPD, showing the precise location of all the future housing and employment sites as well as land safeguarded for other uses, as included in the DPD. The Inspectors Report does not include any changes to the submission Policies Map. If the DPD is adopted by Council, Inset 2 of the adopted Policies Map will be replaced by a new version.
- 4.11 To be absolutely clear on this matter, Cabinet (and then Council) can only support or reject the version as at Appendix B.
- 4.12 If Council agree the City Centre DPD as per Appendix B, then the document is 'adopted' and comes into effect immediately.
- 4.13 If Council does not agree the City Centre Document as per Appendix B, then, in accordance with the regulations, it is not obliged to adopt it. Under this scenario, the council would need to re-commence the preparation of a new City Centre Document, following the same cycle of extensive data collection, site appraisal, consultation and examination as before.

5. CONSULTATION

- 5.1 Extensive consultation, over many years, with the public and a wide variety of other stakeholders has taken place. Emerging drafts have also been considered by various, Scrutiny Committee, Cabinet and Council meetings. The Inspector was satisfied that we had undertaken appropriate consultation throughout.
- 5.2 There is no opportunity for further consultation or comment on the document.

6. ANTICIPATED OUTCOMES

- 6.1 It is anticipated that Cabinet will recommend to Council that City Centre DPD, as amended as a result of the Inspector's recommended modifications, be adopted.

7. REASONS FOR RECOMMENDATIONS

- 7.1 As outlined in the report, Council only has two options available to it; either adopt the document with the modifications or not adopt the document. The former is recommended, as it is a statutory duty to prepare a City Centre DPD, and, in adopting it, Peterborough will have a clear and robust policy document setting out its vision, objectives and for the city centre.

8. ALTERNATIVE OPTIONS CONSIDERED

- 8.1 The option of not adopting the DPD is not recommended, because in doing so the council:
- Would not have sufficient sites available to deliver the planned growth of the city set out in the adopted Core Strategy
 - Reduce potential investment in Peterborough, including fewer new jobs and homes.

9. IMPLICATIONS

- 9.1 The City Centre DPD will have implications for all sectors of society and all wards and parishes of the local authority area. The process of sustainability appraisal, based on social, economic and environmental criteria, ensures that all potential implications are taken into account in a systematic way.
- 9.2 Legal Implications: On adoption, the council must consider all relevant planning applications against the policies in the City Centre DPD.
- 9.3 Financial Implications: There are no immediate financial implications flowing from the adoption of the DPD.

10. BACKGROUND DOCUMENTS

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

None